

Council Plan Progress Update

Housing

June 2024



Lead Member Introduction



Providing genuinely affordable housing is a key priority for the council, as well as combatting homelessness and making sure residents' homes are fit for purpose and free from damp and mould and we believe we have made a positive start.

This update is the first against the Housing theme for the 2024 – 2028 Council Plan with good progress being made across the actions we are taking.

Key highlights during this period include:-

- Acquisition of Westville Flats Kingsbridge for refurbishment and future use as temporary accommodation
- Commencement of conversion and improvement works on the flats ready for occupation in Autumn 2024
- Launch of the South Hams Housing Offer, with strong early interest
- Purchase of 11 properties through the Local Authority Housing Fund for use as temporary accommodation and resettlement

Cllr Denise O'Callaghan

Executive Lead for Housing

	Activities on track and within budget
	Activities slightly off track but with a plan in place to bring back on track
	Activities off track with no clear or agreed remediation plan
	Activities not yet due to start



Primary Aim 1 – Take Action to ensure a good mix of the right houses, in the right places to meet the needs of residents, with a focus on affordable social housing

Overall Status

Action Ref H1.1 Support communities and encourage Town and Parish Councils and landowners to bring forward affordable housing schemes through CLTs and partnerships with other providers

Deliverable	Highlights	Key Risks / Issues	Next 6 months	Status Rating
Create and Launch a South Hams Housing Offer	Scheme launched in January 2024, with online comms engagement and dedicated officer resource. There has been strong interest and a number of sites have been reviewed from a planning, technical and commercial perspective. This consistent approach has built a pipeline of schemes, and filtered out sites which don't align well to affordable housing delivery.	Continued engagement with RP (Registered Providers e.g. Housing Association) partners essential to facilitate delivery. Partner capacity to deliver.	Continued progress with identifying sites and assessing initial viability.	On track
Work with a delivery partner (Hastoe Homes), the Town Council and community to bring forward affordable housing in Kingsbridge	Hastoe currently about to engage in Pre-app planning process, utilising Council's dedicated affordable housing planner. Engagement with KTC has been good and the partnership is strong.	Hastoe are working up the plans for the brownfield site first as there are viability challenges with the infrastructure required for the greenfield site. Pace of delivery.	Hastoe respond to pre-app advice and shape scheme. Shape the terms of the land deal that will underpin Hastoe's delivery for a future	On track

Action Ref H1.2 Review existing capital programme to ensure construction or purchase of council-owned or Housing Association homes is a key part of capital spending

Deliverable	Highlights	Key Risks / Issues	Next 6 months	Status Rating
Review of Councils Capital Programme	The Council reviewed its capital programme, agreed new priorities through the Council's Plan (and delivery plans) and is now delivering. Working in partnership with RP's is the preferred option, through the South Hams Housing Offer rather than Council owned homes.	See individual schemes		On track



Primary Aim 1 – Take Action to ensure a good mix of the right houses, in the right places to meet the needs of residents, with a focus on affordable social housing (continued)

Action Ref H1.3 Mandate affordable and social housing as a high proportion of all new development (JLP review process) and for all new homes to be primary residence only

Deliverable	Highlights	Key Risks / Issues	Next 6 months	Status Rating
Work with partners to implement rural housing schemes. which demonstrates the ability to bring forward affordable housing.	<p>Through the South Hams Housing Offer , RP partners are engaged at the appropriate time to understand the development interest in the site.</p> <p>The Council is also the pilot area for "A Different Approach" affordable housing model at Collaton Cross – A 125 mixed tenure site near Noss Mayo.</p> <p>This site has commenced construction and currently is on track to deliver the vision approved at planning.</p>	<p>Development risks</p> <p>Pilot study that could shape future strategic planning policy.</p>	Continue to review and work closely with A Different Approach Team.	On track
Support developing emerging neighbourhood plans and update of existing plans when due	<p>Dedicated Council Officer resource to support neighbourhood plan groups.</p> <p>In house NP officer support is working well and communities are getting good support from the Council.</p>	<p>On going work.</p> <p>A future local plan change may see an uptick in NP work.</p>	Continue to provide officer support	On track
Review of Joint Local Plan policies to maximise delivery of affordable homes	JLP review hasn't commenced yet, but early work to understand how future housing policies could achieve better outcomes is underway.	Strategic planning policy set by Government and likely to change	Review government policy when released.	Off track



Primary Aim 1 – Take Action to ensure a good mix of the right houses, in the right places to meet the needs of residents, with a focus on affordable social housing (continued)

Action Ref H1.4 – Maximise the impact of second homes Council Tax premium to deliver housing solutions for the district

Deliverable	Highlights	Key Risks / Issues	Next 6 months	Status Rating
Countywide discussions on utilising the additional Council Tax contributions	Conversations progressing. Paused during election	Opportunity requires collective agreement from 8 Districts, DCC and Torbay.		
Lobby for legislative and regulatory changes to address the challenges that the district faces around second homes and short-term let holiday accommodation	Short term and Holiday let Accommodation (Licensing) bill, which would utilise a new planning class C5, due for implementation Summer 24 has been delayed due to July General Election Licensing Scheme for short term lets also delayed due to General Election	General Election 2024		Not yet started
Continue to lobby Government for policy and legislation so that all domestic properties are prevented from changing to business rates to ensure paying their fair share of council services	Not yet started			Not yet started
Bring forward a policy report to Council to implement 100% premium charging	Resolution made by Council February 2024		Review data , communicate with second home owners, review evidence requirements for newly notified second homes	On track



Primary Aim 2 – Tackle damp and disrepair in rented properties

Overall Status

Action Ref H2.1 – Deliver on our Housing Standards commitment – working with residents and social and private landlords to promote better quality housing in South Hams

Deliverable	Highlights	Key Risks / Issues	Next 6 months	Status Rating
Deliver a campaign to educate private and social landlords to be aware of their responsibilities by promoting good housing standards	Not yet started. An awareness campaign will start following the general election	Not reaching all landlords and the key messages not landing	Make use of social media and other communication channels to ensure landlords are aware of their responsibilities	Not yet started
Ensure all registered providers understand requirements at an operational level	Regular contact between operation Council and RP staff	Lack of communication between Council and RP's. RP standards decline.	Review contact and devise a way of strengthening understanding of standards required.	On track
Evaluate the introduction of the Social Housing Bill through to legislation and seek to carry out any opportunity that the legislation presents to improve the housing stock	Royal Assent received in July 2023. Too soon to evaluate opportunities	We do not take new opportunities to improve housing stock	Evaluate opportunities and report back to Members	Not yet started
Provide an annual update to Members on numbers of Housing standards issues the Council have addressed	No data available yet –Will report to Members in Autumn	Lack of reporting means that good work goes un-noticed	Report to Members in Autumn	On track



Primary Aim 3 – Make sure that all new housing development are carbon neutral as far as possible

Overall Status

Action Ref H3.1 – Work with agents and applicants to support compliance with the climate emergency planning statement

Deliverable	Highlights	Key Risks / Issues	Next 6 months	Status Rating
Lower carbon development secured on a site by site basis	Our Climate Emergency Planning Statement is making a difference to the designs and standards of applications received. This is noticeable for replacement dwellings.	Policy requires ongoing engagement with developers and agents.	Ultimately, this will form part of a new local plan.	On track

Action Ref H3.2 – Explore options for all new developments to be connected to the nearest town or village by cycle routes or other means of carbon efficient transport

Deliverable	Highlights	Key Risks / Issues	Next 6 months	Status Rating
Maximising opportunities through the JLP	The LCWIP will be out for consultation in July. This will form part of the evidence base for a new local plan, ensuring that cycling infrastructure is able to be considered as part of the development priorities.		Complete LCWIP consultation and bring before Executive for adoption.	On track
Lobbying for changes on building regulations	There may be an opportunity post election, subject to the outcome of the election.	Delays in regulations	Outcome from election	



Primary Aim 4 – Support the housing needs of our most vulnerable

Overall Status

Action Ref H4.1 – Delivery of specialist accommodation and adaptations for older and/or disabled residents to remain in their communities

Deliverable	Highlights	Key Risks / Issues	Next 6 months	Status Rating
Review Housing strategy and JLP to ensure they support specialist accommodation and the needs of disabled residents	Housing Strategy Action Plan reviewed in Jan 24 including actions regarding delivery of specialist accommodation in locations where it is required			
Effectively deliver schemes to support independent living (Disabled Facilities Grants) by increasing awareness of funding availability - maximising spend of available budgets	Allocation of budget finalised June 2024	Failure to take the opportunity to maximise the delivery of DFG's in the area	Delivery of DFG's will continue	On track
Carry out a review of Disabled Facility Grants policy (including relaunching it as an Independent Living Support Package) to support more residents to remain in their own homes.	To be reviewed Autumn 2024	Failure to take the opportunity to maximise the delivery of DFG's in the area	Review will begin in the Autumn	Not yet started



Primary Aim 4 – Support the housing needs of our most vulnerable (Continued)

Action Ref H4.2 – Support homeless households in need of temporary accommodation while investing in council owned temporary accommodation

Deliverable	Highlights	Key Risks / Issues	Next 6 months	Status Rating
Delivery of a new temporary accommodation unit in Kingsbridge	Acquisition of Westville Flats April 2024. Contractor appointed and refurbishment work commenced	Unforeseen challenges with the refurbishment	Complete works and begin occupation.	On track

Action Ref H4.3 – In partnership with central Government, ensure people fleeing conflict and violence from another country can find a safe haven in the South Hams

Deliverable	Highlights	Key Risks / Issues	Next 6 months	Status Rating
Working with the Ministry of Defence to provide 3 units of resettlement accommodation - fit out and ready for occupation - 3 year term	3 Properties provided and utilised for resettlement	Move on plans for families resettled as the accommodation is only available for 3 years at this stage	Continued support to occupants	Completed
Delivery of Local Authority Housing Fund properties for temporary accommodation initially for refugees (Homes for Ukraine/ Afghan Resettlement Scheme)	8 properties purchased through LAHF 1 and 3 through LAHF 2.	Move on plans for families resettled as accommodation is not permanent	Continued support to occupants	Completed
Consider participation in LAHF Round 3	SHDC not allocated funding through LAHF 3, However submitted an Expression of Interest. Programme currently paused due to July General Election	Scheme may not continue	Watching brief	



Primary Aim 4 – Support the housing needs of our most vulnerable (Continued)

Action Ref H4.4 – Working with Devon County Council to improve the housing opportunities for care experienced young people

Deliverable	Highlights	Key Risks / Issues	Next 6 months	Status Rating
Look to increase the supply of supported accommodation to meet the needs of care leavers	Working with DCC and providers to identify accommodation options suitable for high/medium need care leavers and rent models which enable residents to work or be in training whilst residing in supported housing	SHDC engagement and leadership of the issue is very strong at all levels. It is not an issue that will be solved quickly and there is a cost associated with it.	Ongoing work with DCC.	
Monitor take up of Care Leaver Council Tax Discount scheme and deliver a	Working with Care Leaver Personal Advisors to ensure care leavers are aware of the scheme and are able to access		Ongoing monitoring	

Action Ref H4.5 – Review our Housing and Homeless Strategy Delivery Plans for 2024/25

Deliverable	Highlights	Key Risks / Issues	Next 6 months	Status Rating
Delivery Plans for the Housing and Homelessness strategy	Delivery Plan refreshed January 24.	The delivery plan includes a number of actions that will not be delivered in year as they span multiple years	Monitor progress on delivery plan through Member Housing Advisory Group in Autumn	



Primary Aim 4 – Support the housing needs of our most vulnerable (Continued)

Action Ref H4.6 – Improve the efficiency of the existing housing stock within the district, removing people from fuel poverty and having a positive impact on climate change

Deliverable	Highlights	Key Risks / Issues	Next 6 months	Status Rating
Conduct targeted activity to ensure maximum uptake of Home Upgrade Grants facilitated by the Council. Plan to retrofit 55 properties this financial	Delivery phase; Figures reported to Members in KPI's Contractor appointed to deliver retrofits and delivery of installations has started	Failure of contractors to deliver outcomes	Continue to deliver towards target of 55 properties this financial year	On track

Action Ref H4.7 – Support Gypsy and Traveller communities within the District

Deliverable	Highlights	Key Risks / Issues	Next 6 months	Status Rating
Relaunch the Gypsy, Traveller and Caravan Dweller Forum	Forum relaunched May 2024, hosted by TravellerSpace and funded by SHDC	Effective engagement from the Gypsy & Traveller Community will be key to understand future ambitions	Next forum Sept 2024	On track
Investigate a number of varied options in size and location for Gypsy and Traveller sites based upon need	Working with the forum, ensuring that any potential site is considered in partnership with potential occupiers to ensure it meets their needs.	Consultation with Traveller Forum to understand best, the type of site required.	Consultation with Forum	Off track

