



Friday, 13 April 2018

HOUSING RENTAL COMPANY COMMITTEE

A meeting of **Housing Rental Company Committee** will be held on

Monday, 23 April 2018

commencing at **10.00 am**

The meeting will be held in the Meadfoot Room, Town Hall, Castle Circus,
Torquay, TQ1 3DR

Members of the Committee

Councillor Thomas (D) (Chairman)

Councillor Darling (S)

Councillor O'Dwyer

Councillor Ellery

Councillor Robson

Councillor Parrott

Councillor Tyerman

A prosperous and healthy Torbay

For information relating to this meeting or to request a copy in another format or language please contact:

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3DR**

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(1)

HOUSING RENTAL COMPANY COMMITTEE AGENDA

1. **Apologies for Absence**

To receive apologies for absence, including notifications of any changes to the membership of the Committee.

2. **Minutes**

To confirm as a correct record the Minutes of the meeting of this Committee held on 21 February 2018.

(Pages 4 - 6)

3. **Declarations of Interests**

(a) To receive declarations of non pecuniary interests in respect of items on this agenda

For reference: Having declared their non pecuniary interest members may remain in the meeting and speak and, vote on the matter in question. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.

(b) To receive declarations of disclosable pecuniary interests in respect of items on this agenda

For reference: Where a Member has a disclosable pecuniary interest he/she must leave the meeting during consideration of the item. However, the Member may remain in the meeting to make representations, answer questions or give evidence if the public have a right to do so, but having done so the Member must then immediately leave the meeting, may not vote and must not improperly seek to influence the outcome of the matter. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.

(Please Note: If Members and Officers wish to seek advice on any potential interests they may have, they should contact Governance Support or Legal Services prior to the meeting.)

4. **Urgent Items**

To consider any other items that the Chairman decides are urgent.

Housing Strategy

5. **Housing Strategy Action Plan**

To note the Housing Action Plan update.

(Pages 7 - 19)

6. **Affordable Home - Deep Dive**

At the Housing Rental Company Committee Members requested further information on:

(Pages 20 - 28)

- The number of brown field and green field sites that have planning permission but are 'stalled';
- The potential density of housing that could be built on these

sites;

- More in-depth detail on affordable housing numbers
- How many empty homes are there in Torbay and how long have they been empty;
- How many empty homes could be brought forward for occupation; and
- The length of time taken for housing association voids to be occupied.

A paper is attached for Members reference.

7. **Housing Monitoring and Performance Framework** (Pages 29 - 35)
To consider a report that sets out the Housing Delivery and Monitoring Framework Dashboards.
8. **Housing Policy and Funding Update** (Pages 36 - 39)
To consider a report that provides a further update on changes to Government policy and funding.
9. **Housing First Update** (To Follow)
To consider a report on the above.

Housing Rental Company Committee Reserved Matters

10. **Exclusion of the Press and Public**
To consider passing a resolution to exclude the press and public from the meeting prior to consideration of the following item on the agenda on the grounds that exempt information (as defined in Schedule 12A of the Local Government Act 1972 (as amended)) is likely to be disclosed.
11. **Housing Rental Company Business Plan** (To Follow)
To consider a report on the above.



Minutes of the Housing Rental Company Committee

21 February 2018

-: Present :-

Councillor Thomas (D) (Chairman)

Councillors Darling (S), O'Dwyer, Robson, Tyerman and Ellery

(Also in attendance: Councillors Stockman and Morey)

19. Apologies for Absence

An apology for absence was received from Councillor Parrott.

20. Minutes

The Minutes of the Housing Rental Company Committee held on 4 December 2017 were confirmed as a correct record and signed by the Chairman.

21. Urgent Items

The Committee considered the item in Minute 28, and not included on the agenda, the Chairman being of the opinion that it was urgent by reason of special circumstances i.e. the matter having arisen since the agenda was prepared and it was unreasonable to delay a decision until the next meeting.

22. Housing Strategy Action Plan

Members noted a report that provided a RAG rating for the actions set out in the Housing Strategy Action Plan. It was intended that the document would be a responsive project focused document. Performance monitoring would also be co-ordinated in a new multi-team performance framework for housing which was under development.

Members paid particular attention to the monitoring of affordable homes and requested further information be circulated on:

- The number of brown field and green field sites that have planning permission but are 'stalled';
- The potential density of housing that could be built on these sites;
- More in-depth detail on affordable housing numbers
- How many empty homes are there in Torbay and how long have they been empty;
- How many empty homes could be brought forward for occupation; and
- The length of time taken for housing association voids to be occupied.

23. Housing First Strategic Update

Members noted a report that provided an update on the following areas of work:

- Work associated with the Torbay End Street Homelessness Campaign (TESH)
- The successful bid to the Nationwide Foundation for a study into system change to Housing First in Torbay; and
- DCLG rough sleeper grant funding.

Members further noted TESH had recently undertaken a second 'Connections Week', where volunteers from the community go out on to the streets and conduct an in depth survey with people who are street homeless. Those who gave permission had their surveys handed to the outreach team. A communications plan was being prepared to cover the work of TESH and other aspects of the Council's work around rough sleeping.

24. Housing Policy and Funding Update

The Committee considered a report that provided a further update on changes to Government policy and funding that may impact upon the delivery of the Council's Housing Strategy.

Resolved:

That the Director of Adult Services and Housing ensure that actions to accommodate the proposed changes are incorporated into the refreshed 18-19 Housing Strategy Action Plan.

25. Homelessness Reduction Act Overview

The Committee noted a report that set out the changes and new duties in the Homeless Reduction Act 2017 (HRA), which will come into effect from 3 April 2018. The approach undertaken and allocation of the Flexible Homeless Support Grant and burden funding should enable the Council to prepare and implement the necessary service changes to meet the demands of the HRA. However this will need to be reviewed closely to assess the effectiveness of the approach.

Members were advised that the HRA transforms the help Council's are expected to provide to all homeless people. It aims to ensure provision of new support to people who aren't entitled to help under the current system. It requires Council's to try and prevent people from becoming homeless in the first place, intervening early and encouraging other public-sector bodies to actively assist in identifying and referring those at risk of priority need.

26. Exclusion of the Press and Public

Prior to consideration of the items in Minute 27 and 28 the press and public were formally excluded from the meeting on the grounds that the item involved the likely

disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972 (as amended).

27. Housing Rental Company options for registration as a Registered (housing) Provider (RP)

Members considered an exempt report the intended outcome of which was to progress the Housing Rental Company and delivery of the Housing Strategy in the most cost effective way within legal and staffing constraints, whilst also developing the policies and business case to register as a Registered Provider.

Resolved:

That:

- i) the Assistant Director of Adult Services and Housing continue to explore the opportunities of registering as a Registered Provider as a mechanism to directly access grant and make a recommendation as to whether to proceed with Investment Management Status and/or Registered Provider Registration to the Housing Rental Company Committee in April 2018; and
- ii) the financial modelling be developed into a Business Plan for consideration by the Housing Rental Company.

28. Housing Rental Company Business Plan

Members were advised that the business plan was being developed and a briefing for Members of the Housing Rental Company Committee would be arranged.

Chairman/woman



Meeting: Housing Rental Company Committee Date: 23rd April 2018

Wards Affected: All

Report Title: Housing Strategy Action Plan Update

Is the decision a key decision? No (delete as appropriate)

When does the decision need to be implemented?

Executive Lead Contact Details: Vic Ellery, Executive Lead for Environment - 01803 854928, vic.ellery@torbay.gov.uk; Jackie Stockman, Executive Lead for Health and Wellbeing - 01803 851255, jackie.stockman@torbay.gov.uk

Supporting Officer Contact Details: Rachel Danemann, Community Housing Strategy and Delivery Manager - 01803 2087469, rachel.danemann@torbay.gov.uk Name of Councillor, Executive Lead Title, phone number and email

1. Proposal and Introduction

1.1 The Housing Strategy Action Plan will monitor the delivery of Torbay's Housing Strategy. The Action Plan has been refreshed and updated for 2018-19 and is attached as Appendix 1. The RAG approach is used to identify any specific actions or projects that require reporting by exception.

2. Reason for Proposal

2.1 It is intended that this Housing Action Plan document will be a responsive project focused document. Performance monitoring is co-ordinated in a new multi-team Housing Performance Dashboard. This latest version of the Action Plan has therefore removed actions previously marked as completed, or no longer being progressed.

3. Recommendation(s) / Proposed Decision

3.1 It is recommended that the Housing Action Plan update is noted and that from now on updates to the Action Plan be reported to every other Housing Rental Company Committee. Specific project report updates and proposals will be prepared as required or requested.

Background Documents

Housing Strategy Action Plan as of Feb 2018

<http://www.torbay.gov.uk/DemocraticServices/documents/s47495/Housing%20Action%20Plan.pdf>

Housing Strategy Action Plan as of Dec 2017

<http://www.torbay.gov.uk/DemocraticServices/documents/s45594/Housing%20Strategy%20Action%20Plan.pdf>

Appendices

Appendix 1: Housing Strategy Action Plan (23 April 2018)

Key Deliverable	Housing Strategy Objectives	Who is responsible	By when	Update	Risks, Opportunities and Mitigation	RAG
Working with Housing Associations, Providers and Partners						
Engage housing and support providers in delivery of housing strategy	1	Bryony Stevens and Rachel Danemann	April 2018	The Torbay Housing Partnership is being re-established. A re-launch event on Housing, Health and Social Care is being planned. Individual meetings will be set up with RPs and other key delivery partners	Opportunity to link Torbay Housing Partnership with other Council priorities.	G
Liaise with Homes England to Explore Opportunities for partnership working	1 2 9	TDA, Bryony Stevens and Rachel Danemann	Ongoing	Dialogue with Homes England ongoing.	Clear opportunities around the Government's current focus on Housing Delivery and the funding and support available	G
Spatial Planning and Development Management						
Housing Market Assessment (SHLAA, SMHA etc.) refresh of evidence base for Torbay Local Plan review.	1	Spatial Planning- David Pickhaver	2018	NPPF currently out for consultation. Deadline for responses May 10. Torbay Council's response to the being led by planning policy.	Revised NPPF currently out for consultation proposes a standard methodology for calculating housing need, a new definitions of AH and other changes.	G

Key Deliverable	Housing Strategy Objectives	Who is responsible	By when	Update	Risks, Opportunities and Mitigation	RAG
Ensure the provision of sufficient deliverable housing sites. The Local Plan seeks to deliver a minimum 400 homes p.a. up to 2017, and a minimum of 495 homes p.a. to 2020, alongside new employment space and infrastructure. Government policy requires a steady supply of housing sites (equating to at least a 5 year supply of housing).	1 2 4 9	Spatial Planning- David Pickhaver	Ongoing	Current 5 Year Land Supply Position has just been reviewed. The current data indicated 4.2 years.	Work to assist with delivery and stalled sites is a priority for Community Housing Managers.	A
		Spatial Planning- Kevin Mowat TDA	Ongoing	Continued work with landowners and developers to ensure a healthy pipeline of future projects. TDA maintain a live database of completed AH schemes and the pipeline of future.	Challenges around capacity in DM. This is being addressed through Planning Service Review	G
	1 2	Bryony Stevens and Rachel Danemann	Ongoing	Ongoing work to review stalled sites (those granted planning permission by not yet coming forward) and identify measures to help bring them forward. Work underway on a selection criteria for prioritising which stalled sites should be prioritised.		G
Work with developers to ensure early delivery of affordable homes on S106 sites.	1 2 3	Liam Montgomery, Susanne Lang	Ongoing	Ongoing liaison with developers	Pace of delivery linked to market conditions	G
Review S106 and Affordable Housing SPD to ensure it is fit for purpose.	1	David Pickhaver	Review by end of 2018	Planning Contributions and Affordable Housing SPD adopted in February 2017. A light touch review is planned for 2018	NPPF consultation includes proposed changes to CIL and Section 106 and the need for increased transparency	G

Key Deliverable	Housing Strategy Objectives	Who is responsible	By when	Update	Risks, Opportunities and Mitigation	RAG
Annual publication of our housing monitoring, showing starts and completions, brown field and green field land, and sites included in the Council's 5 year land supply.	1	Spatial Planning Zdzislawa Kunaszkiwicz		Housing Monitoring is undertaken annually in April for the previous financial year. The next report is in the process of being finalised.	This will feed into Housing Performance Dashboard	G
	1	Zdzislawa Kunaszkiwicz	Part 1 register published Dec 2017 Update at least annually	The brownfield register is published and maintained by the Planning Team		G
Establish 'virtual' housing delivery team	All	Kevin Mowat	Jan 2018	Initial meeting has been held and agreement in principal established. Housing Officer Group	May be affected by current Planning Service Review	G
Ensure viability policy and practice is maximising opportunities for affordable housing	1 9	Head of Development Management TDA Rachel Danemann	April 2018	NPPF consultation includes significant suggested changes on how viability should be addressed in planning. Torbay Council will respond to the consultation, and will need to consider the impact of any changes once they are implemented.	Current proposals seeking to ensure a more transparent process with a more standardised method. There may be resource implications resulting from this.	G
Support the progress of Neighbourhood Plans, particularly in relation to the allocation of Housing sites		David Pickhaver (Paignton) Tracy Brooks (Brixham) Andrew Gunther (Torquay)		The work on Neighbourhood Plans for Torbay, Paignton and Brixham continues. The plan are now going through their examination processes.	NPs continue to propose policies that could serve to restrict housing supply, which has the potential to be in conflict with the Government's wider Housing Delivery agenda.	A
Record interest in Self-build	1	Andrew Gunther	Ongoing, with annual reporting	A Self Build Register is maintained and reviewed by the Planning Service. A CLG return on self-build is required annually.		G

Key Deliverable	Housing Strategy Objectives	Who is responsible	By when	Update	Risks, Opportunities and Mitigation	RAG
Prepare bid for CLG funding to support improved joint multi-disciplinary working and increase capacity	1 2 3 4 8 9 and 11	Rachel Danemann Kevin Mowat		The applications submitted for CLG funding were not successful, although additional funding rounds are anticipated shortly. The capacity issues identified in the bids have fed into the Planning Service Review.	Opportunities for joint working remain. NPPF changes increase emphasis and opportunities around joint plan making. Potential opportunity to work with PAS to explore this further.	G
Housing Company, Council Assets and Funding						
Provide affordable housing grant to subsidise affordable housing delivery through Registered Providers. Provide subsidy to RPs to ensure the delivery of a variety of tenures and to unblock potentially unviable sites.	2	Liam Montgomery	Ongoing	Work ongoing	Re-launch of Torbay Housing Partnership should further assist with RP partnership working.	G
Use Section 106 agreements to secure the use of local construction skills in 5 major development sites	1	Liam Montgomery and Pat Steward	Ongoing	Delivery to be secured by negotiation with developers on a site-by-site basis, and prioritised for Torbay Council/TDA led town centre regeneration sites.		G
Consider opportunities for the Housing Company to get involved in PRS	12	Bryony Stevens		Opportunities for Housing Company to provide a private and/or social lettings agency will be considered by the Housing Company Board.	Potential to help deliver Housing First accommodation Will need to be informed by Housing Company Business Plan	G

Key Deliverable	Housing Strategy Objectives	Who is responsible	By when	Update	Risks, Opportunities and Mitigation	RAG
Consider benefits and challenges of becoming an RP		Bryony Stevens		A paper detailing this issue has been prepared for Housing Rental Company Committee	Will need to be informed by Housing Company Business Plan	G
Consider role of Housing Company is providing housing units for DASV and other particular needs		Rachel Danemann		Opportunities for Housing Company to provide housing for specialist needs will be considered by the Housing Company Board.	Will need to be informed by Housing Company Business Plan	A
Community Housing Projects						
Spend Community Housing Fund monies in line with CHF spending commitments	1	Frances Mason		Community Housing Strategy Managers now in post.		G
Work with community group to deliver homes Brixham Project on privately owned site	1 8 9	Bryony Stevens	April 2019	Brixham Community Housing Project which could include accessible/supported housing, identified as a CHF spending commitment.		A

Key Deliverable	Housing Strategy Objectives	Who is responsible	By when	Update	Risks, Opportunities and Mitigation	RAG
Work with community groups to deliver community housing project in Brixham on Council owned site	1 8 9	Bryony Stevens	April 2019	Potential Council owned site as possible CHF spend.		A
Identify additional community housing projects	1 8 9	Bryony Stevens	April 2019	Meetings with community group representatives to explore opportunities for partnership working	HCA funding expected to be made available in 18/19 for bids. Potential for direct bidding from Community Groups who may need support and assistance to succeed.	A
Identify and delivery of development opportunities (at least 1 per Community Investment Area) Investment can be secured to pump prime projects in CIAs to help tackle socio-economic disadvantage.	1 8 9	Pat Stewart		This objective can be picked up in the work progressing on Community Housing		A
Housing for People with Particular Needs						
Develop a TCP Housing Strategy for people with learning disabilities and poor mental	7	Justin Wiggin		Support commissioned by NHSE from Housing LIN. Completion of the strategy is likely to be end of May 2018. Delays in receiving and quality of data have required additional time	Opportunity to demonstrate joint working through the Devon LD STP. Torbay is the lead agency for this area of work.	G

health				to be input in to developing a baseline. Torbay's needs assessment is now complete with final information being collected from Devon and Plymouth. Devon wide needs analysis is expected to be completed by 20 April 2018.		
Secure provision of specialist autism accommodation	7	Justin Wiggin	Testing of approach due for completion 2/2/18 Wider Devon needs analysis by end of Feb 2018. Strategy complete by April 2018 April 2019	Bid for NHSE capital being re-submitted to enable purchase of site/redevelopment of building for autism specialist housing. Bid due to be submitted April 2018. Whilst a revised bid is to be submitted NHSE have confirmed they have overcommitted funding for EOI's which were agreed Jan 2018. Alternate source of funding may be required for this project to go ahead.	If successful the project would need to be delivered by 2019.	A
Ensure adequate supply of support and accommodation for young people aged 16-24 including care leavers, young parents and homeless young people	7	Shirley Beauchamp	April 2018 for decision to enable new commissioning by 2019	Youth Homelessness and Prevention Service redesign in progress to reflect HRA17 changes. Developing specification for support to specifically help young people to achieve their Personal Housing Plans. Needs analysis is being undertaken to inform commissioning strategy and funding requirements.	All YP Contracts end during 2019. Need to consider impact of Homelessness Reduction Act Impact on Corporate Parenting responsibility and Children Act Sufficiency duty Lack of appropriate move on due to affordability and availability of independent accommodation. Increasing demand on the services Impact of Welfare Reform Opportunities to explore innovative models of accommodation provision	A

Key Deliverable	Housing Strategy Objectives	Who is responsible	By when	Update	Risks, Opportunities and Mitigation	RAG
Commission a new framework for 16+ children's placements/supported accommodation to replace Peninsula Framework provision ending 31/3/18.	7 8	Shirley Beauchamp		Peninsula Framework extended to September 2018, exploring joint commissioning of new 16+ framework with Plymouth and possibly Somerset. Seeking clarification from Ofsted 24/4 regarding levels of complexity and registration.	Currently not regulated. Complex needs of young people placed may necessitate formal registration with Ofsted or CQC.	A
Commissioning a range of domestic abuse and sexual violence support services including recommissioning current accommodation service	7 8 9	Shirley Beauchamp	September 2019	Waiver approved and contract extended to September 2019 to facilitate re-commissioning due to broadening of approach to include sexual violence, and public consultation. Any accommodation needs to be fit for purpose. Government consultation on future DASV strategy ends on 31/5/18.	Proposal for DASV to become part of Council's Policy Framework going to full Council April 2018. Anticipated new duty around providing refuge/safe accommodation for women and girls fleeing domestic abuse and sexual violence. Opportunities to pilot a Housing First Approach.	A
Undertake full assessment of the health needs of the homeless population of Torbay	7 8	Public Health- Paul Iggulden	2016	Housing and Health Needs Assessment was completed in 2015 http://www.torbay.gov.uk/council/policies/housing-strategy/ New Action: consider the need for a refresh/inclusion of this issue within a wider Assessment.	Links into Devon STP Prevention Challenge Paper follow-up work	G

Key Deliverable	Housing Strategy Objectives	Who is responsible	By when	Update	Risks, Opportunities and Mitigation	RAG
Re-commission a home improvement agency to support vulnerable clients in applying for disabled facilities grants	3	Tara Harris	2018	Current contract delivering successful outcomes and on budget. Current provider agreed to continue contract until April 19		G
Undertake future demand modelling/housing needs analysis	4	Jill Yersin/Claire Truscott		Work ongoing.		G
Deliver alternative model of temporary accommodation that is sustainable and provides better outcomes for the client	5	Tara Harris	Agree Business Case by Dev 2017. Delivery by April 2018	Work ongoing.		G
Explore system change to Housing First		Debbie Freeman		Partnership bid to Nationwide Foundation for evaluation of Torbay system and business case on way forward. Crisis commissioned to undertake work December 2017. Evaluation Jan to March 2018 with recommendations due mid-April 2018		G
Explore ways to make outreach team and Safe Space sustainable	6	Debbie Freeman/Tara Harris	Jan 2019	To explore as part of system change noted above	Current DCLG funding ends April 2019	G

Key Deliverable	Housing Strategy Objectives	Who is responsible	By when	Update	Risks, Opportunities and Mitigation	RAG
Explore ways to make volunteer co-ordinator posts sustainable	6	Debbie Freeman/ Tara Harris	Jan 2019	Shekinah have committed to fund the volunteer co-ordinator post beyond April 2019.	Current DCLG funding ends April 2019	G
Develop Recovery College in Torbay	6	Debbie Freeman/ System Optimisation Group	Start Recovery College by April 2019	Initial meetings have been held to determine need for, and scope of recovery college and collaboration with local partners. Next phase from April 2018 – identification of funding as part of system change noted above.		G
Design and deliver 64 units of extra care housing. Extra care housing care and support provider tender	7	Fran Mason/Bryony Stevens	2018	Project Group established. Investigating alternative delivery options and possible sites.		A
Improving Existing Stock						
Target poor quality accommodation and management through the Rogue Landlords Programme Service redesign	12	Tara Harris	Ongoing	Regular report and updates provided to Mayor ASB ring-fenced fund.	Need to consider impact of Homelessness Reduction Act and opportunities that HRA funding may offer	G
Prioritisation of high risk complaints about poor quality accommodation	12	Tara Harris	Ongoing	Project plan in development. Work prioritised by vulnerability and risk. 290 requests for assistance received and 26 legal notices served	New project plan in development for mandatory HMO licensing system (Oct 2018).	G

Key Deliverable	Housing Strategy Objectives	Who is responsible	By when	Update	Risks, Opportunities and Mitigation	RAG
Explore the potential for redevelopment / reuse of care homes that want to exit the care market, to help deliver more family homes and more contemporary 'villa' homes.	11	Spatial Planning, Development Management and Joint Commissioning Team.	Ongoing	Engage with care home owners as sites become available.	Progress dependant on site becoming available. Opportunities for a more proactive approach could be considered.	A
	11	Rachel Danemann	April 2018	Working on process to ensure Community Housing Strategy Manager and JCT and are made aware of potential sites at the earliest opportunity		G
To maximise opportunities where appropriate to facilitate energy efficiency measures being implemented especially within deprived and vulnerable groups	8	Tara Harris	Cosy Devon ECO1 completed April 2016 Central Heating Scheme completed April 17	Ecoflex opportunities currently explored with providers. Implementation July 2018		G

Question	Data	Commentary																																																
<p>Question One</p> <p>The number of brown field and green field sites that have planning permission but are ‘stalled’;</p> <p>and</p> <p>Question Two</p> <p>The potential density of housing that could be built on these sites;</p>	<p>The Planning Department monitor sites that have permission but are not started as part of Annual Monitoring. The data below is taken from list of sites under 15 units, plus larger sites taken from list of BF sites, larger GF may therefore be missing.</p> <p>Sites not started as at April 2017 by Town</p> <table border="1" data-bbox="495 485 1294 715"> <thead> <tr> <th>Town</th> <th>Number of sites</th> <th>Potential No of units</th> <th>GF</th> <th>BF</th> <th>Not specified</th> </tr> </thead> <tbody> <tr> <td>Torquay</td> <td>63</td> <td>311</td> <td>0</td> <td>42</td> <td>21</td> </tr> <tr> <td>Paignton</td> <td>28</td> <td>59</td> <td>0</td> <td>16</td> <td>12</td> </tr> <tr> <td>Brixham</td> <td>16</td> <td>55</td> <td>1</td> <td>7</td> <td>8</td> </tr> <tr> <td>Total</td> <td>107</td> <td>425</td> <td>1</td> <td>65</td> <td>41</td> </tr> </tbody> </table> <p>There are also sites allocated in the Local Plan that could be considered ‘stalled’ in so far as they are not moving forward as quickly as expected due to site assembly and infrastructure issues. These would include large greenfield allocations at Torquay Gateway, Devonshire Park and Yelverton Road.</p> <p>Brownfield/Greenfield split on delivered sites</p> <table border="1" data-bbox="495 1038 967 1386"> <thead> <tr> <th colspan="2">DWELLING COMPLETIONS BROWNFIELD LAND IN TO DATE (2012-2017)*</th> <th>ON PERIOD</th> </tr> <tr> <th>PERIOD</th> <th>BROWNFIELD</th> <th>GREENFIELD</th> </tr> </thead> <tbody> <tr> <td>12/13</td> <td>72%</td> <td>28%</td> </tr> <tr> <td>13/14</td> <td>74%</td> <td>26%</td> </tr> <tr> <td>14/15</td> <td>75%</td> <td>25%</td> </tr> <tr> <td>15/16</td> <td>68%</td> <td>32%</td> </tr> </tbody> </table>	Town	Number of sites	Potential No of units	GF	BF	Not specified	Torquay	63	311	0	42	21	Paignton	28	59	0	16	12	Brixham	16	55	1	7	8	Total	107	425	1	65	41	DWELLING COMPLETIONS BROWNFIELD LAND IN TO DATE (2012-2017)*		ON PERIOD	PERIOD	BROWNFIELD	GREENFIELD	12/13	72%	28%	13/14	74%	26%	14/15	75%	25%	15/16	68%	32%	<p>Stalled sites are sites with planning permission where development has not been completed.</p> <p>Sites can be stalled for a wide variety of reasons. There may be site specific issues, factors affecting specific landowner or developer specific and/or wider factors at work in the housing market and/or wider economy. The Housing Strategy Action Plan identified stalled sites as a key area of work, and possible intervention.</p> <p>The Torbay Housing Officer group propose that for the purpose of considering interventions to secure delivery a stalled site should be defined as one that has a permission for at least five units, that is two years old, but has yet to be started. This would enable action to be taken before any planning permission expired after three years.</p> <p>Sites of under five units are considered windfalls, and allowance for windfall delivery is already included in the housing figures in the Local Plan.</p> <p>It should also be noted that is to be expected that not all planning permissions are built out and this drop off rate is already included in the housing calculations in the Local Plan, through as assumptions of build out rates. Assessment of housing delivery is a key element of the Five Year Land supply monitoring, and the Planning Department monitors actual completions with a site visits. It should be noted that this year’s data has been collected and is currently awaiting analysis.</p>
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	<table border="1" data-bbox="495 229 967 331"> <tr> <td data-bbox="495 229 629 277">16/17</td> <td data-bbox="629 229 801 277">63%</td> <td data-bbox="801 229 967 277">37%</td> </tr> <tr> <td data-bbox="495 277 629 331">AVERAGE</td> <td data-bbox="629 277 801 331">70%</td> <td data-bbox="801 277 967 331">30%</td> </tr> </table>	16/17	63%	37%	AVERAGE	70%	30%	<p>Housing enabling work can also be proactive and address sites the Council wishes to bring forward, but are not yet in for planning. Work to help bring forward these sites will also pick up empty buildings and redundant sites which are not currently in residential use, but could be- subject to planning or prior notifications/building regs. These sites and buildings have potential for re-development for housing. This is different from empty homes, which are already in residential use but not occupied.</p>																																																						
16/17	63%	37%																																																												
AVERAGE	70%	30%																																																												
<p>Question Three</p> <p>More in-depth detail on affordable housing numbers</p> <p>Data sources: TDA database interrogations</p> <p>SPAR figures</p>	<p>Table 1. Affordable Housing Delivered by Type</p> <table border="1" data-bbox="495 699 1285 1184"> <thead> <tr> <th data-bbox="495 699 696 772">Year</th> <th data-bbox="696 699 808 772">Social Rent</th> <th data-bbox="808 699 1003 772">Intermediate Rent</th> <th data-bbox="1003 699 1167 772">Shared Ownership</th> <th data-bbox="1167 699 1285 772">Total</th> </tr> </thead> <tbody> <tr> <td data-bbox="495 772 696 810">2008/2009</td> <td data-bbox="696 772 808 810">92</td> <td data-bbox="808 772 1003 810">-</td> <td data-bbox="1003 772 1167 810">27</td> <td data-bbox="1167 772 1285 810">119</td> </tr> <tr> <td data-bbox="495 810 696 849">2009/2010</td> <td data-bbox="696 810 808 849">57</td> <td data-bbox="808 810 1003 849">-</td> <td data-bbox="1003 810 1167 849">44</td> <td data-bbox="1167 810 1285 849">117 *</td> </tr> <tr> <td data-bbox="495 849 696 887">2010/2011</td> <td data-bbox="696 849 808 887">110</td> <td data-bbox="808 849 1003 887">-</td> <td data-bbox="1003 849 1167 887">17</td> <td data-bbox="1167 849 1285 887">127</td> </tr> <tr> <td data-bbox="495 887 696 925">2011/2012</td> <td data-bbox="696 887 808 925">27</td> <td data-bbox="808 887 1003 925">-</td> <td data-bbox="1003 887 1167 925">8</td> <td data-bbox="1167 887 1285 925">35</td> </tr> <tr> <td data-bbox="495 925 696 963">2012/2013</td> <td data-bbox="696 925 808 963">14</td> <td data-bbox="808 925 1003 963">-</td> <td data-bbox="1003 925 1167 963">21</td> <td data-bbox="1167 925 1285 963">35</td> </tr> <tr> <td data-bbox="495 963 696 1002">2013/2014</td> <td data-bbox="696 963 808 1002">179</td> <td data-bbox="808 963 1003 1002">-</td> <td data-bbox="1003 963 1167 1002">16</td> <td data-bbox="1167 963 1285 1002">195</td> </tr> <tr> <td data-bbox="495 1002 696 1040">2014/2015</td> <td data-bbox="696 1002 808 1040">81</td> <td data-bbox="808 1002 1003 1040">8</td> <td data-bbox="1003 1002 1167 1040">24</td> <td data-bbox="1167 1002 1285 1040">113</td> </tr> <tr> <td data-bbox="495 1040 696 1078">2015/2016</td> <td data-bbox="696 1040 808 1078">14</td> <td data-bbox="808 1040 1003 1078">20</td> <td data-bbox="1003 1040 1167 1078">12</td> <td data-bbox="1167 1040 1285 1078">46</td> </tr> <tr> <td data-bbox="495 1078 696 1117">2016/2017</td> <td data-bbox="696 1078 808 1117">7</td> <td data-bbox="808 1078 1003 1117">19</td> <td data-bbox="1003 1078 1167 1117">16</td> <td data-bbox="1167 1078 1285 1117">42</td> </tr> <tr> <td data-bbox="495 1117 696 1155">2017/2018</td> <td data-bbox="696 1117 808 1155">5</td> <td data-bbox="808 1117 1003 1155">7</td> <td data-bbox="1003 1117 1167 1155">14</td> <td data-bbox="1167 1117 1285 1155">26</td> </tr> <tr> <td data-bbox="495 1155 696 1184">TOTAL</td> <td data-bbox="696 1155 808 1184">586</td> <td data-bbox="808 1155 1003 1184">54</td> <td data-bbox="1003 1155 1167 1184">199</td> <td data-bbox="1167 1155 1285 1184"></td> </tr> </tbody> </table> <p>*the discrepancy in the total figure is down to additional a different tenure being provided but not logged separately on Spar.</p>	Year	Social Rent	Intermediate Rent	Shared Ownership	Total	2008/2009	92	-	27	119	2009/2010	57	-	44	117 *	2010/2011	110	-	17	127	2011/2012	27	-	8	35	2012/2013	14	-	21	35	2013/2014	179	-	16	195	2014/2015	81	8	24	113	2015/2016	14	20	12	46	2016/2017	7	19	16	42	2017/2018	5	7	14	26	TOTAL	586	54	199		<p>Provision of Affordable Housing is sought on Greenfield sites of 3 dwellings or more and Brownfield sites of 15 or more, to meet the needs of local people. More info on the sliding scale can be found in Policy H2 of Torbay's Planning Contributions and Affordable Housing Supplementary Planning Document 2017.</p> <p>Of the affordable housing provided on site the Council would seek an equal split between Social Rent, Affordable Rent and Shared Ownership. Table 1 shows the breakdown of figures over the past 10 years.</p> <p><u>1/3 Social Rent</u></p> <p>Social Rent should be managed by a Registered Provider (Housing Association) or alternative organisation approved by Council. Social Rented housing is homes let on assured tenancies (as deemed in section 80 of the Housing Regeneration Act 2008), for which target rents are determined through national rent regime.</p>
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Question	Data	Commentary																																				
	<p data-bbox="488 775 1167 804">Table 2. Number of Affordable Homes Delivered (Gross)</p> <table border="1" data-bbox="488 842 1149 1291"> <thead> <tr> <th data-bbox="495 847 712 879">Year</th> <th data-bbox="712 847 929 879">Target</th> <th data-bbox="929 847 1142 879">Actuals</th> </tr> </thead> <tbody> <tr> <td data-bbox="495 879 712 911">2008/2009</td> <td data-bbox="712 879 929 911">111</td> <td data-bbox="929 879 1142 911">119</td> </tr> <tr> <td data-bbox="495 911 712 943">2009/2010</td> <td data-bbox="712 911 929 943">111</td> <td data-bbox="929 911 1142 943">117</td> </tr> <tr> <td data-bbox="495 943 712 975">2010/2011</td> <td data-bbox="712 943 929 975">112</td> <td data-bbox="929 943 1142 975">127</td> </tr> <tr> <td data-bbox="495 975 712 1007">2011/2012</td> <td data-bbox="712 975 929 1007">35</td> <td data-bbox="929 975 1142 1007">35</td> </tr> <tr> <td data-bbox="495 1007 712 1038">2012/2013</td> <td data-bbox="712 1007 929 1038">100</td> <td data-bbox="929 1007 1142 1038">35</td> </tr> <tr> <td data-bbox="495 1038 712 1070">2013/2014</td> <td data-bbox="712 1038 929 1070">100</td> <td data-bbox="929 1038 1142 1070">195</td> </tr> <tr> <td data-bbox="495 1070 712 1102">2014/2015</td> <td data-bbox="712 1070 929 1102">110</td> <td data-bbox="929 1070 1142 1102">113</td> </tr> <tr> <td data-bbox="495 1102 712 1134">2015/2016</td> <td data-bbox="712 1102 929 1134">100</td> <td data-bbox="929 1102 1142 1134">46</td> </tr> <tr> <td data-bbox="495 1134 712 1166">2016/2017</td> <td data-bbox="712 1134 929 1166">100</td> <td data-bbox="929 1134 1142 1166">42</td> </tr> <tr> <td data-bbox="495 1166 712 1198">2017/2018</td> <td data-bbox="712 1166 929 1198">75</td> <td data-bbox="929 1166 1142 1198">26</td> </tr> <tr> <td data-bbox="495 1198 712 1230">TOTAL</td> <td data-bbox="712 1198 929 1230">954</td> <td data-bbox="929 1198 1142 1230">860</td> </tr> </tbody> </table>	Year	Target	Actuals	2008/2009	111	119	2009/2010	111	117	2010/2011	112	127	2011/2012	35	35	2012/2013	100	35	2013/2014	100	195	2014/2015	110	113	2015/2016	100	46	2016/2017	100	42	2017/2018	75	26	TOTAL	954	860	<p data-bbox="1402 236 1630 264"><u>½ Affordable Rent</u></p> <p data-bbox="1402 272 2056 517">Housing let by Local Authorities or Registered providers of Social Housing or alternative organisation approved by the Council to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market (including service charges, where applicable)</p> <p data-bbox="1402 560 1619 588"><u>1/3 Intermediate</u></p> <p data-bbox="1402 596 2051 730">Is an umbrella for homes for sale or rent at a discount below market rates but above Social and Affordable rented products, it includes (but is not limited to) discounted market and starter homes.</p> <p data-bbox="1402 775 2065 1091"><u>Table 2</u> provides the figures on the number of Affordable Housing completions over the past 10 years. As is clear from the table, 2013 – 2015 were very successful due to Council bringing forward their own sites such as Beechfield, Hayes Road and Dunboyne. In the latter years the Council has had to rely on affordable housing being delivered through S106 sites with the speed of delivery being determined by the developers.</p> <p data-bbox="1402 1134 2013 1201">Below are the developments currently on site with completions due over the next 1 – 3 years:</p> <ul data-bbox="1402 1209 1709 1382" style="list-style-type: none"> Primrose Hill (Torquay) White Rock (Paignton) Yannons Farm (Paignton) Alfrison Rd (Paignton) Wall Park (Brixham)
Year	Target	Actuals																																				
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	<p data-bbox="488 268 1223 300">Table 3. Affordable Housing Delivered by Bedroom Number</p> <table border="1" data-bbox="488 336 1173 823"> <thead> <tr> <th data-bbox="495 341 696 411">Year</th> <th data-bbox="696 341 815 411">One bed</th> <th data-bbox="815 341 934 411">Two bed</th> <th data-bbox="934 341 1050 411">Three bed</th> <th data-bbox="1050 341 1169 411">Four or more</th> </tr> </thead> <tbody> <tr> <td data-bbox="495 411 696 448">2008/2009</td> <td data-bbox="696 411 815 448">8</td> <td data-bbox="815 411 934 448">61</td> <td data-bbox="934 411 1050 448">50</td> <td data-bbox="1050 411 1169 448">0</td> </tr> <tr> <td data-bbox="495 448 696 485">2009/2010</td> <td data-bbox="696 448 815 485">59</td> <td data-bbox="815 448 934 485">39</td> <td data-bbox="934 448 1050 485">18</td> <td data-bbox="1050 448 1169 485">1</td> </tr> <tr> <td data-bbox="495 485 696 521">2010/2011</td> <td data-bbox="696 485 815 521">16</td> <td data-bbox="815 485 934 521">59</td> <td data-bbox="934 485 1050 521">51</td> <td data-bbox="1050 485 1169 521">1</td> </tr> <tr> <td data-bbox="495 521 696 558">2011/2012</td> <td data-bbox="696 521 815 558">0</td> <td data-bbox="815 521 934 558">20</td> <td data-bbox="934 521 1050 558">13</td> <td data-bbox="1050 521 1169 558">2</td> </tr> <tr> <td data-bbox="495 558 696 595">2012/2013</td> <td data-bbox="696 558 815 595">0</td> <td data-bbox="815 558 934 595">17</td> <td data-bbox="934 558 1050 595">12</td> <td data-bbox="1050 558 1169 595">6</td> </tr> <tr> <td data-bbox="495 595 696 632">2013/2014</td> <td data-bbox="696 595 815 632">9</td> <td data-bbox="815 595 934 632">145</td> <td data-bbox="934 595 1050 632">23</td> <td data-bbox="1050 595 1169 632">18</td> </tr> <tr> <td data-bbox="495 632 696 668">2014/2015</td> <td data-bbox="696 632 815 668">58</td> <td data-bbox="815 632 934 668">49</td> <td data-bbox="934 632 1050 668">6</td> <td data-bbox="1050 632 1169 668">0</td> </tr> <tr> <td data-bbox="495 668 696 705">2015/2016</td> <td data-bbox="696 668 815 705">0</td> <td data-bbox="815 668 934 705">19</td> <td data-bbox="934 668 1050 705">24</td> <td data-bbox="1050 668 1169 705">3</td> </tr> <tr> <td data-bbox="495 705 696 742">2016/2017</td> <td data-bbox="696 705 815 742">0</td> <td data-bbox="815 705 934 742">15</td> <td data-bbox="934 705 1050 742">15</td> <td data-bbox="1050 705 1169 742">12</td> </tr> <tr> <td data-bbox="495 742 696 778">2017/2018</td> <td data-bbox="696 742 815 778">0</td> <td data-bbox="815 742 934 778">10</td> <td data-bbox="934 742 1050 778">15</td> <td data-bbox="1050 742 1169 778">1</td> </tr> <tr> <td data-bbox="495 778 696 815">TOTAL</td> <td data-bbox="696 778 815 815">150</td> <td data-bbox="815 778 934 815">434</td> <td data-bbox="934 778 1050 815">227</td> <td data-bbox="1050 778 1169 815">44</td> </tr> </tbody> </table>	Year	One bed	Two bed	Three bed	Four or more	2008/2009	8	61	50	0	2009/2010	59	39	18	1	2010/2011	16	59	51	1	2011/2012	0	20	13	2	2012/2013	0	17	12	6	2013/2014	9	145	23	18	2014/2015	58	49	6	0	2015/2016	0	19	24	3	2016/2017	0	15	15	12	2017/2018	0	10	15	1	TOTAL	150	434	227	44	<p data-bbox="1404 268 2051 443"><u>Table 3</u> provides the breakdown split of bedroom numbers. The large increase in 2 bedroom properties in 2013/14 is due largely in part to the Hayes Road extra care scheme in Paignton and the Beechfield site in Torquay.</p> <p data-bbox="1404 485 2063 552">A target on Spar currently is to provide access to larger family homes (this being homes with 3+ bedrooms).</p> <p data-bbox="1404 593 2051 948">Whilst the above target encourages larger homes there is a real need for one bed properties in the Bay. The Council currently asks developers to provide their affordable mix as being proportionate to the mix as whole and it is not very often than 1 bed open market properties are built. Moving forward though we are expecting 1 bed units on two schemes in Paignton which we expect to be built out over the next couple of years and will help those households currently on the waiting list for a one bed property.</p>
Year	One bed	Two bed	Three bed	Four or more																																																										
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Year	Torquay	Paignton	Brixham																																																																																			
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Question	Data	Commentary																																		
<p>Question Four</p> <p>How many empty homes are there in Torbay and how long have they been empty;</p> <p>and</p> <p>Question Five</p> <p>How many empty homes could be brought forward for occupation;</p>	<p>Number of Long term Vacant Dwellings</p> <table border="1" data-bbox="495 304 1077 1046"> <thead> <tr> <th>Year (Oct)</th> <th>No of 6 months+ vacant dwellings in Torbay.</th> </tr> </thead> <tbody> <tr><td>2004</td><td>1,283</td></tr> <tr><td>2005</td><td>1344</td></tr> <tr><td>2006</td><td>1389</td></tr> <tr><td>2007</td><td>1334</td></tr> <tr><td>2008</td><td>1319</td></tr> <tr><td>2009</td><td>1360</td></tr> <tr><td>2010</td><td>1353</td></tr> <tr><td>2011</td><td>1278</td></tr> <tr><td>2012</td><td>1080</td></tr> <tr><td>2013</td><td>982</td></tr> <tr><td>2014</td><td>1063</td></tr> <tr><td>2015</td><td>1048</td></tr> <tr><td>2016</td><td>1079</td></tr> <tr><td>2017</td><td>1085</td></tr> <tr><td>2018 (Feb)</td><td>1220</td></tr> <tr> <td colspan="2">(Note that the 2018 figure is not directly comparable with previous years because of seasonal variations).</td> </tr> </tbody> </table> <p>Source: Table 615 All Long term vacant dwellings by local authority district (from Council Tax Base documents), England from 2004. Gov.UK Live Tables of Dwelling Stock.</p> <p>These figures exclude second homes and holidays homes.</p>	Year (Oct)	No of 6 months+ vacant dwellings in Torbay.	2004	1,283	2005	1344	2006	1389	2007	1334	2008	1319	2009	1360	2010	1353	2011	1278	2012	1080	2013	982	2014	1063	2015	1048	2016	1079	2017	1085	2018 (Feb)	1220	(Note that the 2018 figure is not directly comparable with previous years because of seasonal variations).		<p>At October 2016 (the most recently published national figures) 2.5% of England's housing stock was vacant of which 0.8% was long term (6 months+). At Feb 2018 Torbay's figure was 3.35%, of which 1.8% is long term vacant. However, in terms of vacancies, there has been no increase in the number of long term vacant dwellings since 2004.</p> <p>Some level of empty housing is a requirement of a functioning housing market as properties are bought and sold. There will be a variety of reasons that homes are empty. Over 60% of long term empty dwellings are in Council Tax Band A and B, which could indicate an oversupply of flat conversions rather than an oversupply of housing per se.</p> <p>The Council's Housing Operations Team continues to engage with empty homes where there are regulatory or enforcement issues. Some empty homes may also be addressed if they fall within wider projects and or/town centre regeneration sites.</p> <p>The Council no longer has a dedicated empty homes officer. The TDA wrote to all the owners of empty homes, but this did not result in any properties suitable for council investment/intervention being identified.</p> <p>There is potential for the Housing Company to invest in purchase and repair as part of its Business Plan. There is the potential of this to target empty homes.</p>
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(Note that the 2018 figure is not directly comparable with previous years because of seasonal variations).																																				

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	Paignton	33	E	3	8	7	10	5	
	Paignton	6	F	2	3	0	0	1	
	Paignton	2	G	0	0	1	1	0	
	Torquay	1,252	A	145	478	232	212	185	
	Torquay	545	A	75	223	107	65	75	
	Torquay	272	B	32	109	52	44	35	
	Torquay	200	C	24	79	36	38	23	
	Torquay	97	D	7	37	13	17	23	
	Torquay	58	E	3	16	11	14	14	
	Torquay	47	F	3	8	10	19	7	
	Torquay	27	G	1	4	3	14	5	
	Torquay	6	H	0	2	0	1	3	
		2,262		245	797	405	431	384	
Question Six									
The length of time taken for housing association voids to be occupied.			Average no of days to mark property as Let	No of properties let in Torbay 1 April 2016 - 31 March 2018				Please note that whilst it has been possible to provide the data above it is worth noting that often landlords get around to updating the Devon Home Choice system sometime after an applicant has actually moved in so this may skew the figures slightly. It is also worth mentioning that whilst the Council would want a landlord to be efficient with their shortlisting/ verification process, taking a shorter time might not necessarily be better if it is at the expense of a proper process (e.g. of checking for any required local connection, or doing a thorough verification etc.).	
	Aster Group	234	2						
	Liverty	124	35						
	Sanctuary HA	56	236						
	Stonewater	105	12						
	Guinness	56	6						
	Westward	96	133						
	Sovereign	46	36						
Total	74	460							



Meeting: Housing Rental Company Committee Date: 23rd April 2018

Wards Affected: All

Report Title: Housing Monitoring and Performance Framework

Is the decision a key decision? No

When does the decision need to be implemented?

Executive Lead Contact Details:

Vic Ellery, Executive Lead for Environment - 01803 854928, vic.ellery@torbay.gov.uk ; Jackie Stockman, Executive Lead for Health and Wellbeing - 01803 851255, jackie.stockman@torbay.gov.uk

Supporting Officer Contact Details: Rachel Danemann, Community Housing Strategy and Delivery Manager, 01803 208128 rachel.danemann@torbay.gov.uk

1. Proposal and Introduction

1.1 The Housing Monitoring and Performance Framework Dashboard brings together key monitoring information on housing from across the Council. Information will be reported to the Housing Rental Company Company in the form of a series of performance dashboards to illustrate progress and highlight any exceptions. The Framework will bring together existing data reported by Planning, Housing Options, TDA| and council commissioners of Adult Social Care Services to inform analysis of housing need, demand, supply and delivery. Where possible performance will be benchmarked against similar local authorities.

2. Reason for Proposal

2.1 Data on housing delivery is collected in various different teams, both within and outside the Council. Data is collected on different timescales and for different purposes. Affordable housing 'live' monitoring is undertaken by the TDA who maintain a database that can be used to generate reports on Affordable Housing Delivery and the current pipeline of future Affordable Housing Sites. This information will feed into the Planning and Housing Delivery Dashboard along with data that is reported to Homes England.

2.2 Planning staff monitor housing delivery in a wider sense, and assess housing delivery performance against the Local Plan targets. The availability of a Five Year housing land supply of is a key target for planning. The Local Plan targets have themselves been informed by Housing Needs Assessment that form part of the

forward thinking, people orientated, adaptable - always with integrity.

evidence base for the Plan. In Torbay Neighbourhood Plans were expected to play a key role in housing delivery through the allocation of additional sites for new development.

2.3 The council's commissioning teams (in conjunction with the ICO) collect information on the need and demand for housing for people with particular care needs and those we have a duty to assist including, information on the number of care leavers requiring housing support. Similarly Housing Options collect data on empty homes and HMO licensing. The Council also has access to information about waiting lists from Devon Home Choice (for social/affordable housing) and HomeBuy South West for shared ownership properties.

2.4 The proposed Housing Monitoring and Performance Framework Dashboards will bring together data around Key Performance Indicators in relation to housing from across the Council in suite of dashboards covering:

- Dashboard One: Commissioned Services, Homelessness and Housing
- Dashboard Two: Housing Standards, Aids and Adaptations
- Dashboard Three: Housing Delivery and Planning

The current draft Dashboards present the most up to data currently available. Most indicators can be benchmarked against CIPFA family group on an annual basis. Where possible this will be included in the annual dashboard.

3. Recommendation(s) / Proposed Decision

3.1 It is recommended that:

- the format of the Housing Delivery and Monitoring Framework Dashboards are agreed.
- the dashboards are presented to HRCC quarterly. The annual report will enable the dashboards to draw together data from annual returns provided at the end of the financial year, and summarise performance against agreed targets.
- the Housing Officer Group monitors performance on a quarterly basis to identify any areas of success to be highlighted and exceptions to be escalated to HRCC.

Background Documents

Draft Five Year Housing Land Supply Statement

<http://www.torbay.gov.uk/media/10979/5yrssupply.pdf>

Local Plan Evidence and Monitoring

<http://www.torbay.gov.uk/council/policies/planning-policies/evidence-base-and-monitoring/>

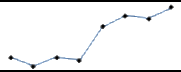



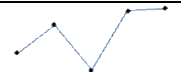
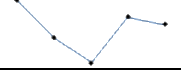

Devon Home Choice Monitoring Reports


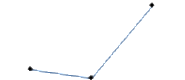
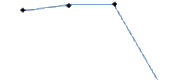
https://www.devonhomechoice.com/useful-information-0#Monitoring_reports

Annex One: Housing Monitoring and Performance Framework Dashboards

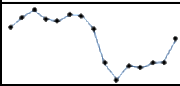
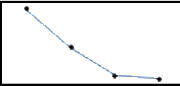
Housing Monitoring and Performance Framework Dashboard One: Commissioned Services, Homelessness and Housing

Target	Indicator	Value	Time period	Where this information is kept	Who provides information	Trend	England value	Comparator grp value*	RAG rating	Comments	
Commissioned services											
Leonard Stocks Centre											
95%	Utilisation of accommodation	100.0%	2016/17	Performance returns sent to Commissioners	Commissioned service	No meaningful trend data as only 2 full years of data or less due to change in Provider/service	N/A			Contract started during 2015/16 so not a full year of data	
250%	Throughput (Total number of clients as a % of the capacity of the service)	375.0%	2016/17	Performance returns sent to Commissioners	Commissioned service		N/A			Contract started during 2015/16 so not a full year of data	
75%- To be confirmed	% who obtain stable settled accommodation- upon departure from the service	65.2%	2016/17	Performance returns sent to Commissioners	Commissioned service		N/A			Contract started during 2015/16 so not a full year of data	
Torbay Domestic Abuse Service											
95%	Utilisation of accommodation	80.9%	2016/17	Performance returns sent to Commissioners	Commissioned service		N/A				
100%	Obtain safe and secure accommodation- upon departure from the service	98.7%	2016/17	Performance returns sent to Commissioners	Commissioned service	N/A					
Young Devon											
95%	Utilisation of accommodation	89.5%	2016/17	Performance returns sent to Commissioners	Commissioned service	No previous year of data due to service change in mid 2015/16	N/A			Other Young People's and Families services- Young Parents Service and Torbay Foyer started mid 2017/18	

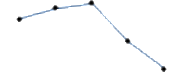
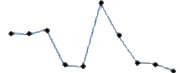
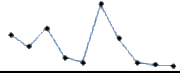

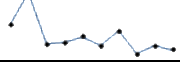
Target	Indicator	Value	Time period	Where this information is kept	Who provides information	Trend	England value	Comparator grp value*	RAG rating	Comments
Supported living										
	Number entering supported living	See comment								Data available from 2018/19, not 2017/18
Extra care housing										
	Number moved into Extra Care Housing	18	2017/18	Torbay and South Devon NHS Foundation Trust			N/A			
	Number on the waiting list for Extra Care Housing	8	31/03/2018	Torbay and South Devon NHS Foundation Trust			N/A			
Homelessness										
Rough sleeper count										
	Count (some years were estimates)	24	Autumn 2017	https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness	Local Authority (LA)		N/A			
	Rate per 1000 households	0.39	Autumn 2017	https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness	LA		0.20			
Accepted as homeless and in priority need										
	Count	166	2016/17	https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness	LA- Housing Options		N/A			
	Number per 1000 households	2.72	2016/17	https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness	LA- Housing Options		2.54			
Households accommodated by the authority										
	Count of households in temporary accommodation	71	31-Mar-17	https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness	LA- Housing Options		N/A			
	Number per 1000 households	1.16	31-Mar-17	https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness	LA- Housing Options		3.32			
Cases of homelessness prevention										
	Count	415	2016/17	https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness	LA- Housing Options		N/A			
	Rate per 1000 households	6.79	2016/17	https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness	LA- Housing Options		8.62			

Target	Indicator	Value	Time period	Where this information is kept	Who provides information	Trend	England value	Comparator grp value*	RAG rating	Comments
Housing register										
Households registered with Devon Home Choice										
	Count of households in housing need (Bands A-D)	1,073	03-Apr-18	https://www.devonhomechoice.com/useful-information-0	Devon Home Choice		N/A			Quarterly trend
Adult social care outcomes framework indicators										
75%	ASC-1G: The proportion of adults with learning disabilities who live in their own home or with their family	77.1%	2016/17	http://www.content.digital.nhs.uk/catalogue/PUB30122	Torbay & South Devon NHS Foundation Trust		76.2%			
	ASC-1H*: Proportion of adults in contact with secondary mental health services who live independently, with or without support	39%	2016/17	http://www.content.digital.nhs.uk/catalogue/PUB30122	Mental Health Services Data Set		54%			See ** below for reasons to view values with caution
* Value of comparator group of Local Authorities to be added where possible in the annual update of this dashboard in the Summer										
** Central Government suspended ASC-1H in 2016/17 due to issues with completeness & quality of the data. Caution should be taken when comparing 2015/16 and 2016/17 figures with previous years due to changes in the dataset										

Housing Monitoring and Performance Framework Dashboard Two: Housing Standards, Aids and Adaptations

Target	Indicator	Value	Time period	Where this information is kept	Who provides information	Trend	England value	Comparator grp value*	RAG rating	Comments
Housing standards										
	Number of licensed HMOs	75	Apr-2018	http://www.torbay.gov.uk/registers	Local Authority		N/A			
	Number of enforcement actions	Awaiting data			Local Authority		N/A			
	Number of long term vacant dwellings (6+ months)	1,220	Feb 2018**		Local Authority		N/A			
Disabled Facilities Grants (DFGs)										
	Number of completed cases	Awaiting data			Local Authority		N/A			
	Actual annual spend on DFGs	Awaiting data			Local Authority		N/A			
	% spent of the annual DFG budget	Awaiting data			Local Authority		N/A			
Community equipment										
	Number of different clients served	3,818	2017/18	Provided by the commissioned service			N/A			
* Value of comparator group of Local Authorities to be added where possible in the annual update of this dashboard in the Summer										
**This 2018 figure is not directly comparable with previous years because of seasonal variations- the figure is normally provided for October of the year										

Housing Monitoring and Performance Framework Dashboard Three: Housing Delivery and Planning

Target	Indicator	Value	Time period	Where this information is kept	Who provides information	Trend	England value	Comparator grp value*	RAG rating	Comments	
5 year land supply											
	5 year land supply	4.2 years	2017/18	Local Authority- Planning			N/A				
Delivery											
	% of sites delivered that are brownfield	63%	2016/17	Local Authority- Planning							
75	Number of affordable homes delivered (gross)	26	2017/18	Torbay Development Agency			N/A				
	Number of affordable homes delivered- Social rent	5	2017/18	Torbay Development Agency			N/A				
	Number of affordable homes delivered- Intermediate rent	7	2017/18	Torbay Development Agency			N/A				
	Number of affordable homes delivered- Shared ownership	14	2017/18	Torbay Development Agency			N/A				
	Number of affordable homes delivered- Other**	N/A		Torbay Development Agency			N/A				
* Value of comparator group of Local Authorities to be added where possible in the annual update of this dashboard in the Summer											
**Other-To reflect new NPPF definition going forward											



Meeting: Housing Rental Company Committee Date: 23rd April 2018

Wards Affected: All

Report Title: Housing Policy and Funding Update

Is the decision a key decision? No (delete as appropriate)

When does the decision need to be implemented?

Executive Lead Contact Details: Vic Ellery, Executive Lead for Environment - 01803 854928, vic.ellery@torbay.gov.uk ; Jackie Stockman, Executive Lead for Health and Wellbeing - 01803 851255, jackie.stockman@torbay.gov.uk

Supporting Officer Contact Details: Rachel Danemann, Community Housing Strategy and Delivery Manager, 01803 208128 rachel.danemann@torbay.gov.uk and David Pickhaver, Senior Strategy and Project Officer 01803 208814 David.Pickhaver@torbay.gov.uk

1. Proposal and Introduction

- 1.1 This report provides a further update on changes to Government policy and funding that may impact on the delivery of the Council's Housing Strategy.
- 1.2 The government is currently consulting on changes to the National Planning Policy Framework (NPPF) and other supporting documents. The NPPF covers a wide range of planning areas including, but not limited to housing. The Strategic Planning team will lead the work on the Council's NPPF response and the other supporting documentation out for consultation with other officers from across the Council and the TDA feeding in as required. A summary of the key proposals is included which highlights key impacts for Torbay if the changes indicated in the consultation were implemented in their current form.
- 1.3 The Government has also announced a new package of measures to tackle rough sleeping. This accompanies the new Homeless Prevention Duties which came in this month.
- 1.4 The Council was successful in funding from the Land Release Fund to help unlock sites
- 1.5 The Government's response to the Supported Housing Consultation is still awaited

2 Proposed Decision

- 2.1 That the Director of Adult Services and Housing ensure that actions to accommodate these proposed changes are incorporated into the refreshed Housing Strategy Action Plan 18-19.

3. Reason for Decision

- 3.1 To ensure the Council makes best of use of resources to meet its ambition and objectives and is able to respond efficiently and effectively to newly identified opportunities and policy context.

Supporting Information

4 National Planning Policy Framework Consultation

- 4.1 The draft NPPF sets out the Government's objective of significantly boosting the supply of housing, but also sets out government policy on a wide range of other planning matters. The NPPF does not replace statutory development plans (i.e. local and neighbourhood plans); but these plans must have regard to the NPPF.
- 4.2 The draft NPPF is one of a suite of documents published as a result of the Housing White paper ("Fixing our broken housing market" (Feb 2017). Key matters relating to housing are considered (upon an initial read) to be:
- The Presumption in Favour of Sustainable Development is reiterated. A closed list of matters that over-ride the Presumption is specified (in the present NPPF the list is open ended).
 - Reiteration of advice that the need for a full range of housing should be assessed (including for affordable housing, families with children, older people, students, people with disabilities etc).
 - The introduction of a standardised methodology for calculating objectively assessed need. The government's draft methodology indicates a need for 588 dwellings per year in Torbay (more than the current Local Plan requirement of 495 dpa).
 - Needs that cannot be met in an area may be met in neighbouring areas (para61). However existing advice on housing market areas and functional economic market areas has been dropped. This issue will be key for Torbay because it begs the question whether we should ask neighbouring authorities to accommodate any of Torbay's need, in the context of the emerging greater Exeter Strategic Plan (GESP).
 - The draft NPPF contains a stronger emphasis on providing affordable housing than the 2012 NPPF(para 63), and expects onsite provision unless off site contributions can be robustly justified and create mixed and balanced communities.
 - A minimum threshold for affordable housing of 10 dwellings (5 in designated rural areas i.e. AONB in Torbay) is imposed. The Government has been trying to impose this for some years, but has run into legal difficulties.
 - At least 10% of major sites should usually be for "affordable home ownership" (para 64), as part of the overall provision of affordable housing.
 - Greater role for Neighbourhood Plans- Planning authorities should give a housing figure for Neighbourhood Plans to meet (66-67), although there is no requirement for Neighbourhood Plan to include allocations for housing
 - Advice on identifying housing land supply, maintaining five years supply of deliverable sites and longer term trajectory of developable sites is reiterated.

- Emphasis on small sites: 20% of sites should be smaller than half a hectare. Tools such as local development orders, encouragement of windfalls and exception sites, should be used to bring small sites forward.
- Some (qualified) support for larger scale developments.
- Reiteration and clarification of the requirement to maintain a rolling five year supply of housing, plus a buffer of 5%, 10% or 20%. 10% or 20% buffer likely to apply in most cases. Note that the definition of "deliverable" sites has changed (p64) which will make it more difficult to use sites which do not have detailed planning permission as part of five year supply.
- Where 5 year supply cannot be shown, the Presumption in Favour of Sustainable Development applies (para 72, PSD is at para 11). This codifies the Supreme Court's ruling on the operation of five year supply. Neighbourhood Plans enjoy protection if there is a three year supply.
- Introduction of a Housing Delivery Test: where delivery falls below 95% of the requirement over three years, an action plan must be prepared to explain the under-delivery and identify actions to increase delivery.
- Consideration of conditions requiring early commencement of development.
- Support for rural housing where it would support local rural communities.
- Proposed changes to the calculation of Viability to standardise assessments and methodology and emphasis assessment of viability at plan making stage. This is welcomed as it should reduce developers' ability to avoid affordable housing obligations on the grounds of viability.
- Review of S106 Obligations and Community Infrastructure Levy. Proposals to simplify CIL rate setting, removing S106 pooling restrictions in specified circumstances. There are additional duties for councils to publish CIL and s106 receipts.
- Changing definition of Affordable Housing to include housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which is an Affordable Housing for Rent, Starter Homes, Discounted Market Sale or other affordable routes to home ownership. This could include Rent to Own products and entry level homes- suitable for first time buyers, or those looking to rent their first home.
- A requirement for local planning authorities to support the development of entry level exception sites homes.

5 Government Action on Rough Sleeping

- 5.1 It has been announced that there will be a cross-government plan of action and a commitment to halve rough sleeping by 2022 and eliminate it altogether by 2027.

The new package of measures includes:

- a new Rough Sleeping Team made up of rough sleeping and homelessness experts, drawn from, and funded by government departments and agencies with specialist knowledge across a wide-range of areas from housing, mental health to addiction
- a £30 million fund for 2018 to 2019 with further funding agreed for 2019 to 2020 targeted at local authorities with high numbers of people sleeping rough; the Rough Sleeping Team will work with these areas to support them to develop tailored local interventions to reduce the number of people sleeping on the streets
- £100,000 funding to support frontline Rough Sleeping workers across the country to make sure they have the right skills and knowledge to work with vulnerable rough sleepers.

6 Land Release Funding

- 6.1 The Council successful in bidding for land release fund -£3.9m to unlock sites particularly on Council's land in Paignton. The funding will deliver off site highways, drainage improvements and accesses to unlock the sites for future development. It is widely recognised that the cost and extend of infrastructure required to unlock sites is a key issue for viability and deliverability of sites'

Background Documents

NPPF Consultation Proposals

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685288/NPPF_Consultation.pdf

NPPF Draft Text for consultation

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685289/Draft_revised_National_Planning_Policy_Framework.pdf

Draft Planning Practice Guidance

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/687239/Draft_planning_practice_guidance.pdf

Housing Delivery Test- Draft Measurement Rule Book

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685292/Housing_Delivery_Test_Measurement_Rule_Book.pdf

Consultation on Developer Contributions (Planning Obligations and CIL)

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/691182/Developer_Contributions_Consultation.pdf

Letwin Review of Build-Out Rates Interim Update

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/689430/Build_Out_Review_letter_to_Cx_and_Housing_SoS.pdf