

Report to: **Hub Committee**
Date: **12 July 2022**
Title: **Housing Crisis – Development and Enabling**
Portfolio Area: **Cllr Barry Ratcliffe - Homes**
Wards Affected: **All**
Urgent Decision: **N** Approval and clearance obtained: **Y**

Date next steps can be taken:

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RECOMMENDATION:

That the Hub Committee note the progress regarding affordable housing delivery.

1. Executive summary

1.1 This report informs Members of the delivery work undertaken in tackling the Housing Crisis. These activities also support both the Corporate Strategy – ‘A Plan for West Devon’ and the Housing Strategy – ‘Better Homes, Better Lives’. The information that will be covered is:

- i. Historic housing delivery broken down to financial years from 2019
- ii. Projected delivery for 2022/23 & 23/24
- iii. Response and customer access to the ‘Enhanced Tenants Incentive Scheme’
- iv. Disabled Adapted Panel
- v. Financial contributions secured to enable affordable housing

2. Background

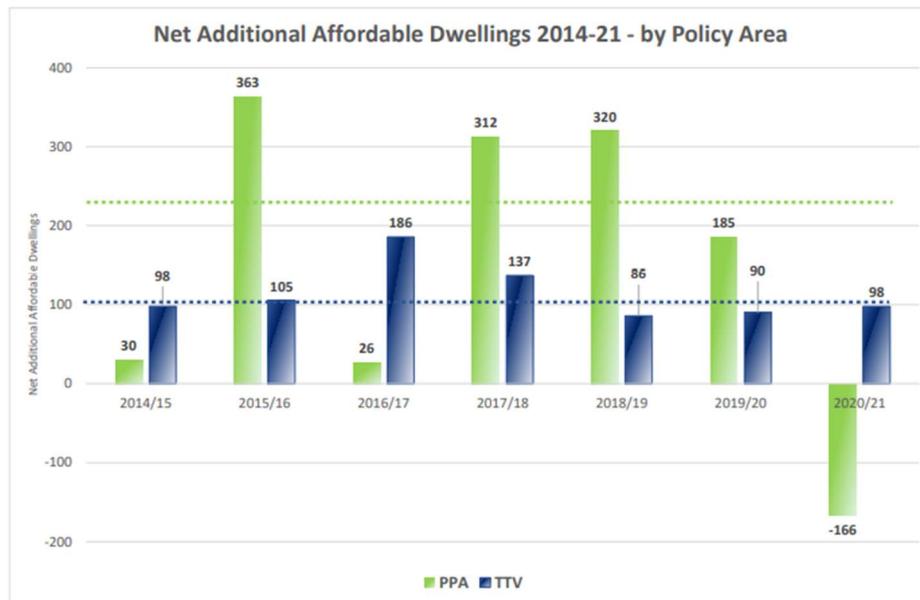
- 2.1 The Joint Local Plan (JLP) sets a target for affordable housing delivery of 6,600 new homes from 2014 – 2034 across all 3 authorities (South Hams, West Devon & Plymouth). The Thriving Towns and Villages (TTV) area of the plan provides for 2050 new affordable homes over this period.
- 2.2 The Corporate Strategy sets a rolling target of 100 affordable homes per annum across South Hams and West Devon from 2021 – 2024. The Housing Strategy is aligned to this target and early indication is that the target is being met and exceeded significantly.

3. Historic Housing Delivery since 2019

- 3.1 The table below sets out the number of affordable houses of all tenure types delivered since 2018. Notable delivery throughout the time period has been achieved in Tavistock, at Embden Grange (Butcher Park) 38 units, 29 at The Tors (Callington Road), 17 at Broadleigh Park (New Launceston Road) and 28 units at Bellacouch Meadows in Chagford.

Year	S106 units
2018/2019	27
2019/2020	49
2020/2021	49
2021/2022	36
Total	161

- 3.2 The table demonstrates that in the last 4 financial years, 161 properties have been built as a requirement of the S106 agreement for each site.
- 3.3 The latest monitoring position within the JLP shows that 800 affordable homes have been built within the TTV since 2014 – see below, with blue bars representing the TTV area. This gives a surplus position of 82 dwellings above the number we would expect at this stage of the plan.



- 3.4 The table below shows the number of affordable homes delivered in the geographical areas of the JLP:

Net affordable housing delivery across JLP plan area 2014-2021

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	Total
TTVPA	98	105	186	137	86	90	98	800
PPA	30	363	26	312	320	185	-166	1070
SHLPA	42	75	157	117	98	116	77	682
WDLPA	56	30	29	23	0	26	40	204
SHTTV	42	75	157	114	86	64	58	596
SHPPA	0	0	0	3	12	52	19	86
PCC	30	363	26	309	308	133	-185	984

Code for table above:

TTVPA – Towns and Thriving Villages Policy Area – South Hams & West Devon inclusive

PPA – Plymouth Policy area

SHLPA – South Hams Local Planning Area
WDLPA – West Devon Local Planning Area
SHTTV – South Hams Towns & Thriving Villages
SHPPA – South Hams Plymouth Policy Area (Sherford/Allern Lane)
PCC – Plymouth City Council

West Devon planning area is highlighted in the table in Green. The delivery from 2021 – 2024, including all projected delivery for West Devon and South Hams LPA areas shows that the target will be met and exceeded delivering approximately 604 affordable dwellings over the three year period.

- 3.5 The S106 agreement for Callington Road, Tavistock, a site that will deliver up to 750 homes, only requires 17% of this total (128) to be affordable. Pleasingly, through the use of Homes England money and partnership working between Vistry, LiveWest and the Council, this percentage will be increased.
- 3.6 In the first phase of Callington Road, where reserved matters are approved, an additional 46 homes have been secured through additionality. This increases the % of affordable homes from 17% to 23%. The intention is for subsequent phases to also over deliver and those units will be reported through the monitoring of the Housing Strategy.

4 Projected Housing Delivery 2022-2024

- 4.1 As set out above, Callington Road will see the delivery of 'additionality' units in the delivery figures from March 2022/23 onwards through LiveWest's partnership, working with Vistry. There may be other Registered Providers who have the ability to access this funding and bring forward additional units.
- 4.2 These additional affordable homes will be advertised through Devon Home Choice and allocated using the adopted Allocations Policy.
- 4.3 The table below shows estimated projected affordable home delivery figures for the next 2 years. Allowances must be made within this for project slippage as labour and material shortages continue to be major challenges for the sector and may cause delays:

Year	Affordable Homes (S106)
2022/2023	72
2023/2024	27
Total	99

This may be increased if developers work with Homes England to deliver more affordable homes than the S106 required, as is demonstrated at Callington Road.

- 4.4 A Plan for West Devon includes targets to deliver a cumulative total across the TTV area of 300 Affordable homes from 2021 – 2024 (100 each year). There have currently been 174 affordable houses delivered across the TTV area over this period and the Council is therefore on track to meet the target of 300.
- 4.5 From 2018 to 2024 it is estimated that 1525 new units of new build affordable accommodation will have been delivered in the TTV area of South Hams and West Devon. This significantly exceeds the JLP target to deliver 2050 units by 2034, given there are 11 years remaining.
- 4.6 Whilst new housing is just one of the challenges, these numbers support the Council’s ambitions in tackling the crisis with a better than expected delivery programme.
- 4.7 The Housing Strategy and the JLP state that the Council should be achieving 30% on-site delivery. It is likely this target will be exceeded through our Registered Provider’s strategic funding allocation and additionality units.
- 4.8 Further Affordable Housing units have been approved through the planning process, but a timescale cannot be provided for delivery of these properties beyond 2024. These planning consents can be seen in Appendix 1.

5 Enhanced Tenants Incentive Scheme (TIS)

- 5.1 This scheme has been in operation for a number of years where grants of up to £2500 were made where a tenant of a housing association downsized their affordable property eg – 3-bed to a 1-bed = £2500)

- 5.2 Since 2019 the scheme has assisted 8 households to downsize to more appropriately sized accommodation ensuring better use of the current stock.
- 5.3 As a response to the Housing Crisis, this grant doubled and is now one of the most generous schemes nationally. The size of the incentive is designed to create more vacancies in our affordable rented housing stock.
- 5.4 Since the enhanced scheme was introduced 1 applicant has downsized and received the enhanced grant payment. However, early indications are that the change in policy to double the grant is having an impact as a further 15 new downsizing applicants have registered on Devon Home Choice since the payment was enhanced.
- 5.5 Applicants for downsizing are being contacted and offered intensive help to downsize their accommodation. Barriers to downsizing are being explored with the help of our RP partners.
- 5.6 This scheme is promoted by our RP partners through tenant's newsletters, social media channels and through the council's communications plan.

6 Disabled Adapted Panel (DAP)

- 6.1 The DAP was formed to respond to 'matching the right people to the right property', which means making best use of adaptations already in place within existing stock. This was also to ensure that there was support to assist with a move, or to adapt a home that an applicant on Devon Home Choice (DHC) currently resides in.
- 6.2 The panel, made up of Occupational Therapists, Social Workers, Environmental Health Officers and Housing Professionals, seek to find the best solutions to an applicant's current home. If that is not achievable then the final option would be a move to an alternative home which better meets their needs.
- 6.3 From April to September 2021 there was an average of 20 applicants on the DAP list for West Devon. This area of work was identified to require further staffing resource.

6.4 Resource was provided through the appointment of the housing policy and projects officer role in October 2021. Since that time there has been 9 West Devon applicants with successful outcomes. DAP has proved to be a very positive and collaborative solution to the tackling this area of housing pressure and continues to be well supported. Case Studies are available by request.

Quarter	No. of WD DAP applicants on register	No. of WD DAP applicants housed or able to remain in current home
Apr to June 2022	33	2
Jan to Mar 2022	30	6
Oct to Dec 2021	24	1
July to Sept 2021	20	1
Apr to June 2021	20	1
Jan to Mar 2021	14	0

6.5 The table above shows an increase in column 2 each quarter. This is due to the early identification of applicants that require a move or adaptations to their current home. Adaptations can take time to arrange and moves can be slower in coming forward. Sourcing bespoke properties, such as ground floor accommodation or bungalows can take time.

6.6 The figure rising in column two may appear negative, however this should be viewed as a positive as applicants are being identified early. Early inclusion of these applicants through the DAP could ultimately avoid crisis and avoidance of social care intervention.

7 Financial contributions made in lieu of onsite delivery

7.1 The Council has a process for dealing with Section 106 off site contributions for affordable housing. Financial payments made in lieu of affordable housing can only be for this purpose.

7.2 The Council currently holds £692,699.19, most of which is already allocated to projects for Affordable Housing including the Spring Hill project.

7.3 There are currently no immediate pressures to spend this money, all collected funds have spend dates of over 3 years before a developer can claim this back. The team continue to seek options to spend the money collected within the timescales.

8. Outcomes/outputs

This report sets out the significant interventions and activity West Devon Council continues to make to ensure the best housing outcomes for its residents.

The Council is meeting the following targets from the Plan for West Devon:

IH1.1 Deliver local homes that meet the needs of local people.

IH1.3 Develop our understanding of housing need and implement plans for responding

9. Options available and consideration of risk

There are no risk implications, this report is an update only to the Housing Crisis declaration.

10. Proposed Way Forward

That the Hub Committee notes the update on housing delivery activities and continues to receive relevant updates.

11. Implications

Implications	Relevant to proposals Y/N	Details and proposed measures to address
Legal/Governance	N	There are no Legal implications in this report. Report only to be noted by the Hub Committee.
Financial implications to include	N	There are no financial implications within this report. The Hub committee is asked to note its content.

reference to value for money		
Risk	N	There are no risks to this report, the Hub Committee is asked to note the content.
Supporting A Plan for West Devon	Y	Homes thematic area of the Corporate Strategy and update of the Housing Crisis
Consultation and Engagement Undertaken or Proposed	N	No consultation required. Communications plan in place where required for the Tenants Incentive Scheme
Climate Change - Carbon / Biodiversity Impact	N	Not applicable in noting the report.
Comprehensive Impact Assessment Implications		
Equality and Diversity	N	None. Already assessed in the adopted strategies
Safeguarding	N	No Safeguarding implications
Community Safety, Crime and Disorder	N	There are not any potential positive or negative impact on crime and disorder reduction.
Health, Safety and Wellbeing	N	Not applicable
Other implications	N	

Supporting Information

Appendices:

Development Information – Appendix 1

Background Papers:

Housing Crisis Motion

A Plan For West Devon

Housing Strategy – Better Homes, Better Lives

Approval and clearance of report