



Meeting: Housing Officer Group

Date: 12th Sept 2018

Wards Affected: All

Report Title: Housing Strategy Action Plan Update

Is the decision a key decision? No

When does the decision need to be implemented?

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1. Proposal and Introduction

1.1 The Housing Strategy Action Plan monitors delivery of Torbay's Housing Strategy. The RAG approach is used to highlight progress. Specific project report updates and proposals will be prepared as required or requested.

2. Reason for Proposal

2.1 It has been agreed that performance against Housing Strategy priority projects will be reported to every other Housing Committee and the latest version is attached as Appendix 1.

3. Recommendation(s) / Proposed Decision

3.1 That Housing Committee note progress against housing strategy projects and identify areas where further review/action is required.

Appendices

Appendix 1 Housing Strategy Action Plan (12 Sept 2018)

Background Documents

Torbay Housing Strategy 2015-2020

<http://www.torbay.gov.uk/council/policies/community-safety/housing-strategy/>

Appendices

Appendix 1: Housing Strategy Action Plan (12 Sept 2018)

Note: Completed Actions are listed at the end

Ref No	Key Deliverable What we are going to do/enable?	Who is responsible	By when	Update	Risks, Opportunities and Mitigation	RAG
Spatial Planning and Development Management						
Meeting Housing Demand						
1	Undertake a review, update and/or commission new Housing Market Assessment (SHLAA, SMHA etc.) to provide robust evidence base for Torbay Local Plan review.	Spatial Planning- David Pickhaver/ New Asst Dir of Planning	March 2019 for evidence Local Plan by 2020	5.9.18 New NPFF and SHMA guidance was issued August 18. Assess implications for Torbay and potential to work with LEP partners or neighbouring authorities	Capacity issues in planning local impact of guidance to be assessed	A
2	Ensure the provision of sufficient deliverable housing sites, seeking to meet govt requirement for 5 year land supply	Spatial Planning- David Pickhaver	Ongoing	5.9.18 Current 5 Year Land Supply Position indicated at 4.2 years. current Local Plan seeks to deliver a minimum 400 homes p.a. up to 2017, and a minimum of 495 homes p.a. to 2020	5 Year Land Supply is a KPI on the Housing Dashboard Action Plan to address 5YLS shortfall	R
		(new Asst Director of Planning once appointed)	Ongoing	5.9.18 TDA maintain a live database of completed and pipeline AH schemes Continued work with landowners and developers to ensure a healthy pipeline of future projects.	Monitoring of Affordable Housing Delivery is a KPI on the Housing Dashboard. 17/18 stats show a trend in falling AH numbers being delivered, despite perceived upturn in market.	A
		Bryony Stevens and Rachel Danemann	Ongoing	5.9.18 Ongoing work to review stalled sites (those granted planning permission) and identify measures to help bring them forward. Develop		A

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				selection criteria for prioritising stalled sites for intervention.		
3	Work with developers to ensure early delivery of affordable homes on S106 sites. Target is 75 AH per annum	Liam Montgomery, Susanne Lang	Ongoing	5.9.18 Expected to at least meet this year's target of 75 units. In the first quarter of this year there have been 38 completions.	Pace of delivery linked to market conditions. KPI indicates falling numbers, although some large scale development expected on site 2018/19	A
4	Review S106 and Affordable Housing SPD.	David Pickhaver	Dec 2018	5.9.18 A light touch review of Planning Contributions and Affordable Housing SPD, taking on board NPPF changes is needed Agreement to purchase Exacom	NPPF/CIL/Section 106 changes Planning team resource and capacity issues	A
5	Publish regular housing monitoring information showing starts and completions, brown field and green field land, and sites included in the Council's 5 year land supply.	Rachel Danemann	Quarterly	The Housing Performance Monitoring Dashboards are presented at every Housing Officer Group meeting and every other Housing Committee		G
		Rachel Danemann	Annually in Sept	5.9.18 An annual report on Housing Monitoring including commentary of trends and benchmarking will be prepared and annual report presented to Sept Housing Committee	Opportunities to link to other data sets and cross-departmentally	G
		Spatial Planning Zdzislawa Kunaszkievicz	Annually	Monitoring of housing delivery is undertaken annually in April for the previous financial year. The next report is in the process of being finalised.		G
		Zdzislawa Kunaszkievicz	Annually in December	The brownfield register is published and maintained by the Planning Team Part 1 register published Dec 2017. Requirement to update at least annually		G
6	Review viability policy and practice to ensure it is maximising opportunities for affordable housing	(new Asst Director of Planning once appointed)	Dec 2018	Identify impact of new NPPF and supporting guidance And how these will be implemented locally	NPPF introduces a more standardised method. Potential resource implications around increased need for	A

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					transparency.	
7	Review the three Neighbourhood Plans, particularly in relation to the allocation of Housing sites	David Pickhaver/ Tracy Brooks/ Andrew Gunther	NP will be adopted by Dec 2018	Incorporate planning inspectorate advice into the Neighbourhood Plans for Torbay, Paignton and Brixham	NPs continue to propose policies that could serve to restrict housing supply, this has the potential to be in conflict with the Government's wider Housing Delivery agenda.	A
8	Record interest in Self-build	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
	Agree a protocol to make Torbay Council Adult Social Care and the NHS formal consultees with who Torbay LPA will engage regarding development proposals/planning applications	Andrew Gunther/ Bryony Stevens	Nov 2018	Draft prepared and circulated to NHS and ASC partners	To be finalised/agreed by relevant parties and administrative arrangements set up.	A
	Develop, consult on and adopt an SDP on older peoples housing and care	Andrew Gunther/Bryony Stevens	Feb 2019	Demand assessment work for ECH to provide evidence base.	Consultation will be required before formal adoption	A
Housing Company, Council Assets and Funding						
Meeting Housing Demand and Improving the Quality of Homes						
9	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.	Liam Montgomery/Torbay Council Director of Housing	Ongoing	Affordable housing grant (need to say more on this and make the target SMART)		G
10	Use Section 106 agreements to secure the use of local construction skills in 5 major development sites	Liam Montgomery and Pat	Ongoing month of annual	Delivery to be secured by negotiation with developers on a site-by-site basis, and prioritised for Torbay		G

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		Steward	report	Council/TDA led town centre regeneration sites.		
11	Improve access to quality private rented sector (PRS) accommodation	Bryony Stevens Rachel Danemann		5.9.18 Explore opportunity for Housing Co to support PRS improvement including purchase and repair schemes. Consider schemes to incentivise landlords	Potential to help deliver Housing First accommodation Will need to be informed by Housing Company Business Plan	G
12	Progress and submit bid for Housing Co Investment Partner (IP) status.	Bryony Stevens		5.9.18 include agreed business plan & progress work to achieve Registered Provider (RP) status & HE funding bid.	Will need to be informed by Housing Company Business Plan	G
Community Housing Projects						
Meeting Housing Demand and Improving the Quality of Homes						
14	Work with community group to deliver Brixham Project on privately owned site	Bryony Stevens	April 2019	5.9.18 Project preparing Community Housing Fund (CHF) bid for feasibility on site. Project identified in neighbourhood plan for affordable housing		A
15	Work with community groups to deliver community housing project in Brixham on Council owned site	Bryony Stevens Liam Montgomery	April 2019	5.9.18 Site feasibility study in progress.		A
16	Identify additional community housing projects	Bryony Stevens, Rachel Daneman	April 2019	5.9.18 Meetings with community group representatives to explore opportunities for partnership working. Additional support/capacity through Wessex and HfHGB sought to support community groups with funding bids/other	HCA CHT Phase One funding launched to support community groups with viability, specialist skills etc.	G
19	Consider the role of Community Investment Areas as part of local plan and town centre regeneration projects	Asst Dir Planning	April 2019		Capacity issues in planning	A
Housing for People with Particular Needs						

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Housing and Health Commissioning						
20	Develop a TCP Housing Strategy for people with learning disabilities and poor mental health	Justin Wiggin	Needs Analysis April 2018 Strategy July 2018	Strategy completed July 2018	Opportunity to demonstrate joint working through the Devon LD STP. Torbay is the lead agency for this area of work.	G
21	Secure provision of specialist autism accommodation 5 units occupied by 2020	Justin Wiggin	April 2019	5.9.18 NHSE £1m funding secured. Working with RP who will complete development and manage the completed units. Successful EoI submitted April 2018. PID submitted July 2018		A
22	Ensure adequate supply of support and accommodation for young people aged 16-24 including care leavers, young parents and homeless young people	Shirley Beauchamp	September 2018	5.9.18 Youth Homelessness and Prevention Service redesign in progress Developing specification to support young people to achieve their Personal Housing Plans. Needs analysis is train to inform commissioning strategy and funding requirements.	All YP Contracts end during 2019 Impact of Homelessness Reduction Act on Corporate Parenting and Children Act Sufficiency duty Lack of appropriate move on and increasing demand from 16/17 year olds due to changes in government guidance	A
23	Commission a new framework for 16+ children's placements/supported accommodation	Shirley Beauchamp		5.9.18 Peninsula Framework extended to March 2019, exploring joint commissioning of new 16+ framework with Plymouth and possibly Somerset.	Currently not regulated. Complex needs of young people placed may necessitate formal registration with Ofsted or CQC. Procurement of a framework will require resource for the tender preparation and evaluation, as well as ongoing quality assurance.	A

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24	Commission a range of domestic abuse and sexual violence support services including recommissioning current accommodation service	Shirley Beauchamp	September 2019	5.9.18 contract extended to September 2019 Consultants developing commissioning options appraisal (funded by Public Health)	DASV now part of Council's Policy Framework Additional govt funding bids in train	A
26	Re-commission Aids adaptations and equipment service to include assistive technology/home improvements/DFG support	Chris Lethbridge/ Sarah Jones	2020	Multi agency steering group in place to develop specification.		G
28	Deliver sustainable alternative model of temporary accommodation	Tara Harris	2018	5.9.18 Scope has been developed for the requirements of the property. Brief for feasibility work now being prepared.	Potential properties identified. Contract can be awarded from framework on 30 July to assess feasibility of property and purchase progressed.	A
29	Deliver Housing-Led/Housing first system change to address homelessness	Debbie Freeman		Housing First system change adopted subject to securing funding	Funding bids in train Separate Housing first transition plan in place	G
30	Explore ways to make outreach team and Safe Space sustainable	Debbie Freeman/ Tara Harris	Jan 2019	To explore as part of system change noted above	Current DCLG funding ends April 2019	G
31	Explore ways to make volunteer co-ordinator posts sustainable	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
33	Develop extra care housing strategy and additional extra care housing scheme	Fran Mason/Bryony Stevens	2018	Project Group established. LGA housing advisers funding support for strategy development Researcher commissioned to complete needs analysis and survey		A
Improving Existing Stock Improving the Quality of Homes						
34	Target poor quality accommodation and management through the Rogue Landlords Programme	Tara Harris	New mandatory licencing	Regular report and updates provided to Mayor ASB ring-fenced		G

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	Service redesign		scheme from October 2018	fund.464 requests for assistance in 17/18. Formal action taken on 187 occasions, including 35 legal notices. Savings to NHS calculated as £94K, saving to society £427k. Project plan developed for new mandatory licensing scheme and being implemented for October 2018 go live.		
35	Prioritise high risk complaints about poor quality accommodation	Tara Harris	Ongoing			G
36	Continue to engage with residential care homes as part of market strategy for social care including, exploring potential for redevelopment/change of use	Spatial Planning, Development Management and JCT	Reactive work as opportunities arise	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
37	Maximise opportunities to facilitate energy efficiency measures being implemented especially within deprived and vulnerable groups	Tara Harris	Implementation July 2018	Ecoflex opportunities currently explored with providers. On track.		G
Working with Housing Associations, Providers and Partners (Meeting Housing Demand)						
38	Engage housing and support providers in delivery of housing strategy objectives	Rachel Danemann	Sept 2018	Strategy meetings arranged Proposals in train to combine Housing Partnership with Healthy Torbay meetings every 8 months	Acknowledges the vital role of housing in health and social care and support for joint initiatives and resourcing.	G
39	Regular engagement with Homes England to maximise opportunities for partnership working and securing funding	TDA, Bryony Stevens and Rachel Danemann	Ongoing Different Funding streams have their	Homes England updates are presented to the Devon Affordable Housing Development Forum. HE have just re-announced funding opportunities under there market	Government's current focus on Housing Delivery and the funding and support available. Need to maximise external funding for development programme and other support.	G

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			own deadlines	engagement programme. The Community Housing Fund prospectus has now been launched.		

Completed Actions:

Action Ref No.	What are we going to deliver/enable?	Lead	Completed Actions Undertaken/Update
Completed	Establish 'virtual' housing delivery team	Kevin Mowat	The Housing Officer Group now meets regularly, before each Housing Committee. It provides co-ordination for delivery of the Housing Action Plan and performance monitoring.
Completed	Prepare bid for CLG funding to support improved joint multi-disciplinary working and increase capacity	Rachel Danemann	Bids were submitted, but were not successful. However much of the thinking and work has fed into the Planning Service Review. There may be opportunities for further funding going forward.
Completed	Spend Community Housing Fund monies in line with CHF spending commitments	Frances Mason	Report on spend/committed funds provided to MHCLG