

Meeting: Housing Rental Company Committee Date: 22nd February 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?

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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 updated plan is attached as Appendix 1. The RAG approach is used to identify any specific actions or projects that require reporting by exception. A refreshed Action Plan for 2018-19 will be presented to the April Housing Committee.

2. Reason for Proposal

2.1 The Housing Action Plan Updates will be co-ordinated by one of the new Community Housing Strategy Delivery Managers. Reporting on progress is clearly important, however the wide ranging nature of projects included in the Action Plan has the potential to make collecting the updates in too a frequent intervals overly burdensome and time-consuming. There is therefore a need for a balance to be struck between the time spent collating and reporting on progress against the time available to undertake the work to deliver the projects.

2.2 The current version of the Action Plans includes completed actions, for continuity. It also identifies actions where no further progress. It is intended that this document will be a responsive project focused document. Performance monitoring will also be co-ordinated in a new multi-team Performance Framework for Housing report currently under development.

3. Recommendation(s) / Proposed Decision

- 3.1 It is recommended that the Housing Action Plan update is noted and 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 Dec 2017

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

Appendices

Appendix 1: Housing Strategy Action Plan (02 Feb 2018)

Key Deliverable	Housing Strategy Objectives	Who is responsible	By when	Previous and Current Update	Risks, Opportunities and Mitigation	RAG
Working with Housing Associations, Providers and Partners						
Engage housing and support providers in delivery of housing strategy	1	Frances Mason	April 2018	17.11.17: Housing providers are now members of multi-provider forum. 2.2.18		G
	1	Bryony Stevens and Rachel Danemann	April 2018	New action: Housing Partnership to be re-established and individual meetings set up with RPs and other key delivery partners	Clear remit for the group, and focus on deliverable projects needs to be established so it is seen as worthwhile attending. Individual meeting to discuss specific projects will complement this and enable focussed discussions.	G
Liaise with Homes England to Explore Opportunities for partnership working	1 2 9	TDA, Bryony Stevens and Rachel Danemann		05.02.18 Meeting with Homes England. Advised on RP registration and funding.	Clear liaison between TC and TDA and Homes England essential	G
Spatial Planning and Development Management						
Housing Market Assessment (SHLAA, SMHA)	1	Spatial Planning- David	2018	17.11.17: On target to begin 2018. Explore opportunities to dovetail information to augment	Likely to be impacted by: Government's response to consultation (Nov 2017) on a	G

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

etc.) refresh of evidence base for Torbay Local Plan review.		Pickhaver		housing evidence gathered in Joint Commissioning team. 2.2.18 Included in the work Plan of the Community Housing Strategy Delivery Managers who will input as required	proposed standard methodology for calculating housing need, possible changing of AH definitions and changes to NPPF and PPG Torbay Council submitted a consultation response.	
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- Kevin Mowatt	Annual	Monitoring 2014/15 - 349 2015/16 – expected to be over 400, but final figures not available yet. Two year (rather than 3) time limits being placed on some major developments to help speed up delivery. 2.2.18: Current 5 Year Land Supply Position being reviewed and work on stalled sites prioritised.		A
		Spatial Planning- Kevin Mowatt	Ongoing	17.11.17: Continued work with landowners and developers to ensure a healthy pipeline of future projects.		G
	1 2	Bryony Stevens and Rachel Danemann	Ongoing	New action: Working with planning, review stalled sites (those granted planning permission by not yet coming forward) and identify measures to help bring them forward.		G
Work with developers to ensure early delivery of affordable homes on S106 sites.	1 2 3	Liam Montgomery, Susanne Lang	Ongoing	17.11.17: Liaison with developers is underway and takes place on all new developments.	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	17.11.17: The council adopted a new Planning Contributions and Affordable Housing SPD in February 2017. This document reflects and adds detail to the Local Plan's requirements for affordable housing. 2.2.18 The SPD will be subject to a light touch review.	Changes to NPPF and PPG still awaited. Latest information as of 31 Jan 2018 is that changes will be Expected in Spring 2018. Government response to proposed changes to CIL also expected shortly.	G
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		17.11.17: Annual monitoring report published by Dec 2017. 2.2.18 Housing Monitoring is undertaken annually in April for the previous financial year. The next report in April 2018 will cover 17/18 figures		G
	1	Zdzislawa Kunaszkiwicz	Part 1 register published Dec 2017 Update at least annually	17.11.17 Council is one of the Govt's (73) pilots for production of a brownfield land register. 2.2.18 We have published and maintain the brownfield register.	Changes to NPPF and PPG still awaited.	G
Establish 'virtual' housing delivery team	All	Kevin Mowat	Jan 2018	New Action 2.2.18 Initial meeting has been held and agreement in principal established.	Will possibly be affected by current review of planning services	G
Ensure viability policy and practice is maximising opportunities for affordable housing	1 9	Head of Development Management , TDA Rachel Danemann	April 2018	New Action 2.2.18 Review of policy, practice and implementation in relation to viability in Planning.	Government standard methodology may be introduced.	G
Support the progress of Neighbourhood		David Pickhaver (Paignton)		2.2.18 Neighbourhood Plans are being prepared for all the communities - Torbay, Paignton	If NPs are proposing policies that could serve to restrict housing supply.	A

Plans, particularly in relation to the allocation of Housing sites		Tracy Brooks Brixham) Andrew Gunther (Torquay)		and Brixham. All in the process of submission and completed formal publication stage. Examinations expected in Spring 2018.		
Record interest in Self-build	1	Andrew Gunther	Ongoing	2.2.18 Maintain and review Self Build Register and identify any need. A CLG return on self-build is required annually.	This issue may be picked up in changes to NPPF and PPG expected in Spring 2018	G
Prepare bid for CLG funding to support improved joint multi-disciplinary working and increase capacity	1 2 3 4 8 9 and 11			2.2.18 Three applications for CLG funding submitted.		G
Housing Company, Council Assets and Funding						
Bring Forward at least two Council owned sites for self-build, custom build and/or starter homes. Subject to the outcomes of these two (or more) pilot projects, bring forward at least two further housing projects before April 2018	2	Liam Montgomery	April 2017 to April 2018	17.11.17: Insufficient demand to warrant land release for self-build. Additional pressures on other client groups have meant that sites are being targeted towards general needs accommodation. 2.2.17 NO FURTHER ACTION Wider self-build/custom-build issues now picked up under Planning and Development Management section		Grey
Provide affordable housing grant to subsidise affordable housing delivery through Registered Providers. Provide subsidy to RPs to	2	Liam Montgomery		17.11.17: Bid has been made to HCA's Land Release Fund in November 2017 that could help accelerate delivery.		G

ensure the delivery of a variety of tenures and to unblock potentially unviable sites. Write to all RPs making them aware of grant availability for developments within Torbay.						
Use Section 106 agreements to secure the use of local construction skills in 5 major development sites	1	Spatial Planning David Pickhaver	End of March 2017	17.11.17: Policy embedded within Torbay Local Plan and Planning Contributions and Affordable Housing SPD. 2.2.18 COMPLETED		G
	1	Liam Montgomery and Pat Steward	Ongoing	17.11.17 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		Action not yet started Explore opportunities for Housing Company to provide a private and/or social lettings agency	Will need to be informed by Housing Company Business Plan	A
Consider benefits and challenges of becoming an RP		Bryony Stevens and Rachel Danemann		2.2.18 Paper detailing this issue has been prepared for Housing Rental Company Committee		G
Consider role of Housing Company is providing housing units for DASV and other particular needs		Rachel Danemann		Action not yet started	Will be informed by Housing Company delivery Plan	A

Community Housing Projects						
Spend Community Housing Fund monies in line with CHF spending commitments	1	Frances Mason		2.2.17 Community Housing Strategy Managers now in post on 2 year contracts funded by Community Housing Funding (CHF) from Government.		G
Work with community group to deliver homes Brixham Project on privately owned site	1 8 9	Bryony Stevens	April 2019	2.2.18 Brixham Community Housing Project which could include accessible/supported housing, identified as a CHF spending commitment.		A
Work with community groups to deliver community housing project in Brixham on Council owned site	1 8 9	Bryony Stevens	April 2019	2.2.18 Potential Council owned site as possible CHF spend.		A
Identify additional community housing projects	1 8 9	Bryony Stevens	April 2019	New action: 2.2.18 Meeting with community groups 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				A
Housing for People with Particular Needs						

Supporting Families and early needs assessments to Housing Options	8	Vicky McGeough		Supporting families has access to housing options database. COMPLETED		G
Develop a TCP Housing Strategy for people with learning disabilities and poor mental health	7	Justin Wiggin		Support commissioned by NHSE from Housing LIN 17.11.17: On target to complete by April 2018 2.2.18 Still on track Partners across STP Footprint are undertaking need analysis. Approach taken being tested in Torbay.	Opportunity to demonstrate joint working through the Devon LD STP. Torbay is the lead agency for this area of work.	G
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	New Action: Bid for NHSE capital to support repatriation of TCP clients. This emerged following an underspend for the April 2017 funding round. Bid submitted to enable purchase of site/redevelopment of building for autism specialist housing. Initial application well received and further information being provided. Potential to bid for another project in the March funding round.	Torbay was able to respond quickly to this funding opportunity with possible projects. NHSE seem particularly interested in the collaborative approach to design proposed as part of the bid. Funding bid success would require delivery of the project by 2019.	G

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 is aligned to these services and will be redesigned to reflect changes resulting from HRA17.	All YP Contracts end during 2019. Need to consider impact of Homelessness Reduction Act and opportunities that HRA funding may offer 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 pilot a Housing First Approach	R
Commission a new framework for 16+ children's placements/supported accommodation to replace Peninsula Framework provision ending 31/3/18.	7 8	Shirley Beauchamp		2.2.18 Peninsula Framework may be extended to 2019 which would facilitate a joint commission of new 16+ framework with Peninsula Partners. Seeking agreement for way forward.		A
Commissioning a range of domestic abuse and sexual violence support services including recommissioning current accommodation service	7 8 9	Shirley Beauchamp	September 2019	2.2.18 Current contract ends Sept 2018 seeking funding and waiver to extend for further year to facilitate re-commissioning due to broadening of approach to include sexual violence, and public consultation. Any accommodation needs to be fit for purpose.	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	A

					First Approach.	
Develop community equipment service, home improvements, disabled facilities grants and assistive technology to prolong independence at home, avoiding unplanned hospital admissions and reducing delayed transfers of care and long term placements into residential care	1	Sarah Jones	2020	17.11.17 Project and procurement plan in place and small project group set up by end Nov 2017. 22.2.18 : COMPLETED		G
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
Occupational Therapist (OT) post based in the Council Housing Office to identify need and match people with disability to suitable	7 8		2017	Housing Solutions OT now employed by Home Improvement Agency		G

housing						
Re-commission a home improvement agency to support vulnerable clients in applying for disabled facilities grants	3	Sarah Jones/Tara Harris	2018	17.11.17: On track		
Undertake future demand modelling/housing needs analysis	4	Jill Yersin/Claire Truscott				
Identify housing fields on PARIS database DPT- Identify recording of housing information	4	Jill Yersin/Claire Truscott		17.11.17 This is not a priority for TSDFT		
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	22.2.18 Work ongoing. Verbal report to be provided to HRCC		
Explore ways to make outreach team and Safe Space sustainable	6	Debbie Freeman/Tara Harris	Jan 2019	17.11.17: On target	Current DCLG funding ends April 2019	
Explore ways to make volunteer co-ordinator posts sustainable	6	Debbie Freeman/Tara Harris	Jan 2019		Current DCLG funding ends April 2019	
Develop Recovery College in Torbay	6	Debbie Freeman/System Optimisation Group	Start Recovery College by April 2018	17.11.17: On target		
Design and deliver	7	Fran	2018	17.11.17: Requirements for		A

64 units of extra care housing. Extra care housing care and support provider tender		Mason/Bryony Stevens		Torbay Council to approve revenue funding for Extra Care if these units are to be delivered. 7.2.18: Project Group being established and investigating alternative sites.		
Improving Existing Stock						
Target poor quality accommodation and management through the Rogue Landlords Programme Service redesign	12	Tara Harris/Rob Kelly	Ongoing	Service redesign undertaken on new enforcement strategy in light of new legislation (Housing & Planning Act). 22.02.18 Ongoing joint multi agency enforcement operations taking place.	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	Work prioritised by vulnerability and risk. 290 requests for assistance received and 26 legal notices served	Implementation date announced for October 2018 new mandatory HMO licensing system.	G
Target Private Sector properties of highest risk, including Community Investment areas	12	Tara Harris	Ongoing	As above	Need to consider impact of Homelessness Reduction Act and opportunities that HRA funding may offer	G
Redesign of crisis support for rent deposits.	12	Tara Harris	April 2017	Scheme due to go live in August. Communication with landlord and letting agencies to start in July. COMPLETED		G
Target empty properties to purchase and bring back into use 150 empty properties per annum.	11	Liam Montgomery	April 2017	17.11.17: Initiative had very limited take up. NO FURTHER ACTION 22.2.18 Currently considering what role the Housing Company could play in		G

				assisting with bringing empty homes back into use.		
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	New action 22.2.18 Currently developing a process to ensure Community Housing Strategy Manager and JCT and are made aware of potential sites at the earliest opportunity and		
Facilitate access to energy efficiency measures through the Energy Company Obligation scheme	8	Tara Harris	April 2016	Cosy Devon work related to Central Heating Fund. Resulting in 76 installs in Devon. 12% have been in Torbay. COMPLETED		
Work in partnership with other local authorities to facilitate access to government funding for other energy efficiency measures e.g. central heating	8	Tara Harris		Part of Cosy Devon Partnership with other LA in Devon. COMPLETED	Work reliant on external funding opportunities.	