

Place Priority 1 - Promote Balanced and Sustainable communities				
Task	Aim	Timescale	Lead Person	Related actions from Housing Strategy and Housing Crisis
As part of the review of the JLP, a higher affordable housing contribution will be considered. To include the proposal that the number of 'First Homes' is not included in the contribution calculation.	To increase the percentage of affordable housing contributions based on a threshold that is sustainable and underpinned in policy.	Lobbying is ongoing. Review of the JLP in 2025	JLP and housing enabling	Continue to drive the JLP affordable homes agenda. Highlighted as a priority for the Housing Crisis in South Hams & West Devon
Actively contribute to 'Team Devon's' housing task force and housing commission to build the case for affordable housing as a key priority.	To achieve a Devon Wide commitment to the prioritisation of affordable housing,	ongoing	Elected Members Andy Bates Chris Brook Isabel Blake	
Continue to achieve minimum of 30% Affordable Housing	Work with the JLP team to maximise the minimum amount of affordable housing delivered on allocated sites	To align with JLP review	Senior Specialist - Housing Enabling	Through the JLP deliver 7,000 high quality, sustainable and affordable housing during the lifetime of the plan across South Hams and West Devon.
Work with Neighbourhood Planning Groups to ensure partnership approach is achieved from the start	To ensure new and existing groups are supported to ensure their plans are reflective of current needs.	immediate and ongoing	Senior Specialist - Housing Enabling	Work collaboratively with communities in the formation of Neighbourhood Plans to deliver the right development available to meet local needs
Produce clear guides on Affordable Housing which outline types of Affordable Housing and the delivery process in bringing these forward through planning.	To provide key information regarding the affordable housing aims, needs and achievements in the area. This will provide clear guidance to Town and Parish councils and groups on affordable housing	1 year	Senior Specialist - Housing Enabling	
Look at which Neighbourhood Planning sites are not bringing a plan forward; where it has been identified that a housing need exists.	To offer support and advice in bringing neighbourhood plans sites forward. Increased delivery of rural affordable housing.	start immediately	Senior Specialist - Housing Enabling, Neighbourhood Planning and Strategic Planning	
Review existing Neighbourhood Plans in the following areas: North Tawton, Bere Ferrers, Milton Abbot - allocated NP site, Bridestowe & Sourton - cemetery site, Tavistock newly emerging plan. Consideration to be given to reviewing Staverton and Dartmouth, Kingswear, Bickleigh, Brixton	To ensure Neighbourhood Plans are reflective of current need and up to date	2 years	Specialists with support from Neighbourhood planning team	Use strategic planning policy to ensure sustainable housing growth.
Develop a method of illustrating where Neighbourhood Plans have been adopted and where they are being developed.	To ensure clarity to both internal and external customers on current status of Neighbourhood Planning.	Already ongoing to be completed by next review	Specialists - Housing Enabling, Neighbourhood Planning and Strategic Planning	
Review existing Neighbourhood Plans in the following areas: North Tawton, Bere Ferrers, Milton Abbot - allocated NP site, Bridestowe & Sourton - cemetery site, Tavistock newly emerging plan. WD easier to look at than SH due to land designations AONB etc. but could look at Staverton and Dartmouth, Kingswear, Bickleigh, Brixton	To ensure Neighbourhood Plans are reflective of current need and up to date	2 years	Specialists with support from Neighbourhood planning team	
Investigate the feasibility of appointing a Dedicated Planning Officer to assist with affordable housing projects	To streamline the internal planning and enabling process to ensure timely decisions on planning consents	August 2022 to commence trial period	Head of Housing / Head of Development Management	
Conduct a thorough review of our custom and self build register and policy to ensure we are meeting the statutory requirements. Develop plot passport for self build plots and consider introducing a tariff for registration.	To encourage and support self build opportunities and housing delivery.	2 years	Senior Specialists	Encourage opportunities for people interested in custom build / self build development, both within community housing schemes and wider housing delivery. Support opportunities for self-build.
Continue to work on the establishment of a Community Benefit Society with Registered Provider status	To enable the development and delivery of affordable housing by SHDC	Ongoing	Senior Specialist Housing	Build genuinely affordable high quality housing for our communities through a cost efficient standardised model. Explore the concepts of the Council as a developer and landlord of new housing.
Conduct an options appraisal of the area to look to identify a Gypsy and Traveller site that best meets needs of the community	A clear understanding of the Gypsy and Traveller and Caravan Dwellers communities.	2 years	Senior Specialist Housing	Promote effective partnership working to meet the needs of Gypsy and Travellers.
Identify a site for Gypsy & Traveller use	To find a suitable site to sit with the JLP review	within 5 years	Senior Specialist - Housing Enabling	
To develop protocol and policies surrounding the travelling community include mapping system for navigator involvement	To provide a clear illustration of the services and our commitment to this area of work	1 year	Senior Specialist Housing	
Use Section 106 affordable housing contributions as soon as possible, to help fund developments anywhere in the area where the terms of the Section 106 agreements will allow.	Proactive use of funding, working within legal perimeters to support new development that meets housing need	Ongoing.	Housing Enabling and Assets	Utilise Section 106 Affordable Housing Contributions and other funding available to the Council's in the most effective way Highlighted as a priority for the Housing Crisis in South Hams & West Devon
Seek opportunities to invest in Council owned social housing with highly sustainable specification; to include Modular housing options	Maximise delivery of affordable housing. Support those on low incomes who are unable to afford 'affordable' rented housing	ongoing	Isabel Blake	Work creatively with Devon County Council to provide quality specialist adapted housing and housing for people requiring support to live independently, to be managed by SeaMoor Lettings
Undertake a full review of all council owned assets and assess suitability for affordable housing. To include provision of 'Supported Accommodation' options.	To take an interventionist approach to the housing market over the longer-term, where there is demonstrable housing need, leading to improved long term housing outcomes.	Autumn 2022	Laura Wotton Isabel Blake	Explore the concepts of the Council as a developer and landlord of new housing. Highlighted as a priority for the Housing Crisis in South Hams & West Devon
Continue to work on the Springhill development.	Demonstrate our commitment to the wellbeing of homeless people in the Borough by providing quality temporary accommodation (such as is proposed at Springhill Tavistock) and reduce the need for less appropriate forms of temporary accommodation.	Planning granted December 2021 Scheme to be tendered for development Spring 2022	Dan Field Sophie Cobbleddick	Redevelop existing homeless provision in West Devon to ensure good quality accommodation for people when they need it the most Highlighted as a priority for the Housing Crisis in West Devon
Define the land we have suitable for development within areas where a housing need can be demonstrated. Subject to Member approval. Initiate procurement process to identify a development partner capable of delivering housing in partnership with us.	Create a long term strategic partnership with a high quality Registered Provider to see the delivery of affordable-led housing at scale and over the long term in the Borough.	Spring 2023	Director for Place & Enterprise & Head of Housing (RP's)	Work creatively with RPs and Homes England and other joint venture partners to draw down investment to deliver more affordable housing including more social rented homes. Highlighted as a priority for the Housing Crisis in West Devon

Investigate the feasibility of incentivising landowners for the provision of land specifically for Local Needs Affordable Housing and seek to lobby MPs and Central Government based on our findings.	Incentivising land owners when providing land for affordable housing where there is an identified need, in order to help release land at a reduced cost to support the small scale provision of affordable housing in our rural communities.	Autumn 22	Housing Enabling Specialist	Work with Parish councils and community groups to develop Neighbourhood Plans to deliver the right type and tenure of housing that meet local needs. Highlighted as a priority for the Housing Crisis in West Devon
Launch of Step on Scheme to promote shared ownership to social housing tenants	Work closely with registered providers to ensure best use of properties and increase the availability of rental units for those on low income.	1st April Launch of Step on Pilot	Housing Team, Revenues and Benefits and Registered Providers	Encourage provision of a wide range of housing options including social housing, managed shared accommodation and managed intermediate assured short hold private rental, part ownership and market sale. Highlighted as a priority for the Housing Crisis in South Hams
To lobby Government to allow local councils to be able to charge 200% Council Tax on second / holiday homes.	To ensure contribution to local authority services to is sufficient to sustain local communities	Lobbying activity commenced with a letter to Michael Gove Minister for DHLUC and is ongoing	Isabel Blake	Encourage provision of a wide range of housing options including social housing, managed shared accommodation and managed intermediate assured short hold private rental, part ownership and market sale Highlighted as a priority for the Housing Crisis in South Hams
Lobby government, through MPs and the Local Government Association, to allow a charge on housing plots with planning permission if they have not been built after a specified period.	To encourage developers to build their sites without delay.	Lobbying activity commenced with a letter to Michael Gove Minister for DHLUC and is ongoing	Enabling team and planning dept	
Lobby Government to review all holiday accommodation. This could include an extension of the 90-day short let legislation, a proper planning class for short lets and proper licencing for them. Ensure robust contributions are made to the consultation process proposed on the establishment of a Tourist Accommodation Registration Scheme in England.	To ensure that it is properly regulated, complying with local planning policies and taxes. To prevent loopholes in the taxation system and prevent too many local homes being converted to holiday accommodation	Government has committed to a consultation on	Isabel Blake	Encourage provision of a wide range of housing options including social housing, managed shared accommodation and managed intermediate assured short hold private rental, part ownership and market sale Highlighted as a priority for the Housing Crisis in South Hams & West Devon