

Housing Strategy Delivery Plan 2020 ~ 2025

Version 1

May 2020

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Torbay Council's Housing Strategy 2020 ~ 2025 was agreed in February 2020. This Delivery Plan has been developed with partner organisations and will be considered by the Cabinet. The aim is to ensure that the Housing Strategy can and will be delivered. The Delivery Plan will be reviewed on an annual basis with updates agreed and published as necessary.

The Council is committed to work with stakeholders and through wider community engagement to deliver this Plan and the monitor our progress in meeting our Objectives and Priorities.

Monitoring of the Plan will in the first instance be through the Housing Delivery Group which is made up of representatives from across Torbay Council each with a role to play in delivering the Housing Strategy. There will be regular feedback and engagement with both the Cabinet and the Strategic Housing Partnership. Delivery of this Plan against the Housing Strategy will be included within our Performance and Risk Framework.

Through the heart of this Delivery Plan is the need to ensure that we maximise the opportunities to improve conditions within our Community Investment Areas through positively targeting, influencing and delivering regeneration projects to their benefit. We will measure our success through the overall improvement within the Indices of Multiple Deprivation and in narrowing the gap between less deprived areas of Torbay

As part of Torbay Council's commitment to building trusted relationships with our communities, including having continuing conversations with them, we will ensure that we regularly publish housing monitoring information.

Action Item	Key Deliverable What we are going to do/enable?	Who is responsible?	Measure and target	By when
Housing Strategy Priority 1 Increase the overall supply and range of housing in Torbay and make the best use of existing housing				
1	<p>Deliver more affordable homes ensuring that they are good quality and well-designed</p> <p>Work with developers to ensure early delivery of affordable homes on Section 106 sites.</p> <p>Cross-reference housing need by type (Action Item 14) to available sites (Action Item 6) to provide greater focus to housing delivery.</p>	<p>Assistant Director of Planning, Housing & Climate Change</p> <p>Director of Asset Management, Investment and Housing (TDA)</p> <p>Registered Providers</p>	<ul style="list-style-type: none"> • Deliver 110 affordable homes p.a. • On Section 106 sites deliver 70 affordable homes p.a. 	March 2021
2	<p>Building on the response to the Covid-19 pandemic, consider how the Council can work with private landlords to make properties available at affordable rents to help meet housing need.</p>	<p>Assistant Director of Community and Corporate Services</p>	<ul style="list-style-type: none"> • Establish an affordable rental scheme with landlords 	December 2021
3	<p>Review S106 and Affordable Housing Supplementary Planning Document (SPD).</p>	<p>Service Manager Spatial Planning</p>	<ul style="list-style-type: none"> • Review of S106 and Affordable Housing SPD 	September 2021
4	<p>Encourage and support Registered Providers (RPs) bids to Homes England to develop affordable and social rented housing.</p>	<p>Assistant Director of Planning, Housing & Climate Change</p> <p>Registered Providers</p>	<ul style="list-style-type: none"> • Embed liaison meetings with Registered Providers and enable positive dialogue with Homes England • Achieve 50% successful RP bids p.a. 	Ongoing
5	<p>Through the Local Plan Review, consider Torbay Council's viability policy and practice to ensure it is maximising opportunities for affordable housing and addressing stalled sites.</p>	<p>Assistant Director of Planning, Housing & Climate Change</p>	<ul style="list-style-type: none"> • Review of viability policy and practice carried out 	December 2020
6	<p>Ensure the provision of sufficient deliverable housing sites, seeking to meet the government's requirement for a five year land supply including unlocking stalled sites.</p>	<p>Assistant Director of Planning, Housing & Climate Change</p>	<ul style="list-style-type: none"> • Maintain a five year land supply • Complete 679 homes 	April 2021

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7	Through the Local Plan Review, support change of use from redundant commercial to residential use in town centres where this is consistent with Torbay Council's Economic Strategy and the Town Centre Regeneration Strategy.	Director of Economic Strategy Town Centre Regeneration Programme Director TorVista Homes Ltd Private landlords	<ul style="list-style-type: none"> Number of units transferred from commercial to residential use 15 p.a. 	Ongoing
Housing Strategy Priority 2: Ensure appropriate and affordable housing is available to meet people's housing needs and aspirations				
8	Deliver our Homelessness and Rough Sleeping Strategy	Assistant Director of Community and Customer Services	<ul style="list-style-type: none"> Homeless strategy action plan monitored 	Ongoing
9	Develop and implement a 'Promoting Independence at Home' delivery plan to ensure we meet the objectives of the emerging Later Life Strategy and Learning Disability, Autism and Mental Health Housing Strategy.	Head of Partnerships, People & Housing	<ul style="list-style-type: none"> 'Promoting Independence at Home' delivery plan is produced 	December 2020
10	Develop additional units of extra care housing in order to meet the needs of our population in accordance with the "Promoting Independence at Home" delivery plan.	Director of Asset Management, Investment and Housing (TDA) Head of Partnerships, People & Housing TorVista Homes Ltd	<ul style="list-style-type: none"> Number of additional units of extra care housing targeted at meeting needs from within the existing population (Targets to be set in the Promoting Independence at Home delivery plan) 	March 2021
11	Secure provision of specialist accommodation for people with autism as part of Transforming Care Programme	Transforming Care Programme Housing Project Officer	<ul style="list-style-type: none"> 5 specialist autism accommodation units secured 	March 2021
12	Ensure adequate supply of support and accommodation for young people aged 16 to 24 including care leavers, young parents and homeless young people.	Head of Procurement, Contract Management & Commissioning	<ul style="list-style-type: none"> New contract in place to include specific targets in relation to: <ul style="list-style-type: none"> Step down accommodation for care leavers 	March 2021

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			<ul style="list-style-type: none"> ○ Move on accommodation ○ Accommodation with support; and ○ Outreach support 	
13	As part of Domestic Abuse and Sexual Violence Strategy re-commission the current accommodation service	Strategic Commissioning Officer	<ul style="list-style-type: none"> ● DA and sexual violence support services are commissioned as part of the Multiple Complex Needs Alliance 	December 2021
14	Provide a robust evidence base for the Local Plan review through: <ul style="list-style-type: none"> ● analysis of housing market data ● call-out for sites ● review of government, regional and local data evidencing housing need, including a breakdown of housing type 	Service Manager Spatial Planning	<ul style="list-style-type: none"> ● Publish an annual Five Year Land Supply Statement ● Create mechanism to review and measure housing need by type 	Ongoing
15	Secure homes for the homeless/rough sleepers via funding from the Ministry of Housing, Communities and Local Government for a small lettings agency in Torbay, focussing on those who are homeless and referred through from the Council.	Strategic Commissioning Officer Plymouth Homes for Let	<ul style="list-style-type: none"> ● Lettings agency is operational ● Secure 25 properties in the first year 	March 2021 May 2021
Housing Strategy Priority 3: Improve the environmental, economic and social sustainability of our housing				
16	Adopt an updated Healthy Torbay Supplementary Planning Document (SPD) covering design/development of accommodation with care and support including older persons housing	Senior Planning and Public Health Officer Senior Housing Strategy & Delivery Officer Assistant Director of Planning, Housing & Climate Change	<ul style="list-style-type: none"> ● Adopt a Healthy Torbay SPD 	April 2021

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17	Support community led housing projects to meet identified housing demand, including the use of community land trusts.	Senior Housing Strategy & Delivery Officer Growing Homes Torbay	<ul style="list-style-type: none"> Establish links with community led housing projects 	Ongoing
18	Encourage take up of government and utility sector affordable warmth grants and other opportunities to increase energy efficiency and reduce fuel poverty	Assistant Director of Planning, Housing & Climate Change	<ul style="list-style-type: none"> Undertake promotional campaign to signpost to available grants 	March 2021
19	Introduce a new local planning application validation requirement to require a Climate Change Design Statement with all new buildings	Assistant Director of Planning, Housing & Climate Change	<ul style="list-style-type: none"> Produce and introduce a Climate Change Design Statement for all new buildings in Torbay 100% of new buildings with this statement 	October 2020
20	Publish design guidance to inform how new buildings might achieve the zero carbon target, and how existing buildings could be suitably adapted to improve their energy efficiency.	Assistant Director of Planning, Housing & Climate Change	<ul style="list-style-type: none"> New guidance is produced or existing design guidance is adopted 	February 2021
21	Lobby government to encourage a review of Building Regulations as a means to ensure the new buildings are of a higher standard necessary to help bring forward zero carbon buildings.	Assistant Director of Planning, Housing & Climate Change	<ul style="list-style-type: none"> Government lobbied to encourage a review of national Building Regulations 	Ongoing
Housing Strategy Priority 4: Improve the quality of housing in Torbay				
22	Ensure appropriate advice, support and information is available for private rented tenants with a view to improving the quality of private rented homes in Torbay.	Assistant Director of Community Services	<ul style="list-style-type: none"> Review of existing resources completed Action Plan to develop further resources produced 	September 2020 November 2020
23	Undertake a full review of the provision of temporary accommodation to assess demand, suitability, and	Assistant Director of Community and Customer Services	<ul style="list-style-type: none"> Demand, options analysis and Delivery Plan completed 	November 2020

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	sustainability and subsequently implement a new delivery model that also facilitates the best outcomes for clients.			
24	Review the impact of the expansion of mandatory Houses in Multiple Occupation (HMO) licensing and consider the possibilities for selective licensing in Torbay to improve standards of accommodation in the private rented sectors.	Assistant Director of Community Services	<ul style="list-style-type: none"> Decision made on alternative licensing models 	November 2020
25	Implement mechanism by which to undertake Management Orders on properties that warrant such action.	Assistant Director of Community and Customer Services	<ul style="list-style-type: none"> Mechanism implemented 	September 2020