

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
<p>Ensure the provision of sufficient deliverable housing sites.</p> <p>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).</p>	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