

Place Priority 1 - Promote Balanced and Sustainable communities	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/status
Use strategic planning policy to ensure sustainable housing growth. Through the JLP deliver 7,000 high quality, sustainable and affordable housing during the lifetime of the plan across South Hams and West Devon. Continue to drive the JLP affordable homes agenda. Support the application of DNPA sustainable development policies that require new housing to meet identified local housing needs.	Work with the JLP team, Development Management team and DNPA to ensure timely responses to planning applications for new homes. Engage in the pre-application process to ensure policy compliant applications	weekly	Affordable Housing Specialists & DM and Planning Policy Specialists	10 hours per week	Regular review of delivery at staff 1:1s and appraisals. Quarterly performance monitoring and reporting Year end performance monitoring, analysis, and reporting.	Achieve the delivery of at least xx affordable homes per annum, including social rented homes for those most in need. Planning consultations responded to on time in accordance with service level agreements.	
Community Housing Delivery	Review Community Housing Strategy to ensure it addresses affordable housing need, facilitating communities to deliver what they want through a collaborative partnership, aligning with the Council's economic objectives Delivering such projects within the current development pipeline which meet these objectives	Review update during Q1 2021 [tbc] Commencement of construction during 2021	Assets / Community Housing Team / Finance Team / Affordable Housing Team / DM	In house staff, consultants, community housing fund, Homes England Grant	Project delivery RIBA milestones	High quality, sustainable, genuinely affordable housing delivery	
	Purchase land directly from landowners to support strategic housing strategy	On a needs and evidence basis when opportunities present that meet the strategic ambition of the council					
Utilise existing policies and strengthen them into the future, to ensure the reduction of housing carbon footprints, aiming for carbon neutral development as standard.	Achieve high quality environmental standards (for affordable housing at the right price) - utilising modern energy efficient methods of construction (modular construction, using recycled materials where possible to reduce the embodied carbon in their construction and securing new tree planting to aid carbon sequestration where possible.	As projects progress through design process in compliance with common design standards	Assets / Community Housing Team	Staff time & consultants	RIBA milestones in development design	Delivery of high quality developments	

	<p>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.</p> <p>Bring forward one identified scheme of mixed tenure and housing type through "a different approach" model</p>	<p>Quarterly reviews from April 2021</p> <p>planning application due Spring 2021</p>	<p>Affordable Housing Team/Registered Providers</p> <p>Housing enabling Team, JV Partner, CLT</p>	<p>Staff Time</p> <p>Staff time, no finance required by SHDC</p>	<ul style="list-style-type: none"> • Re-introduction of Housing Delivery Forum to build effective working relationships to maximise delivery. • Maximise funding opportunities for affordable housing delivery in South Hams and West Devon. 	<p>Achieve the delivery of at least xx affordable homes per annum, including social rented homes for those most in need.</p> <p>Attract more grant funding</p> <p>A well designed scheme that meets local needs</p>	
	<p>Utilise Section 106 Affordable Housing Contributions and other funding available to the Council's in the most effective way</p>	<p>Quarterly reviews with S106 monitoring officer</p>	<p>Affordable Housing Team & S106 Monitoring Officer</p>	<p>5 hours per week</p>	<p>Review and monitor funds already available. Work with S106 case Officer. Allocate funds and monitor spend in consultation with Ward Members</p>	<p>increase delivery of affordable housing and better use of public subsidy. Clear records of funds available for use. Opportunities to target grant funding to enable additional/increased delivery of social rent tenure. Less reliance on grant funding for S106 schemes. Better use of funds for non S106 schemes and or additionality.</p>	
<p>Work with Parish councils and community groups to develop Neighbourhood Plans to deliver the right type and tenure of housing that meet local needs.</p>	<p>Support the creation of innovative neighbourhood plan policies that are responsive to local housing needs. We will update and develop educational resources for communities to make decisions about the type and tenure of housing that they need</p> <p>Establish good working relationships with NPG, Parish councils and CLT's by developing indepth literature and sharing best practice from the district/borough and national adopted plans, including housing need survey advice.</p> <p>Ensure that a robust package of information is provided in the early stages of the plan and during update periods to inform the groups of what evidence and information should be included.</p> <p>Updates will be regularly provided on government policies and available funding, with regard to affordable housing</p>	<p>Commencement Spring 2021 and on going</p> <p>Quarterly reviews from April 2021. Pack to be ready to circulate to groups by summer 2021</p>	<p>Strategic planning, Neighbourhood planning & Housing enabling</p>	<p>existing resource from Enabling team and Neighbourhood planning team</p>	<p>First draft of resource pack by summer 2021. Information to be provided to all neighbourhood planning groups, new and older by the review period of this plan.</p> <p>Review of Neighbourhood Plans in progress. Ensure key messages given to Neighbourhood Plan groups on affordable housing options to bring forward schemes.</p>	<p>Well informed communities who are kept up to date with legislation changes. Well written policies within neighbourhood plans in relation to their housing chapters. These will be clear for residents to understand and planning officers to make recommendations on planning applications.</p> <p>Increased delivery of rural affordable housing</p>	

	Support alternative ways to deliver affordable housing and manage local housing needs, such as co-operatives and community land trusts.	Apr-25	Affordable Housing Team & Community Housing Team	Staff Time	Respond to government consultations on new proposed new affordable housing products. Monitor progress on community housing projects and use of Council owned land to ensure potential opportunities are explored.	Provision of new affordable housing products to meet a range of needs. Increase options for affordable housing delivery
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.	<p>Develop a mechanism to clearly justify the need for the following tenures:</p> <ul style="list-style-type: none"> • Affordable Rent • Social Rent • Discount Market Sale – the councils need to develop an internal application process to enable applicants to register an interest. • Shared ownership Private rent • Self Build <p>This will support new build opportunities and re-development opportunities as well as supporting neighbourhood Plans and community led initiatives</p>	commencement immediately, ongoing exercise	Council officers, external agencies as communities may commission	existing resource, Neighbourhood planning funding potential use of Capital programme if the council wishes to streamline the process. Surveys typically cost between 1.5k to 2.5k depending on the number of households in an area.	By March 2021 the new process will be ready to approve for smaller areas.	To match aspiration and need to housing delivery. Result is a decline in demand and number of applicants on the housing registers. Will ensure we are making the best use of our housing stock. That housing need by type and tenure can be identified by the end of this strategy and a review of all areas programmed in for the next 5 year strategy.
Work creatively with Devon County Council to provide specialist adapted housing and housing for people requiring support to live independently, to be managed by SeaMoor Lettings.	<ul style="list-style-type: none"> • Scope in detail local need • Investigate best practice nationally • Establish a forum for potential residents and their carers so they can influence future housing design. provision. • Consider funding opportunities through Better Care Fund, Homes England Joint ventures with charities or 3rd sector 	<p>June 2021 June 2021</p> <p>September 2021</p> <p>December 2021 (and ongoing)</p>	<p>Seamoor Lettings Housing Specialists DCC Specialist accommodation providers Residents & stakeholders</p>	Cost of a bespoke housing needs survey	By March 2022 Local Need profile	<p>At the end of this strategy. Good quality accommodation and a range of suitable options for those requiring support to live independently.</p> <p>Regular and informative engagement and involvement with our residents and their carers who require support to live independently.</p>

<p>Redevelop existing homeless provision in West Devon to ensure good quality accommodation for people when they need it the most.</p>	<p>Redesign current provision, submit plans, identify house share opportunities for young peoples provision</p>	<p>planning application to be submitted in Summer 21</p>	<p>Housing Specialists</p>	<p>S106 Affordable housing contribution PWLB Borrowing Homes England application</p>	<p>Planning appoint a contractor rebuild</p>	<p>quality mixed size provision to meet a range of service users for short term temporary accommodation and best use of stock</p>	
<p>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.</p>	<ul style="list-style-type: none"> • Understand the limitations of the current register and introduce a replacement that charges for entry, has detailed questions on customers' requirements. • Contacting all registered and get to re-register if still in need. • Negotiate through the planning system to maximise new self/custom build plots 	<p>Ongoing</p>	<p>Self/Custom Build Manager</p>	<p>Staff Time</p>	<ul style="list-style-type: none"> • New Self/Custom build register produced • Register made available on line with charging mechanism • Email letter to send to all currently on the register asking to re-register • Look at other councils delivery methods for good practice • Engage with Planning system to bring forward serviced plots 	<ul style="list-style-type: none"> • SHDC/WDBC ownership of the programme to deliver against those on the register in the time frame required. • Landowners and developers engaged in providing serviced plots through planning policy • Self-funding management of programme through paid subscription process 	
<p>Actively encourage housing developments that reduce carbon footprint, fuel poverty and will be resilient to future changes in our climate.</p>	<p>Review of current practises, amend planning policy consultation responses if applicable.</p>	<p>Quarterly reviews from April 2021</p>	<p>Affordable Housing and Community Housing Team.</p>	<p>Staff Time</p>	<p>More energy efficient homes being delivered</p>	<p>reduced bills for occupants of affordable homes.</p>	
<p>Innovate the delivery of key worker housing to meet localised need.</p>	<p>Develop a simple housing register to be used as a waiting list for SeaMoor Lettings properties with preference given to Key Workers. Promotion work regarding SeaMoor lettings housign provision to key workers to encourage landlord engagement</p>	<p>Mar-22</p>	<p>Seamoor lettings team in partnership with ICT</p>	<p>Staff and possible software upgrade on 1090</p>	<p>registration form to be approved by members & launched on website marketing activity to commence</p>	<p>Creation of register. Appropriate matching of key workers to private rented housing</p>	

<p>Promote effective partnership working to meet the needs of Gypsy and Travellers.</p>	<p>develop peninsular wide needs assessments to assist with identifying sites. We will work with our local authority partners to seek solutions and identify negotiated stopping sites. We will continue to hold twice yearly forums for the Gypsy and Traveller community whilst recognising the unique qualities of the different groups</p>	<p>forum to be organised for early april 2021 outside location dependant on pandemic situation. Meeting with Teignbridge and NPS to be arranged early 2021 to assess DCC land holdings. Work with peninsular wide forum to create a database on travellers - ongoing work to be completed in line with census work.</p>	<p>Housing enabling in partnership with DCC and neighbouring LA's</p>	<p>existing resource, HE funding, cost of purchasing and providing basic services for a site is likely to be around £100k. The councils capital programme our s106 funding could be utilised.</p>		<p>Delivery of a negotiated stopping place. Reduction in complaints of UE's, reduction in flyp tip reports as a result of UE's and costs associated. Sites would be provided that are acceptable</p>	<p>Need DCC and neighbouring authority involvement</p>
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