

Task & Finish Group – final recommendations

Brief

Research how other local authorities have successfully increased the delivery of affordable housing (directly and indirectly) within their boundaries and identify best practice and look at the successful establishment of community land trusts in rural areas and how these have been achieved. This policy research piece should stay focused on identifying practical and implementable solutions in the South Hams context, working within the framework of the housing thematic delivery plan (Better Lives for All) and wider housing strategy.

Recommendations

- That the Task & Finish Group recommend to the Executive, that *officers* explore the formation of a Strategic Partnership with a Housing Association (or Housing Associations) and other partners to deliver affordable rented housing through schemes recognised nationally as best practice with such partnership(s) to include the location of suitable sites within the district.
- Officers explore the setting up of a Community Land Trust modelled on the Cornwall Community Land Trust; including the possibility of working with other Devon local authorities in its formation.

and

- That the Task and Finish group recognises that the Council continues to consider the best practice and lessons learned from successful community schemes. Ensuring any direct or registered provider development on exception sites truly involves the community in design, type and tenure wherever possible, and that the Council continues to support and invest in community land trusts.

Best practice examples

Members of the Task & Finish group researched national best practice where a range of projects were found. Members then refined this into a list where they selected a scheme from a similar area to us, with a view to learning from the project and identifying how challenges in delivery were overcome.

| <u>Member</u> | <u>Scheme</u> | <u>Land purchase or</u> | <u>Landlord</u> | <u>Year built</u> | <u>Funding levers</u> | <u>Best practice</u> | <u>Officer comments</u> |
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| | | <u>council owned</u> | | | | | |
| Clr O'Callaghan | Ruan Minor 6 properties to rent | | South Devon Rural | 2021 Cathedral Builders/ Trewin designs | HE, Cornwall Council, SDR (Cornwall have a CLT revolving loan scheme) | Strong community consultation Excellent energy efficiency Wildlife enhancements Rents capped at LHA Local Connection criteria | <p>Cornwall CLT had a loan facility with Cornwall Council of £4mill total, limited to £1.5mil per project. Money can be recycled once funding is achieved.</p> <p>Officers will be setting up a member session with South Devon Rural (SDRHA) to discuss the aspirations of the housing association. This follows the appointment of their new chief exec, managing director and Community Land Trust advisor.</p> <p>The council has achieved good outcomes with SDRHA in the past. Recent examples are Supported Housing and general needs housing at Brimhay Gardens Dartington and Morleigh Heights.</p> |
| Clr Birch | Wilkins Way, Ilmington Warwickshire 10 AH 4 Open market | Warwicks hire County Council | Warwickshire Rural Housing Association | 2008-2011 Linwood Homes | County District HCA (now HE) Open market sales HA borrowing | Strong community consultation (including selection of materials) Partnership approach Innovative use of funding and profit sharing Strong design code | <p>This type of delivery is typical which follows the policy approach as set out in the Joint Local Plan (JLP) and the Affordable Housing Supplementary Planning Document (SPD).</p> <p>The council (SHDC) requires 30% affordable housing, there is always encouragement to developers and housing associations to consult with the community. This is a developer led scheme but delivers a small amount of affordable housing.</p> <p>Whilst this is not an exemplar delivery mechanism of affordable housing, there are other examples of best practice with community consultation, design and energy efficiency which warrants its inclusion in this set of best practice.</p> |

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| | | | | | | Excellent energy efficiency | |
| Cllr Reeve | Tuckers Close Mark, Somerset 12 AH mixed size development for affordable rent | | SWHS | 2017-2018 | HE District | Mixed development provides opportunities for people to remain in village as circumstances change | Affordable Housing providers are keen to bring forward 100% affordable schemes, the issue is finding land. SHDC has delivered a number of these schemes. Changes in funding and in the JLP means that 100% affordable is challenging as an amount of open market is needed in most circumstances to cross subsidise. |
| Cllr Smerdon | Christow CLT 13 mixed size AH for rent. 4 OM (with local restriction) | Gifted by Teignbridge DC | Teign Housing | Mitchell Architects | HE District | Passivhaus design Energy efficiencies Design code Won Excellence in planning delivery 2017 | The Village Housing Initiative (VHI) was the delivery vehicle at both Reeves Way in Churchstow and Garden Close in Rattery. The scheme at Christow are Passivhaus but the cost of this is challenging, however, if possible, should be the ambition. Housing standards are generally as energy efficient as possible through housing associations. |
| Cllr Mckay | Dadson Court Smeden Kent 12 AH Rent & SO | | English Rural Housing Association | | HCA (now HE) RP Borough Council Parish Council 3 rd sector | High energy efficiency to minimise running costs for tenants Delivered without open market cross subsidy Social Return on investment model | The same comments apply to the Affordable scheme in Mark. The social return on investment apart from local connection to the area is unclear. SHDC already does this in all schemes in our rural areas and the Local Allocations Policy prioritises those in housing need who are local to a parish further supporting affordable housing for the district. |

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| | | | | | | Mixed size development Used rural exception site process Local Connection criteria | |
| Cllr Sweett | Trecaerus Farm, Padstow Cornwall 55 homes (tenure not given) | Land purchased by Cornwall council | Cornwall Council | 2022 (not yet occupied) Poltair homes | Grants unknown Open market subsidy | | |

Best Practice communalities

- Partnership approach with Communities, Council and RP is key
- Strong local connection criteria produce strong community buy in
- Mixed size development is important with the Community being involved in the type and tenure of property
- High energy efficiency and low running costs for tenants
- Rents in line with the local area (affordable, social or LHA)