



Affordable Housing Review (OSB/12/10) – Actions Agreed by the Mayor

Ref.	Overview and Scrutiny Recommendation:	Comments/Actions:	Timescale for Implementation:	Responsible Officer:	Mayor Agreed:	Update:
4.1	That the delivery chain workshop action plans (Appendix 1) are adopted by the relevant service area managers with a view to updating this panel in six months time when future funding and legislation will be further informed.	The proposed actions contained in Appendix 1 require a redraft of the Housing strategy, including options appraisal, prioritisation and resource allocation	Six months	Executive Head Strategic Planning	Yes	The Housing Strategy is currently being redrafted to reflect the Overview and Scrutiny recommendations as well as likely future housing delivery and funding issues. It is intended to consult on the draft Housing Strategy in Autumn 2011 in conjunction with the draft Core Strategy.
4.2	That a cross sector strategic plan is put in place with shared objectives and effective monitoring of outcomes to better identify areas to concentrate resource without duplication of efforts.	As above	Six months	Executive Head Strategic Planning	Yes	As above
4.3	That the importance of the work to further	Current incentives for landlords to work collaboratively with the Council need to	6-9 months	Strategic Housing	Yes	Responded to consultation on



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	engage the private sector is recognised and accepted as a priority area to be incorporated into future strategies, policies and action plans across the strategic housing function.	<p>be improved, including reviewing the Private landlord Accreditation scheme, maximising the number of empty homes brought back into use and exploring the use of a more holistic lettings service that provides housing support, housing management and repairs, improving access and quality and providing greater stability for tenants. A workable solution will require grant funding from the Supporting people programme to ensure sustainability.</p> <p>⇒ Review and specification of lettings service underway, in collaboration with empty homes approach</p> <p>⇒ Approach would generate funding from landlords, but requires element of grant funding for housing support to ensure sustainability</p>		Manager		<p>discharging duty into private sector and the standard of that accommodation. Represented at focus groups to influence this legislation. Currently piloting a 12 month rent support provision to inform future service needs.</p> <p>Empty homes update – Following Core Strategy workshop (see paragraph 4.15 below) it is proposed to incorporate a target for bringing empty homes back into use, and consider funding mechanisms, Local development Orders etc as part of the Core Strategy.</p>
4.4	A review of the administration of the	Work has started to recommission this approach, subject to sufficient	Three months	Strategic Housing	Yes	Prince 2 Project group established, and work



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	current rent guarantee scheme in order to move towards a more efficient scheme with improved access for private sector landlords and tenants.	resources being identified for a third party approach as part of a sub regional approach to improving access to and quality of private rented housing – underway Propose to widen scope to include care leavers landlord incentive scheme as part of integrated commissioning (Supporting People strategy group for children and families)		Manager		underway. Aiming to complete and make recommendations by Dec 2011.
4.5	Systems are put in place ensuring all future development of affordable housing is needs driven through accurate and robust assessment data.	This work needs to be tied into the ongoing work of the Joint Strategic Needs Assessment. There are substantial resource implications to refresh the strategic housing market assessment (£30K), which is not budgeted, so the approach will focus on more robust analysis of the housing register and housing related support needs. This should also be combined with sub regional stock condition survey work led by Private Sector Housing Manager Improved database and reporting in place through Devon wide choice	Three months	Strategic Housing manager, Executive Head Strategic Planning	Yes	ORS have been commissioned to provide an update to the 2007 Exeter and Torbay Strategic Housing Market Assessment (the "SHMA"). This is expected to be completed by October 2011 and will inform the revised Housing Strategy. Baker Associates are currently preparing a



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		based lettings scheme to enable delivery				<p>report on development viability as part of the Infrastructure Delivery Plan. This will refresh the 2008 development viability report that Baker Associates carried out in 2008. It will help the council insetting a CIL as well as providing an assessment of economic viability required by PPS3 (para 29). Draft due September 2011. Final report October 2011.</p> <p>Complete and appropriate need reports available per postcode. Work in progress to input into JSNA</p>
4.6	The reduction in grant funding and the downturn in development highlight	This is a priority for TDA as part of the development of a local asset backed vehicle and strategic involvement of	6 months	Affordable Housing Manager	Yes	Update Unavailable



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	the importance of the strategic use of council land assets to ensure future affordable housing, and the panel would recommend a formalised strategic approach is put in place to continue this work.	the New Homes Agency, through the agreement of the Torbay Investment Plan. Consideration needs to be given to using income received from the new homes bonus to assist in generating additional affordable housing as part of this approach				
4.7	In light of the proposed Government Reforms, developing policies and action plans across the strategic housing function should highlight and address the implications brought about by the reforms.	The two key reforms in the Localism Bill are to develop a LA led strategic policy on both tenure reform and a strategic allocations policy. This will require project officer time, estimated at 0.5 fte for 9-12 mths. Extended timescale from 6 mths to get agreement across local authorities and to be project managed / resourced Devon wide.	9-12 months	Strategic Housing Manager	Yes	Draft Devon wide framework completed. Consultation/ workshops in progress. Local tenancy policy work to be completed early 2012, - in line with Bill timescales.
4.8	The integration of affordable housing and planning staff is recognised as a positive step forward and the panel believe this will help streamline the development process	Consideration needs to be given to the best fit for an integrated approach to planning and housing. Current arrangements for an integrated team within TDA are 12 months behind schedule. Review SLA's between Planning /	3 months	Executive Head Spatial Planning	Yes	Strategic land allocations will be included in the Core Strategy noted above. Members agreed in 2010 to allow mixed use development including residential on



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	and stimulate new development while ensuring cross sector strategies run throughout the delivery of affordable homes. In light of the recent transformation of the planning service and in light of the Government proposed changes to the planning process, the review panel recommend a review of the current integrated working to ensure best fit within the strategic housing function.	Housing and TDA and integrate for next 12 months				land allocated for employment use in the saved Local Plan. These sites (Yalberton Road, Holly Gruit, White Rock, Bookhams) could deliver in the order of 900 homes as part of mixed use developments.
4.9	Renewed strategic direction is addressed as soon as possible and an initial two year strategic plan is put in place as a priority. The action plan should include formalised cross directorate working arrangements; detail how funding can be	See 4.1 above Suggest medium term strategy to tie in with political cycle	6 months	Executive Head Planning	Yes	See 4.1 above



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	maximised; and demonstrate how resources are used most effectively.					
4.10	That RSLs be formally requested to reflect in their business plans the funding of the DFG on their own properties.	underway	1 month	Private Sector Housing Manager	Yes	Sanctuary and WestCountry Housing Association have both signed the protocol and funding now reflected in their business plans – for example £130,00 since April'11 from one association direct into adapting their stock. Report and recommendations to the board to increase this amount next year. Other areas of work include schedule of rates and training. To get better VFM
4.11	Any DFG grant or other type of financial assistance be returned on breaking of grant conditions into the	There are conflicting Council decisions with regard to the spend / apportionment of capital receipts that have negated this decision being enacted.	immediate	Executive Head Finance, CAMT	Yes	Update Unavailable



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	Private Sector Housing Team for recycling in to future DFG or other works. Although this was an agreed decision by Council in April 2010, this has not been done.	Action underway to resolve with S151 officer and Executive Head Finance				
4.12	<p>Early intervention work through the housing needs and options team and supporting people referral hub along with the multi agency approach through the private sector team are recognised as good practice. The panel would recommend early intervention formal links are made across these two areas and incorporated in future strategies/ action plans.</p> <p>A review of all early intervention functions across the council may</p>	<p>Work underway</p> <p>Consider as part of Council's work programme for the next four years</p>	<p>1 month</p> <p>6 months</p>	<p>Strategic housing manager</p> <p>Torbay Council Chief Executive</p>	Yes	<p>Completed within the Commissioning framework and procurement of future support and accommodation provision. Additional work underway to further integrate housing advice with Locality teams, Housing Benefit, Job centre Plus and CAB. Review of Hub role / future planned during next 6 months.</p>



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	also be appropriate to ensure efforts are not duplicated and cost effectiveness is maximised.					
4.13	The review panel would like to fully endorse the work of supporting People and recommend the joint commissioning practices are replicated and integrated across the strategic housing function and beyond to other commissioning activity, particularly children's and adults, to ensure effective prevention, early intervention and most importantly user led.	This fits with the decision to integrate commissioning resources across housing, Supporting People and Adult Care, which needs to be clarified in the light of current leadership restructuring proposals. 88% of current Supporting People resources are committed to services for vulnerable adults and 12% to children and families. The Children and families resources and support are already aligned with the emerging children's services commissioning arrangements	1 month	Torbay Council Chief Executive	Yes	Update Unavailable
4.14	In considering the potential cost benefits across the strategic housing function the panel would recommend that there is a very real	Risk associated with declining resources across the Council and associated partners	tba	Deputy CE Torbay Council	Yes	Update Unavailable



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	need to retain capacity in terms of both staff and funding to continue the timely intervention of prevention provision.					
4.15	A training programme is developed for all elected members around housing support and preventing homelessness.	To be built into member induction	2 months	June Gurry	Yes	Member Workshop held 1 August 2011 to discuss core strategy matters, including housing need and provision.