

South Hams Overview and Scrutiny Panel



Title:	Agenda												
Date:	Thursday, 25th February, 2021												
Time:	10.00 am												
Venue:	via Teams												
Full Members:	<p style="text-align: center;">Chairman Cllr Birch</p> <p style="text-align: center;">Vice Chairman Cllr Smerdon</p> <p><i>Members:</i></p> <table style="margin-left: auto; margin-right: auto;"> <tr> <td>Cllr Pennington</td> <td>Cllr Reeve</td> </tr> <tr> <td>Cllr Austen</td> <td>Cllr Rose</td> </tr> <tr> <td>Cllr Chown</td> <td>Cllr Spencer</td> </tr> <tr> <td>Cllr Jackson</td> <td>Cllr Sweett</td> </tr> <tr> <td>Cllr McKay</td> <td>Cllr Thomas</td> </tr> <tr> <td>Cllr O'Callaghan</td> <td></td> </tr> </table>	Cllr Pennington	Cllr Reeve	Cllr Austen	Cllr Rose	Cllr Chown	Cllr Spencer	Cllr Jackson	Cllr Sweett	Cllr McKay	Cllr Thomas	Cllr O'Callaghan	
Cllr Pennington	Cllr Reeve												
Cllr Austen	Cllr Rose												
Cllr Chown	Cllr Spencer												
Cllr Jackson	Cllr Sweett												
Cllr McKay	Cllr Thomas												
Cllr O'Callaghan													
Interests – Declaration and Restriction on Participation:	Members are reminded of their responsibility to declare any disclosable pecuniary interest not entered in the Authority's register or local non pecuniary interest which they have in any item of business on the agenda (subject to the exception for sensitive information) and to leave the meeting prior to discussion and voting on an item in which they have a disclosable pecuniary interest.												
Committee administrator:	Democratic.Services@swdevon.gov.uk												

- 1. Apologies for Absence**
- 2. Minutes** **1 - 6**
to approve as a correct record the minutes of the Panel held on 14 January 2021;
- 3. Urgent Business**
brought forward at the discretion of the Chairman;
- 4. Division of Agenda**
to consider whether the discussion of any item of business is likely to lead to the disclosure of exempt information;
- 5. Declarations of Interest**
Members are invited to declare any personal or disclosable pecuniary interests, including the nature and extent of such interests they may have in any items to be considered at this meeting;
- 6. Public Forum** **7 - 8**
A period of up to 15 minutes is available to deal with issues raised by the public;
- 7. Executive Forward Plan** **9 - 12**
Note: If any Member seeks further clarity, or wishes to raise issues regarding any future Executive agenda item, please contact Democratic Services before **5.00pm on Monday 22 February 2021** to ensure that the lead Executive Member(s) and lead officer(s) are aware of this request in advance of the meeting.
- 8. Connecting Devon and Somerset Representatives to attend** **13 - 20**
- 9. Leisure Contract - Fusion Annual Report 2020** **21 - 26**
Appendix A – Fusion Annual Report 2020 is to follow
- 10. Housing Strategy 2021-2026 'Better Homes, Better Lives' - Consultation Responses** **27 - 106**

11. Task and Finish Group Updates: Feedback from Outside Bodies Proposal	
12. External Representative(s) Attendance at Panel Meetings: Lessons Learned	
13. Annual O&S Work Programme	107 - 108
14. 2021/22 Panel Work Programme - Initial Thoughts	109 - 110

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**MINUTES OF THE MEETING OF THE
OVERVIEW & SCRUTINY PANEL
HELD REMOTELY VIA TEAMS ON
THURSDAY, 14 JANUARY 2021**

Panel Members in attendance:			
* Denotes attendance		∅ Denotes apology for absence	
*	Cllr L Austen	*	Cllr H Reeve
*	Cllr J P Birch (Chairman)	∅	Cllr J Rose
*	Cllr M Chown	*	Cllr P C Smerdon (Vice Chairman)
*	Cllr S Jackson	*	Cllr B Spencer
*	Cllr J McKay	*	Cllr J Sweett
*	Cllr D M O'Callaghan	*	Cllr D Thomas
*	Cllr J T Pennington		

Other Members also in attendance:
Cllrs V Abbott, K J Baldry, H D Bastone, J Brazil, J M Hodgson, N A Hopwood, K Kemp, M Long, G Pannell, J A Pearce, R Rowe and B Taylor

Item No	Minute Ref No below refers	Officers in attendance and participating
All		Chief Executive, Deputy Chief Executive and Democratic Services Manager
5	O&S.29/20	Deputy Monitoring Officer
8	O&S.32/20	Head of Housing, Revenues and Benefits
9	O&S.33/20	Head of Practice – Commissioning and Contracts

O&S.28/20 MINUTES

The minutes of the meeting of the Overview and Scrutiny Panel held on 19 November 2021 were confirmed as a correct record and signed by the Chairman.

O&S.29/20 DECLARATIONS OF INTEREST

Members and officers were invited to declare any interests in the items of business to be considered during the course of the meeting. These were recorded as follows:

Cllrs K Kemp and J Sweett both declared a Disclosable Pecuniary Interest in Item 8: 'Livewest' (Minute O&S.32/20 below refers) by virtue of being tenants with Livewest. As tenants of the organisation, it was recognised that both Members would have particular knowledge on the organisation. As a result, the Deputy Monitoring Officer proceeded to grant them both a Dispensation to enable them to remain in the meeting and take part in the debate on this agenda item.

O&S.30/20 PUBLIC FORUM

In accordance with the Public Forum Procedure Rules, the Chairman informed that no questions had been received for consideration.

O&S.31/20 EXECUTIVE FORWARD PLAN

The Panel was presented with the most recently published Executive Forward Plan.

In accordance with the Overview & Scrutiny Procedure Rules, the Chairman asked for an explanation as to why there had been seemingly little progress on the installation of Electric Vehicle Charging Points in Council Car Parks.

The lead Executive Member proceeded to inform that a supplier had now been selected and the next stage was to agree leases for the appropriate car parking bays. As part of the phased programme, the Member confirmed that phase 1 would result in Charging Points being installed in car parks in Totnes, Kingsbridge, Dartmouth, Ivybridge and Salcombe. Upon the completion of Phase 1, it was then intended that Phase 2 would lead to the installation of further provision in Kingsbridge, Totnes and Modbury.

The lead Member also stated that he did not wish to see any loss in car parking income as a consequence of Electric Vehicle Charging Points being installed. In expanding upon this point, the Member was also opposed to Charging Points being installed in prime locations within Council Car Parks.

Finally, the lead Member confirmed that reports would be included on the Executive Forward Plan at the appropriate time(s).

In addition, a question had also been submitted that sought clarification as to why the Executive Forward Plan did not reflect the recent Council resolution (Minute 28/20 refers) whereby the Climate Change and Biodiversity Strategy and Action Plan was to be reviewed six-monthly by both the Executive and the Panel. In reply, the Leader informed that the next published Executive Forward Plan would include reference to this agenda item being considered in June 2021 (i.e. six months following the approval of the Council resolution).

O&S.32/20 LIVEST

At the invitation of the Panel, Mr Paul Crawford (Chief Executive of Livest) was in attendance to provide a presentation that focused on:

- A brief history of the organisation;
- Development activity within the organisation; and
- The Customer Services ethos of the organisation.

Furthermore, Members had been invited to submit their questions in advance to Mr Crawford and 18 had been received and these were also responded to as part of the presentation.

During the ensuing discussion, reference was also made to:-

- (a) copies of the presentation being delivered by Mr Crawford. A number of Members thanked Mr Crawford for delivering such an informative presentation and it was agreed that it would be circulated to all Members after this Panel meeting;
- (b) supporting residents to access their shopping / medication needs. In light of the presentation referring to the linkages between Livewest and local Community Groups in supporting residents to access their shopping / medication needs, it was agreed that Mr Crawford would provide more information on this point outside of the meeting;
- (c) the Livewest commitment to de-carbonisation. The Panel expressed its support for the obvious commitment being demonstrated by Livewest towards de-carbonisation;
- (d) customer satisfaction. Mr Crawford confirmed that customer satisfaction was captured in a number of ways and informal resident feedback was obtained on a rolling monthly basis;
- (e) staff salaries. When questioned on the increase in staff salaries, Mr Crawford advised that these were reflective of the results of a recent reward and harmonisation exercise and had been benchmarked against comparable organisations;
- (f) the impact of the COVID-19 Pandemic. When questioned, Mr Crawford advised that the Pandemic had proven to be hugely challenging to Livewest. Despite these challenges, Mr Crawford paid tribute to both Livewest staff (who had been exceptional in such difficult circumstances) and their customers (who had been very supportive);
- (g) contacting Livewest. In response to some specific questions, Mr Crawford highlighted the contact details at the end of his presentation and encouraged Members to contact their respective local housing officers.

In conclusion and, on behalf of the Panel, the Chairman proceeded to thank Mr Crawford for both his informative presentation and detailed responses to Member questions.

O&S.33/20 **WASTE CONTRACT PERFORMANCE**

A report was considered that provided the Panel with background information on the performance of FCC Environment (the Council's Waste Contractor) in implementing the round review and the impact on the future service change.

At this point, the Chairman introduced Mr Mark Barnfield (Head of Municipal Collections and Streetscene, FCC Environment) and Mr Brian Ashby (Area Manager, FCC Environment) who provided a presentation on:

- a review of Contract Performance; and
- an analysis and lessons learnt from round changes.

In discussion, the following points were raised:

- (a) It was agreed that a Briefing Note would be provided to Members that set out information around the potential penalty clauses (and sanctions) contained within the Waste Contract;
- (b) Members were of the view that lessons could be learnt by FCC in relation to their corporate communications and messaging. In accepting the point, the FCC representatives committed to raising this point with their Communications colleagues;
- (c) The representatives acknowledged that it may be the perception of some members of staff that local knowledge was not being fully utilised. Furthermore, some Members made the point that a number of crews felt that they were not being listened to by their managers
- (d) The representatives advised that they shared the deep frustrations of Members over the issue of repeat missed collection failures;
- (e) In response to a Member wishing to ask a number of detailed questions, the lead Executive Member agreed to facilitate a meeting with the FCC representatives in the upcoming weeks.

It was then:

RESOLVED

1. That the FCC Environment representatives be thanked for their informative presentation;
2. That, in respect of the new recycling service (being introduced in March 2021), the Panel request that FCC Environment demonstrate that they:
 - Have a robust deliverable plan that will deliver the new service with the absolute minimum disruption to residents;
 - Have sufficient management and supervision on the contract;
 - Ensure sufficient staff training and commitment;
 - Have appropriate contingency in place; and
 - Have appropriate IT systems in place that are fit for purpose; and
3. That FCC Environment representatives provide a progress report back to the Panel in six months' time.

O&S.34/20 **ANNUAL PANEL WORK PROGRAMME**

During consideration of the latest version of the Panel's Annual Work Programme, it was agreed that a meeting would be held between lead officers and the Chairman and Vice-Chairman of the Panel with a view to populating the agenda for the meeting to be held on 1 April 2021.

(Meeting started at 2.00 pm and concluded at 4.30 pm)

Chairman

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PUBLIC FORUM PROCEDURES

(a) General

Members of the public may raise issues and ask questions at meetings of the Overview and Scrutiny Panel in relation to agenda items (and in accordance with the O&S rules in Part 4). This session will last for up to fifteen minutes at the beginning of each meeting.

(b) Notice of Questions

An issue or question may only be raised by a member of the public provided that they have given written notice (which may be by electronic mail) to the Democratic Services Lead Specialist by 5.00pm on the Monday, prior to the relevant meeting.

(c) Scope of Questions

An issue may be rejected by the Monitoring Officer if:

- it relates to a matter within the functions of the Development Management Committee;
- it is not about a matter for which the local authority has a responsibility or which affects the district;
- it is offensive, frivolous or defamatory;
- it is substantially the same as a question which has previously been put in the past six months; or
- it requires the disclosure of confidential or exempt information.

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SOUTH HAMS DISTRICT COUNCIL: EXECUTIVE LEADER'S FORWARD PLAN

This is the Leader of Council's provisional forward plan for the four months starting March 2021. It provides an indicative date for matters to be considered by the Executive. Where possible, the Executive will keep to the dates shown in the plan. However, it may be necessary for some items to be rescheduled and other items added.

The forward plan is published to publicise consultation dates and enable dialogue between the Executive and all councillors, the public, and other stakeholders. It will also assist the Council's Overview and Scrutiny Panel in planning their contribution to policy development and holding the Executive to account.

Local authorities are required to publish updated forward plans on a regular basis. The Plan is published in hard copy and on the Council's website (www.southhams.gov.uk)

The Executive currently consists of five Councillors. Each has responsibility for a particular area of the Council's work.

Leader of the Council – Cllr Judy Pearce

Deputy Leader – Cllr Hilary Bastone

Lead Executive Member for Health and Wellbeing – Cllr Jonathan Hawkins

Lead Executive Member for Environment – Cllr Keith Baldry

Lead Executive Member for Customer Service Delivery – Cllr Nicky Hopwood

Further information on the workings of the Executive, including latest information on agenda items, can be obtained by contacting Democratic Services on 01803 861105 or by e-mail to democratic.services@swdevon.gov.uk

All items listed in this Forward Plan will be discussed in public at the relevant meeting, unless otherwise indicated with *

Portfolio Area	Report Title and Summary	Lead Member / Officer	Documents to be considered in making decision	Date of Decision	Consultees and means of Consultation
Homes	Title: Draft Housing Strategy Purpose: To present the results of the consultation and engagement and the final Housing Strategy 2021 – 2026 for adoption by 1 st April 2021	Cllr Pearce / Issy Blake	Report of the Head of Housing, Revenues, and Benefits	11 March 2021	
Enterprise	Title: Grant of a long Leasehold Interest to Formalise an Anomaly Purpose: The current lease to Bickleigh Parish Council for the Woolwell Centre, agreed in 1996, does not include the full extent of the land occupied. As the existing lease has an unexpired term of 100 years, it is necessary to grant a new lease for the whole occupied demise for the same term.	Cllr Bastone / Guy Pedrick	Report of the Senior Specialist Estates	11 March 2021	
Council	Title: Write Off Report up to Quarter 3 for 2020/21 Purpose: The Council is responsible for the collection of: Housing Rents, Sundry Debts including Housing Benefit Overpayments, Council Tax and National Non-Domestic Rates. The report informs members of the debt written off for these revenue streams.	Cllr Bastone / Lisa Buckle	Report of Strategic Lead of Finance	11 March 2021	
Council	Title: Revenue Budget Monitoring Quarter 3 Purpose: A revenue budget monitoring report to monitor income and expenditure variations against the approved revenue budget for 2020/21, and to provide a forecast of the year end position.	Cllr Bastone / Pauline Henstock	Report of Head of Finance	11 March 2021	
Council	Title: Capital Budget Monitoring Quarter 3 Purpose: To advise Members of the progress on individual schemes within the approved capital programme for 2020/21, including an assessment of their financial position	Cllr Bastone / Pauline Henstock	Report of Head of Finance	11 March 2021	
Enterprise	Title: Batson Creek Capital Programme, Salcombe Purpose: To present a report that provides an update on the Batson Creek, Salcombe project	Cllr Pearce / Chris Brook	Joint Report of the Director Place and	11 March 2021	

		and Lisa Buckle	Enterprise and Section 151 Officer		
Environmental Health	Title: Dog Control Orders (Public Space Protection Orders) Purpose: To consider whether to adopt a PSPO for Dog Control in the South Hams area	Cllr Hawkins / Catherine Bowen	Report of Head of EH and Licencing	11 March 2021	
Homes	Title: Modbury Neighbourhood Plan Purpose: Update on the work of the NP towards site substitution and consider support going forward.	Cllr Bastone / Chris Brook	Report of Director of Place and Enterprise	11 March 2021	
Homes	Title: Allocation of Section 106 Monies: Ivybridge Purpose: To seek approval to the expenditure of Section 106 Monies towards an affordable housing project in Ivybridge.	Cllr Bastone / Cassandra Harrison	Report of Affordable Housing Specialist	11 March 2021	
Homes	Title: Community Housing Projects Update Purpose: To present a report which gives an update on the Community Housing Projects	Cllr Bastone / Chris Brook	Report of Director of Place and Enterprise	22 April 2021	
Enterprise	Title: Motorhome Strategy Purpose: To consider proposals to permit overnight stays in certain SHDC car parks, including pricing, facilities, benefits and enforcement.	Cllr Baldry / Chris Brook / Emma Widdicombe	Report of Director of Place and Enterprise	22 April 2021	
Environment	Title: Electric Charging Points in Council Car Parks Purpose: To set out options for the Council to pursue a delivery strategy for Electric Vehicle charging in Council Car Parks	Cllr Baldry / Chris Brook	Report of Director of Place and Enterprise	22 April 2021	
Homes	Title: Homelessness Strategy – Annual Action Plan Purpose: To consider a report that presents the Annual Action Plan that underpins the Council’s Homelessness Strategy.	Cllr Bastone / Issy Blake	Report of the Head of Housing, Revenues, and Benefits	3 June 2021	
Environment	Title: Grounds Maintenance – Business Plan Purpose: To seek adoption of the business plan following on from the Grounds Maintenance review.	Cllr Baldry / Sarah Moody	Report of Business Manager – Case Management	3 June 2021	
Enterprise	Title: Langage Commercial Unit Opportunity	Cllr Bastone / Chris Brook	Report of Director of Place and Enterprise	3 June 2021	

	Purpose: To review an opportunity to invest in a unit at Langage, so as to promote business growth and commercial uptake at Langage.				
Council	Title: Climate Change and Biodiversity Strategy Update Purpose: To present a report which gives an update on progress against delivery of the Climate Change and Biodiversity Strategy	Cllr Judy Pearce / Drew Powell	Report of Director of Governance and Assurance	3 June 2021	

Report to: **Overview and Scrutiny Panel**
Date: **25th March 2020**
Title: **Broadband briefing note**
Portfolio Area:
Wards Affected: **all**
Urgent Decision: **N** Approval and clearance obtained: **Y**
Date next steps can be taken: **N/A**

Author: **Steve Mullineaux** Role: **Director of Customer Service Delivery**

Contact: **01803 861412** steve.mullineaux@swdevon.gov.uk

The purpose of this report is to provide the Overview and Scrutiny Panel with an overview of broadband provision within the District.

1. Background

- 1.1 Broadband is a factor that impacts all aspects of the District. For small start-up businesses it is a key avenue to market, for school children, a key educational tool, by enabling home working it can reduce commuting and have a positive impact on climate change and of course in the current pandemic for individuals and communities it can help reduce isolation and for some is a lifeline.
- 1.2 Therefore in conclusion, effective Broadband solutions impact on the economic prosperity and the health and wellbeing of our individuals and communities within the District.
- 1.3 In England 97.2% of premises have access to superfast broadband (defined as having a download speed in excess of 24mbps). South Hams currently sits at 88.9% and in the bottom quartile of local authority areas. 1.4% of premises have access to broadband speeds below 2 mbps.
- 1.4 These and more statistics can be viewed at;
<https://labs.thinkbroadband.com/local>

2. Connecting Devon and Somerset

- 2.1. Connecting Devon and Somerset (CDS) is a programme that is centrally funded by Central Governments Building Digital UK (BDUK) department to improve broadband and increase superfast connectivity across the Devon and Somerset County Council areas.
- 2.2. Even with the CDS scheme and existing commercial providers, it is estimated that approximately 3,200 homes / business premises in the District will not have access to Superfast Broadband.
- 2.3. Gigaclear were awarded the contract to deliver Superfast and Ultrafast broadband within the South Hams area (referred to as Lot 5 within the CDS programme). Due to a number of reasons and with the agreement of BDUK that contract was terminated and retendered. The contract was awarded to Airband on December 23rd 2020.
- 2.4. Appendix A is the briefing issued by CDS at that time.

3. The Council's Activity

- 3.1 Officers successfully applied for funding to the Local Government Associations (LGA) Digital Connectivity Programme. The joint bid with West Devon Borough Council has resulted in an award for £19,500 which will be utilised to fund a Broadband Community Support Officer for 12 months.
- 3.2 The role will be responsible for;
 - a. Liaising and supporting communities
 - b. Identifying additional funding streams for individual projects
 - c. Proactively working with CDS to identify areas and communities that could benefit from a scheme
 - d. Ensuring that the community (individuals and businesses) maximise the potential benefit of the new broadband infrastructure.
- 3.3 The role is currently out to recruitment.

4. Gigabit Voucher Scheme

- 4.1 BDUK have an offer known as the Gigabit Voucher Scheme and support additional communities. This scheme enables rural communities (residents and businesses) with broadband speeds of less than 100Mbps can use vouchers to apply for funding for a commercial provider to provide superfast / FTTP solutions that otherwise would not be commercially viable. The vouchers are worth **£1,500** per home and up to **£3,500** for each small to

medium-sized business (SME). Details of the scheme are available here;

[Gigabit Vouchers – Department for Digital, Culture, Media & Sport](#)

- 4.2 How the Gigabit Voucher Scheme works;
 - a. A community agrees on the need for a scheme.
 - b. They then apply to a provider for a quotation to provide a service.
 - c. On receiving the quotation, the community assess whether they will have enough interest to pay for scheme with the vouchers.
 - d. If they do, they can apply for the vouchers from the DCMS. Residents and Businesses apply for the vouchers and once the value of the vouchers applied for reaches the quotation value, DCMS authorise the provider to start the delivery of the scheme.
 - e. Within 12 months of completion of the scheme the residents must apply for a broadband connection.
 - f. At this point the supplier is paid by DCMS.

5. Universal Service Obligation (USO)

- 5.1 Households and businesses now have a legal right to request a decent, affordable broadband connection. BT is the Universal Service Provider for the UK. This is defined in law as a service with a download speed of at least 10Mbps and an upload speed of at least 1Mbps. This enables a good quality experience when accessing all common internet applications including multiple TV streams, access to digital public services and online shopping. Ofcom has determined a USO-compliant service must cost customers no more than £46.10 per calendar month.
- 5.2 BT is currently in the process of writing directly to all eligible premises to inform them of their right to request the USO. Customers are eligible if no commercial service is available (from BT or any other provider) that meets the USO specification.
- 5.3 Ofcom estimates that only around 0.5% of all premises in the UK (c.167,000) cannot access decent broadband, given the widespread availability of super-fast broadband and wireless solutions. It is these remaining premises that are eligible for the USO.
- 5.4 BT is required to provide the most efficient solution to customers that request a broadband upgrade. Typically, this will be via 'full fibre' provided by Openreach (part of BT Group) – a gigabit-capable connection running all the way to a customer's home. This will deliver speeds that are significantly greater than the 'decent' broadband that has been defined under the USO.
- 5.5 For USO-eligible premises, BT is required to upgrade their connectivity, on request, at no cost to the customer if the necessary works cost £3,400 or less.

6. Implications

Implications	Relevant to proposals Y/N	Details and proposed measures to address
Legal/Governance	N	N/A
Financial implications to include reference to value for money	Y	Officers successfully applied for funding to the Local Government Associations (LGA) Digital Connectivity Programme. The joint bid with West Devon Borough Council has resulted in an award for £19,500 which will be utilised to fund a Broadband Community Support Officer for 12 months. The additional £9,500 per council will be funded from existing salary underspends.
Risk	N	
Supporting Corporate Strategy	Y	Economy Health and Wellbeing
Climate Change - Carbon / Biodiversity Impact	Y	A positive difference to carbon reduction by enabling homeworking for more residents
Comprehensive Impact Assessment Implications		
Equality and Diversity		Non as a direct impact of this report
Safeguarding		None as a direct impact of this report
Community Safety, Crime and Disorder		None as a direct impact of the report
Health, Safety and Wellbeing		None as a direct impact of the report
Other implications		None

Supporting Information

Appendices: Appendix A – CDS briefing 23/12/20.

Background Papers: Not Applicable

Approval and clearance of report

Process checklist	Completed
Portfolio Holder briefed/sign off	Yes
SLT Rep briefed/sign off	Yes
Relevant Heads of Practice sign off (draft)	Yes
Data protection issues considered	Yes
Accessibility checked	Yes

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Programme Update

South Hams

Connecting Devon and Somerset, with support from DCMS, have today signed new contracts with three separate suppliers, **Airband, Truespeed and Wessex Internet**, that will deliver **full fibre** connectivity to **56,396 homes and businesses** across six procurement lots within Devon and Somerset including **South Hams** (see summary overleaf).

All local authorities covered by these contracts will benefit from an increase in full fibre coverage. For comparison, the previous Gigaclear contract was for 47,000 premises so these contracts represent a 20% increase in coverage overall.

Delivery will be in phases **between 2021 and 2024** and now the contracts have been placed, the CDS team will be able to share further detail in the New Year relating to the phasing and sequencing of the work.

The contract covering South Hams has been awarded to Airband.

The contractual commitment from all three suppliers is for **full fibre** which is Gigabit capable. This means that even if residents only require a Superfast (30Mbps) connection now, from day one it is capable of Ultrafast (100Mbps) or Gigabit (1,000Mbps) speeds when they require it.

The contracts are also for **open access** which means other internet service providers (ISPs) can provide their content over the new networks.

These contracts represent **public funding of £36.8 million** including **£12.3 million** from local authorities and the Heart of the South West LEP.

When commercial investment from all three suppliers is added, the total investment in the new contracts is **£77.9 million**.

Delivery will be in phases **between 2021 and 2024** and now the contracts have been placed, the CDS team will be able to share further detail in the New Year relating to the phasing and sequencing of the work.

The roll-out will be in the vanguard of the Government's ambitions to build a Gigabit capable network across the UK.

The three companies all have experience of working in the region and, between them, have already delivered connections to nearly 41,000 premises in the CDS region.

All three companies have regional offices in the CDS area and well established in-house and sub-contractor design and build capacity, backed by good supply chains.

Summary of current and planned broadband coverage

- Total premises: 50,165 (*i.e. the number of homes or businesses in the area*)
- CDS superfast achieved: 24,693
- **CDS gigabit-capable planned: 8,523***
- Commercial superfast achieved: 14,204
- Commercial planned: 784
- Current total delivered: 38,897 (77.54%)
- **Total delivered and planned 48,204 (96.09% up 18.55%)**
- Remaining: 1,961

*CDS gigabit-capable planned includes:

- 8,406 homes/businesses will receive full fibre from **Airband** under the new contract.
- 107 will receive full fibre from **Openreach** under the CDS Fibre Extension Programme.
- 10 will receive full fibre under Airband's existing contract completing in 2021.

Rural Gigabit Vouchers

In parallel with these initiatives, CDS works closely with Building Digital UK (BDUK) to expand take-up of the Government's Rural Gigabit Voucher programme. CDS offers support to communities who wish to contract with telecoms providers to design and shape bespoke broadband solutions for their areas. CDS will provide additional financial support where appropriate through its Community Challenge Programme to help bridge any local funding gaps.

In South Hams, to date:

- **405 vouchers with a value of £728,305 have been issued.**
- **97 premises have been connected.**

NB May include a mix of new connections and upgrades.

CDS has delivered connectivity to more homes and businesses than any other broadband programme in England. *Source: DCMS*

Nearly one million homes and businesses in Devon and Somerset now have access to superfast broadband. Of these, over 300,000 homes and businesses have access to superfast broadband as a direct result of investment by CDS.

The Connecting Devon and Somerset programme is expected to deliver an £800 million boost to the regional economy. *Source: UK Broadband Impact Study, SQW*

CDS is one of the most cost-effective programmes in England with costs per premise in the lowest quartile nationally. *Source: BDUK.*

Take-up of CDS funded broadband services is nearly 70% compared with a national average of 61.4%, an increase of circa 5% over the last quarter. *Source: BDUK*

For more information go to <https://www.connectingdevonandsomerset.co.uk/>

*Connecting Devon and Somerset
Somerset West and Taunton,
Summary of current and planned broadband coverage
December 23, 2020*

Report to: **South Hams Overview and Scrutiny Committee**

Date: **25th February 2021**

Title: **Leisure Contract - Fusion Annual Report 2020**

Portfolio Area: **Customer First / Health & Wellbeing**

Wards Affected: **All**

Relevant Scrutiny Committee: Overview and Scrutiny

Urgent Decision: **N** Approval and clearance obtained: **Y**

Date next steps can be taken: Immediately

Author: **Jon Parkinson** Role: **Specialist (Leisure) Assets**

Contact: **jon.parkinson@swdevon.gov.uk**

Recommendations:

1 That the Overview and Scrutiny Committee note the contents of Fusion's Annual Report for 2020 and proposals for 2021.

1 Executive summary

1.1 This is an introduction to the Annual Report from Fusion Lifestyle in the management of all six leisure centres across South Hams and West Devon. Due to the Covid-19 pandemic, this report and presentation from Fusion has been adapted to take into account the circumstances and effects on its performance during the last year, 2020.

2 Background

2.1 2020 was essentially Year 4 of the Fusion Lifestyle contract, who were awarded a 25 year contract on 1st December 2016 as the joint leisure management operator for both West Devon and South Hams Council's.

2.2 All centres as part of the new contract have been improved as part of a major investment programme. At Totnes Leisure Centre, further investment is still due to take place through new lease arrangements with Tadpool.

- 2.3 The provision of leisure centres is a discretionary service. However the activities align with our strategic corporate priorities for efficient and effective Council services, strong and empowered Communities and supporting Wellbeing and Healthy Lifestyles.
- 2.4 There is no financial cost to this Council in the provision of the leisure contract. Previous management fees (in the form of subsidy, prior to the contract award in December 2016) are no longer required and an actual income payment will be made annually from Fusion to the Council during the remaining term of the contract.
- 2.5 However during this pandemic, Fusion Lifestyle, has received funding from both Councils to enable the leisure centres to re-open and the service to be maintained. For South Hams the overall funding provided is £435,000 for 2020/21. This was approved at Council on 30th April 2020, 30th July 2020 and on 24th September 2020 (Minute Ref 18/20).
- 2.6 Both Councils have submitted their applications for the National Leisure Recovery Fund and await its outcome. A total of £100million is available to the leisure sector and covers the period of December 2020 to March 2021. South Hams District Council has had an indicative allocation of £160,000, which has been applied for. The outcome of the application will be known by the middle of March.

3 Outcomes/outputs

- 3.1 Strategic high level outcomes for the leisure contract cover key areas; delivering a joint sustainable service, reductions in revenue costs, provision of capital investment and to allow opportunities for future efficiencies, flexibility and service improvements.
- 3.2 The leisure contract sets out specific performance indicators which Fusion will deliver through its plans and targets, these include being a more active district, promoting community development, improving health and wellbeing of local residents, improving quality of services and delivering environmental improvements.
- 3.3 For 2020 and this year during Covid-19 the key outcome has been to re-open the Council's leisure centres and maintain the delivery of a health and wellbeing service for local residents.

4 Options available and consideration of risk

- 4.1 At the start of last year, the Council's Overview and Scrutiny Task and Finish Group had completed its review of the leisure service by Fusion and reported its findings to the January Committee. These were to be reviewed 6 months after during 2020, however the current pandemic has not enabled this to take place and service delivery has been greatly affected.

- 4.2 Fusion and leisure centre attendances had made a good start to the year, with increased usage and memberships. However the Covid-19 pandemic changed everything and created a significant economic and financial impact across the whole leisure sector. It will have a long term impact on the industry due to operational restrictions and the reduction of demand in customer confidence returning to use leisure centres.
- 4.3 By the end of this March, 2021, leisure centres across the country will have been forced to close for a period of 8 months out of the past 12. Indeed some of our centres will have been closed for longer.
- 4.4 Fusion, along with all leisure operators, have been advised and guided by Central Government and national leisure bodies, such as UKActive, Swim England in its re-opening and providing Covid-19 secure facilities.
- 4.5 The re-opening of leisure centres across South Hams and West Devon has reflected a core offer and a change in normal management arrangements to include:
- Opening hours reduced to 8am-8pm during the week and 8am-4pm at weekends.
 - Re-configuration of public and operational areas to allow social distancing measures and the safety of staff and customers.
 - Initial activities on offer included just gym, swimming and group exercise. Also added later was swim school and some dry side sports, such as badminton and squash. All sessions had to be pre-booked and paid in advance with capacity being determined by size and mix of the centre.
 - Pricing has been set nationally across all Fusion sites with negotiations to set charges at £6 for a swim and £6 for a gym / class visit. Reductions are in place for concessions and juniors. Other casual pricing has remained at pre-lockdown rates and will be reviewed later this year.
 - Membership rates have remained the same and some new offers were included last year, such as a Gym & Swim and Daytime memberships.
 - Very high levels of cleaning have been implemented with a focus on key customer use areas and equipment in activity areas. Screens, hand sanitiser stations are in place and all staff are available to undertake cleaning schedules.
- 4.6 Building checks, essential maintenance and security visits have been regularly undertaken whilst the Centres have been closed with energy usage reduced to minimum requirements.
- 4.7 The Sports and Community Development service was being reviewed, along with the health referral schemes, during September. These were due to re-start again just as the 2nd lockdown in November came into place. This will need updating again when Centres can re-open and staff return.

- 4.8 Communication concerns over earlier problems and poor service during the first lockdown have now improved and new measures put in place. Also both Councils have provided support for an enhanced PR and Marketing Strategy to encourage the public to use their local centre, highlighting the cleaning and safety measures in place.
- 4.9 Officers are in regular contact with Fusion’s Management Team, receiving regular updates on levels of activity use and monthly financial accounts, meeting on a weekly, sometimes daily basis. Centres have been operating as anticipated with the support package provided.
- 4.10 As well Officers have developed a good contact network with other Councils that have Fusion as their leisure operator so common issues can be discussed and resolved. Along with other networks across Devon, the South West and nationally, the leisure sector has collaborated in a positive manner.

5 Proposed Way Forward

- 5.1 Ongoing provision and management of the leisure centre contract with Fusion Lifestyle and consideration of its service planning for 2021.
- 5.2 The long term delivery of our leisure centres is to support Fusion, having given consideration to the financial, legal, reputational risk and health and wellbeing benefits.
- 5.3 Both Councils have submitted their applications for the National Leisure Recovery Fund and await its outcome. A total of £100million is available to the leisure sector and covers the period of December 2020 to March 2021. South Hams District Council has had an indicative allocation of £160,000, which has been applied for. The outcome of the application will be known by the middle of March.
- 5.4 On a national basis, UKActive state that the leisure sector is an essential service that has been highlighted more than ever during this current crisis and the vital role that it can play in supporting people’ health and wellbeing.

6 Implications

Implications	Relevant to proposals Y/N	Details and proposed measures to address
Legal/Governance	Y	Leisure is a discretionary service. The management of the council’s leisure centres are agreed in a formal contract agreement with appropriate reporting structures.

Financial	Y	The investment borrowing and contract arrangements were approved as part of the contract award.
Risk	Y	Mitigated through the formal procurement process and the business case appraisal.
Supporting Corporate Strategy	Y	Council, Communities, Wellbeing
Climate Change – Carbon / Biodiversity Impact	Y	Contract targets to reduce energy usage
Comprehensive Impact Assessment Implications		
Equality and Diversity	Y	All leisure centres remain open and have activities open for all sections of the community
Safeguarding	Y	Relevant policies and practices in place through the contract.
Community Safety, Crime and Disorder	N	
Health, Safety and Wellbeing	Y	Improved though better facilities and part of service delivery.
Other implications		none

Supporting Information

Appendix A – Fusion Annual Report 2020

Process checklist	Completed
Portfolio Holder briefed	Yes
SLT Rep briefed	Yes
Relevant Heads of Practice sign off (draft)	Yes
Data protection issues considered	Yes
If exempt information, public (part 1) report also drafted. (Cabinet/Scrutiny)	N/A

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Report to: **Overview & Scrutiny**

Date: **25th February 2021**

Title: **Housing Strategy 2021-2026**
Better Homes, Better Lives consultation responses

Portfolio Area: **Homes – Cllr Hilary Bastone**

Wards Affected: **all**

Urgent Decision: **N** Approval and clearance obtained: **Y**

Date next steps can be taken:
[Report to Executive 11th March 2021 for a recommendation to adopt the strategy at Full Council on the 25th March 2021.](#)

Author: **Isabel Blake** Role: **Head of Housing, Revenues & Benefits practice**

Contact: **01822 813551/Isabel.blake@swdevon.gov.uk**

Recommendations:

That Overview and Scrutiny Panel consider the approach and responses to the Housing Strategy public and partner consultation and suggest any further changes for inclusion in the final draft strategy to be submitted to the Executive

1. Executive summary

- 1.1 The Council has been developing its draft Housing priorities which will form a new Housing Strategy for 2021-2026
- 1.2 The draft Housing Strategy "Better Homes, Better Lives" commenced public & partner consultation on the 14th December 2020, closing for comment on the 1st of February 2021.
- 1.3 The consultation, due to the current Covid-19 restrictions was predominantly digital, with an online survey and social media campaign.
- 1.4 Whilst the strategy was in the main, well received there were a number of comments on a wide range of subjects which it is important to address wherever possible. It is therefore suggested

that some changes to the document are required. This includes reducing the number of priorities under both Housing for Place and Housing for people to 2 and taking priority 3 from housing for people (ensure that people can access support and advice they require and make best use of data) and making it an overarching principle of the strategy, alongside reducing our carbon footprint and working with partners.

- 1.5 In addition since the draft was written both Councils have adopted a climate change and biodiversity strategy, it is therefore fundamental that this is more prominent within the final Housing Strategy.
- 1.6 Overview and Scrutiny Panel are asked to consider the consultation process and responses

2. Background

- 2.1 The draft Housing Strategy was developed through Member workshops, a member survey, a stakeholder session and a working group of officers across the Council who contribute to the Homes agenda in their day to day work.
- 2.2 Members at both the Overview & Scrutiny Panel and the Executive agreed on the themes of Housing for Place and Housing for People and that "Better Homes, Better Lives" represented clearly the direction of travel. The draft strategy commenced public consultation on the 14th December and closed on the 1st of February. Although the consultation ran over the Christmas period there was healthy engagement.
- 2.3 The public consultation was promoted through press releases, a social media campaign, e-bulletins, mail outs to Town and Parishes Councils, local Members of Parliament and regular requests to District Members to encourage responses. Whilst not as inclusive as former engagement and consultation has been in the past, the challenges of the pandemic and the relating lockdowns meant that community events and public meetings were not possible. The response rate is however very good compared to other Local Authorities (many authorities 2-3 times our size received a great deal fewer responses). We will continue to engage with residents and stakeholders to inform our annual delivery plan and through the lifetime of this strategy.
- 2.4 Our public consultation received 192 responses from South Hams with a further 75 responses completed through the West Devon survey. The full reports are attached at appendix 1 (West Devon's response at appendix 3) and show that the questions were broadly answered similarly and a number of the comments were on the same themes.
- 2.5 Our partner consultation received 30 responses (appendix 2), although somewhat disappointingly only 5 of these were from stakeholders for South Hams, with 16 in West Devon, 4 who worked across both areas (the other 5 skipped the question about which area they represent) We received 5 email submissions, 2 of which were after the deadline but we have been able to consider them for this report.

- 2.6 The full results are documented in the appendices. These do illustrate that the majority of the public found our priorities were very easy or easy to identify, however a number of responders stated that they were not sure if the strategy reflected the housing challenges in the South Hams.
- 2.7 There were a number of comments accompanying the question which we were able to separate into infrastructure, environment, affordable housing and planning. These continued to be themes throughout the remaining questions and the comments made.
- 2.8 The majority of people did believe the strategy explained the current work being undertaken across the South Hams, but there were comments that the strategy lacked a level of detail. The draft strategy deliberately does not contain specific details about what will be delivered as this will form the annual delivery plan. The delivery plan is currently under development and will be considered by Executive in March for adoption alongside the strategy.
- 2.9 The themes of Housing for Place and Housing for People were overwhelmingly supported, however there were various comments which has led to a revisit of these themes.
- 2.10 The Partner consultation yielded some interest in the possibility of further participation through a sub-group and separately to the formal consultation, the Deputy Leader, Deputy Chief Executive and the Head of Practice attended by invitation a sub group of Kingsbridge Town Council to discuss the strategy and the Town Council extended an offer to assist the Council in monitoring and reviewing the strategy and delivery plan.
- 2.11 Overall the Partner consultation showed strong support for the themes and ease of understanding for the document. This consultation response can also be found in appendix 2. The comments provided some rich context and chimed with the issues highlighted in the public consultation.
- 2.12 A number of the comments received did relate to subjects that are not within the scope of the Housing Strategy. Some require National Policy or legislative changes. Whilst important to be ambitious it is clear that the strategy may have been perceived by some to be supplementary planning policy or that we may wish to set out priorities that are at odds with our joint local plan. The Housing Strategy is neither and as a result some changes will be required to the final draft to give better clarity.

3. Outcomes/outputs

- 3.1 Officers have considered the consultation responses and as a result, consider that there may be a number of changes that can be made to the strategy before it is finalised;
- 3.2 The priorities to be reworded under the two themes as follows.
 - Housing for Place**
 - Promote balanced & sustainable communities
 - Ensure that homes support the health and wellbeing of the area

Housing for People

- Homes that support the health and wellbeing of our residents
- Make the best use, and improve the quality of existing housing

The third priority under People (Access to Support and Advice) will now be an overarching theme ensuring easy access to advice and assistance is embedded in all we do alongside making best use of evidence and data.

3.3 Information that explains the scope of the Housing Strategy will be included before the introduction, setting out clearly what we are hoping to achieve and also what we cannot do, because it requires changes to legislation or is regarding infrastructure. We can seek to influence these issues and lobby Government where appropriate through the strategy but won't be able to necessarily deliver. These issues are clearly important to our residents and we will ensure these are not lost.

3.4 We will add more detail regarding second homes and holiday lets as this was a major theme in comments.

3.5 We will simplify the language and reduce some of the text in the People & Place sections

3.6 It is anticipated to incorporate these changes in the final draft to be considered by the Executive on 18 March 2021

4. Options available and consideration of risk

4.1 The draft strategy with its accompanying delivery plan could be considered at Executive & Full Council without any of the proposed changes. Public consultation is not a legal requirement of the Housing Strategy, however there has been a high level of engagement and some good suggestions for improvements to the document to make it clearer and easier to understand. There is support for the principles and priorities, so these minor changes to the document will not change the overall direction of travel.

5. Proposed Way Forward

5.1 The overview & Scrutiny Panel is recommended to consider the consultation process and proposed amendments set out in Section 3. A final draft of the Strategy will be presented to the Executive at their meeting in March alongside the Year 1 Strategy Delivery Plan. The final Strategy will then be considered for adoption by Council on 25 March 2021.

6. Implications

Implications	Relevant to proposals Y/N	Details and proposed measures to address
Legal/Governance	N	Whilst no statutory obligation to publically consult, it is generally accepted as best practice and there

		has been a high level of engagement with this exercise.
Financial implications to include reference to value for money	N	There are no financial implications as a direct result of this report
Risk	N	There are no risks associated with this report
Supporting Corporate Strategy	Y	Homes, Environment, Wellbeing
Climate Change - Carbon / Biodiversity Impact	N	There are no issues associated with this report, however there are actions within the strategy that have positive intended impacts to climate change and biodiversity
Comprehensive Impact Assessment Implications		
Equality and Diversity		Due to covid-19 restrictions our consultation was predominantly online, which will have failed to reach all stakeholders. We will continue to seek engagement opportunities with hard to reach groups and their representatives and the Policy itself will be subject to its own Equality Impact Assessment
Safeguarding		There are no safeguarding implications of this report
Community Safety, Crime and Disorder		There are no implications as a result of this report
Health, Safety and Wellbeing		There are no implications as a result of this report
Other implications		

Supporting Information

Appendices:

Appendix 1 Consultation Response for South Hams
Appendix 2 Consultation response for stakeholders
Appendix 3 Consultation response for West Devon
Appendix 4 Supplementary responses
Appendix 5 Social Media responses.

Background Papers:

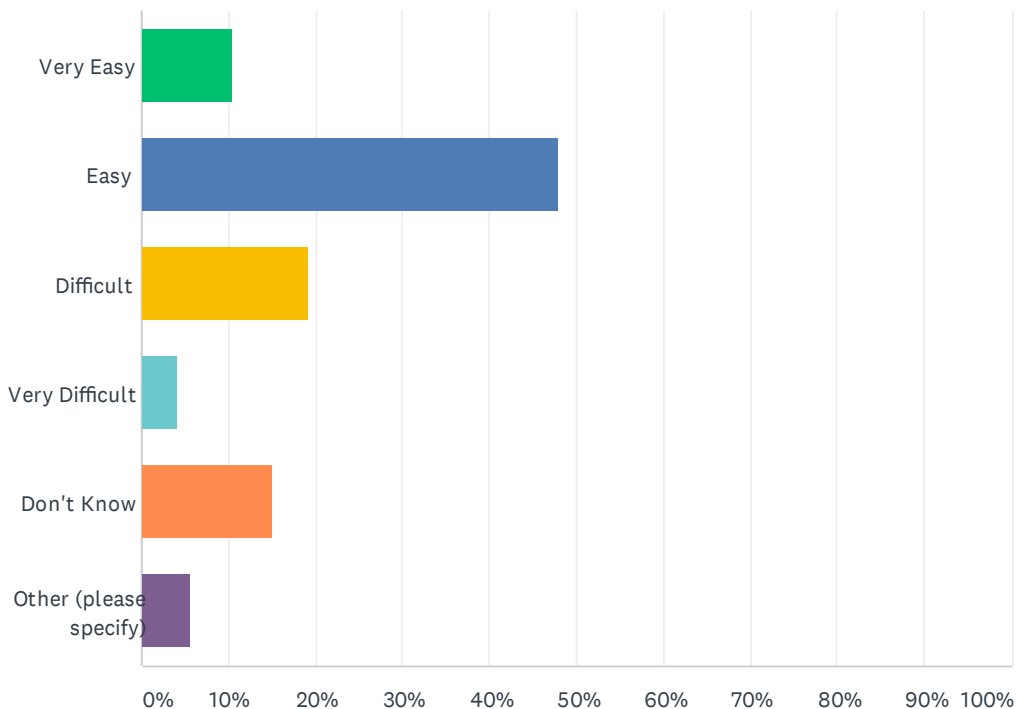
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Process checklist	Completed
Portfolio Holder briefed/sign off	Yes/No
SLT Rep briefed/sign off	Yes/No
Relevant Heads of Practice sign off (draft)	Yes/No

Data protection issues considered	Yes/No
Accessibility checked	Yes/No

Q1 How easy did you find it to identify South Hams's priorities for housing in our draft Housing Strategy document?

Answered: 192 Skipped: 0



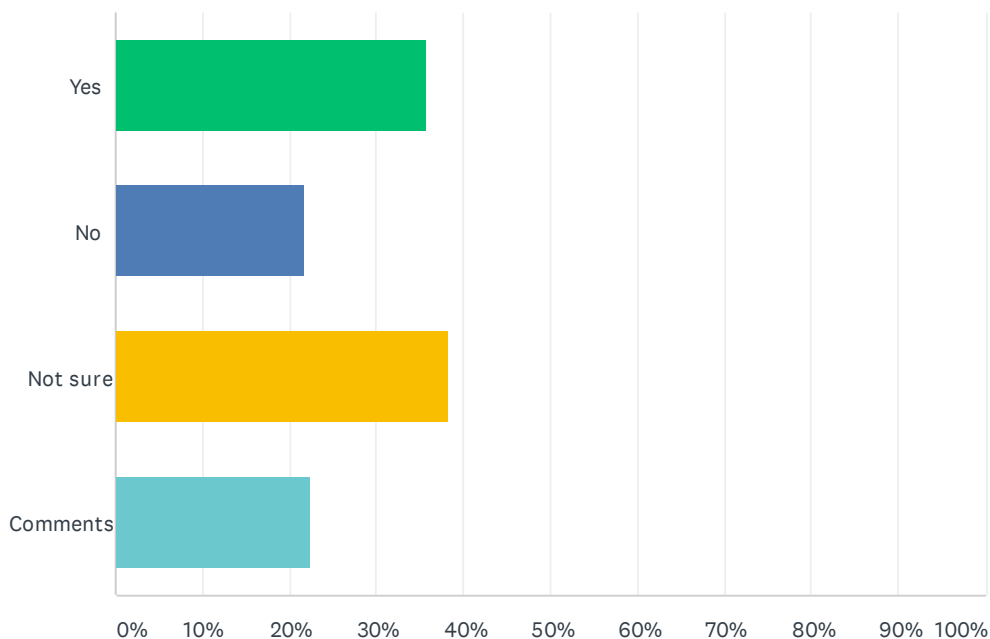
ANSWER CHOICES	RESPONSES	
Very Easy	10.42%	20
Easy	47.92%	92
Difficult	19.27%	37
Very Difficult	4.17%	8
Don't Know	15.10%	29
Other (please specify)	5.73%	11
Total Respondents: 192		

South Hams Housing Strategy

#	OTHER (PLEASE SPECIFY)	DATE
1	Haven't seen it? No link in this survey?	1/26/2021 5:30 PM
2	Haven't looked	1/20/2021 3:11 PM
3	cannot tell if this strategy is for private ownership, housing assoc ownership, purchase or rental etc	1/19/2021 5:38 PM
4	mixed	12/19/2020 12:16 PM
5	Haven't seen it	12/19/2020 9:46 AM
6	Could have cut down on wordy statements and said the same with half the words	12/18/2020 9:11 AM
7	Neither easy nor difficult	12/16/2020 5:41 PM
8	There seemed to be too many priorities, it may mean reducing expectations.	12/16/2020 4:58 PM
9	Unable to download	12/16/2020 4:41 PM
10	I thought you were proposing priorities i.e. asking us for our views.	12/16/2020 4:31 PM
11	lots of words complete absence on any defined targets	12/14/2020 3:16 PM

Q2 Does the Strategy reflect the housing challenges faced within the South Hams?

Answered: 165 Skipped: 27



ANSWER CHOICES	RESPONSES	
Yes	35.76%	59
No	21.82%	36
Not sure	38.18%	63
Comments	22.42%	37
Total Respondents: 165		

South Hams Housing Strategy

#	COMMENTS	DATE
1	Not enough consideration has been taken in challenging the existence and growing number of second homes and holiday homes / short term lets such as Airbnb etc	1/31/2021 10:35 AM
2	trying to reduce under occupancy because of the av age means that bungalows are needed not houses	1/29/2021 3:31 PM
3	I haven't seen the strategy	1/27/2021 10:59 AM
4	Should reduce number of second homes and convert existing buildings before building new	1/21/2021 4:55 PM
5	Needs greater acknowledgement of the dysfunctional nature of the local private rental market (rents increasing year on year, no security for tenants who need long term stability)	1/20/2021 7:52 PM
6	I would have like more emphasis on providing higher density housing in town centres, ideal for older people who wish to downsize, as there is a real shortage of this type of housing - needs to be close to facilities to reduce the need for cars too.	1/19/2021 8:39 PM
7	Cannot see direct action on tackling the impact of second homes in the area	1/19/2021 5:40 PM
8	Greater emphasis on affordable housing needed	1/14/2021 3:44 PM
9	To a point, but you're enabling older people to move here and then vote Conservative, thus encouraging right to buy, harsh welfare reform, reduction in social rented homes and so on	1/14/2021 3:22 PM
10	It does not sufficiently reflect the need to make houses zero carbon.	1/9/2021 9:50 PM
11	It identifies them	1/8/2021 12:53 PM
12	No mention of social housing.	12/24/2020 7:28 PM
13	Within reason	12/24/2020 2:31 PM
14	I think not enough emphasis on affordability, provision of security of tenure within social rent sector for local young people.	12/21/2020 2:44 PM
15	could not see mention of limiting second homes	12/18/2020 8:51 PM
16	The 5000 houses on Sherford must be taken into account at each stage of the plan	12/18/2020 11:48 AM
17	The challenge of not ruining what makes S Hams special does not appear to be addressed	12/18/2020 11:33 AM
18	Talk of affordable housing is very important but I consider that only people that are gaining from this plan is the developer. Also houses should only be built in areas wher work is available. Modbury is a classic example of building far too many houses and changing the town with people buying the houses having to travel long distances to find work, such as plymouth or Totnes etc	12/18/2020 9:14 AM
19	It fails to reflect on the impact that people impose on the natural environment and forgets to highlight the fact that all wildlife has an equal right to a home	12/17/2020 6:23 PM
20	May also not address retirees etc....	12/17/2020 3:23 PM
21	It does not reflect the impact that new building has on existing infrastructure and communities. Many local communities are historic and cannot cope with the extra pressures - particularly vehicular traffic. It is irresponsible to just keep building more homes unless they are fully supported by proper infrastructure improvements	12/17/2020 1:26 PM
22	Strategy is fine if actually implemented	12/17/2020 11:49 AM
23	Need transport to places of work or local industry to enable employment and productivity in communities. Not all will be working from home in the future	12/17/2020 11:37 AM
24	Dartmoor, gets a strategy, but there is only a cursory mention once of the AONB, and no mention of other areas, such as Undeveloped Coast and Heritage Coast.	12/17/2020 11:34 AM
25	There is a need for smaller, suitable properties for the over 60's.	12/16/2020 11:18 PM
26	Typical disjointed policy. Found it quite shocking that less than 50% registered for a house have employment in their household. Unless there is work available then we should not be building more houses where people have to commute. Houses need to built where work is	12/16/2020 8:26 PM

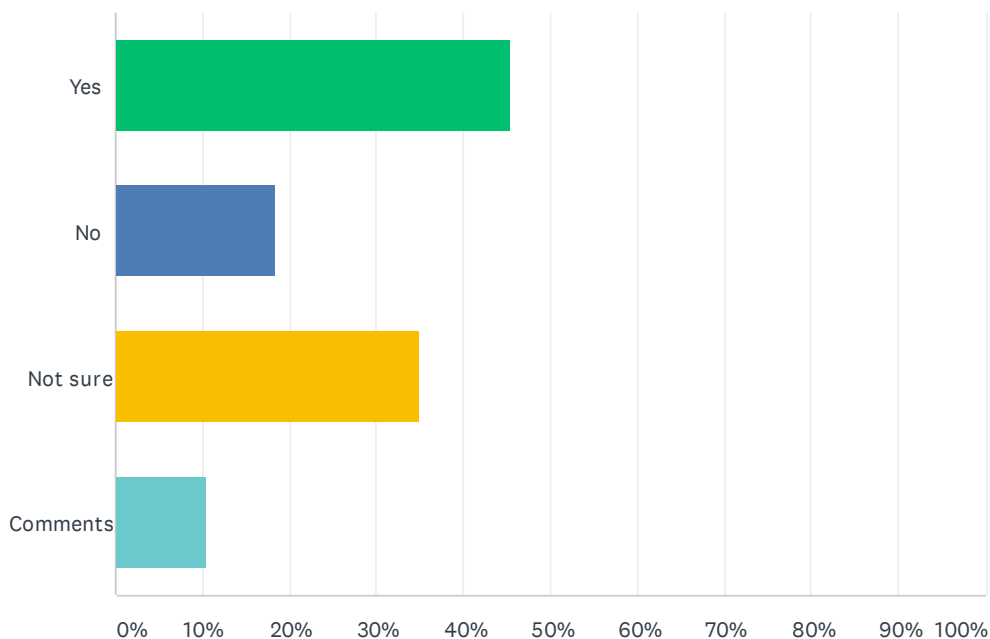
South Hams Housing Strategy

available if we are serious about climate change. We cannot carry on building houses where long commutes are necessary and we can't all work on a computer.

27	You have failed to refer to any of the Neighbourhood Plans in existence which will help you to understand housing challenges in South Hams. This is very disappointing NPs are an essential part of housing development within their communities	12/16/2020 7:31 PM
28	No mention of the second homes problem	12/16/2020 6:39 PM
29	Stop the ever increasing second homes . Stop evelopers gaining Planning approvals , when clearly these homes because of cost , location, and type of houses	12/16/2020 6:32 PM
30	Too many second homes	12/16/2020 5:35 PM
31	By and large	12/16/2020 5:23 PM
32	To a great degree, however would like to see housing performance standards to Passivhaus or similar and checked on-site after completion to ensure the quality is delivered.	12/16/2020 5:05 PM
33	How do we know what the new housing needs actually will be over , say a 10 year period? And what changes have taken place as a result ok covid lockdowns and more people now working from home. This hasn't been taken into account as far as I can make out.	12/16/2020 5:00 PM
34	Unable to download as button for survey is blocking it	12/16/2020 4:43 PM
35	Massive underestemation of forthcoming likely social housing needs	12/16/2020 4:31 PM
36	Need to build more housing in all the towns across the area not just at Sherford	12/15/2020 10:52 AM
37	its focus would seem be a continued support of low quality estate style housing & nothing else	12/14/2020 3:18 PM

Q3 Does the Strategy explain the current work being undertaken across the South Hams?

Answered: 152 Skipped: 40



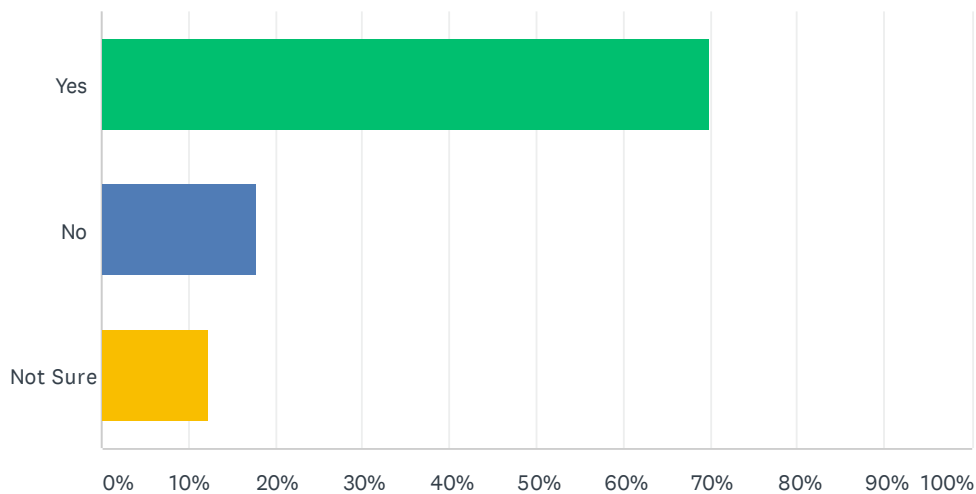
ANSWER CHOICES	RESPONSES	
Yes	45.39%	69
No	18.42%	28
Not sure	34.87%	53
Comments	10.53%	16
Total Respondents: 152		

South Hams Housing Strategy

#	COMMENTS	DATE
1	The strategy does not explain how development on green field sites (e.g. recently suggested developments in Dartington and Totnes) have been allowed / considered. These developments contradict the Strategy's other points regarding encouraging biodiversity and challenging climate change.	1/31/2021 10:37 AM
2	Yes, but in generalised terms which are ambiguous and open to varying interpretation	1/30/2021 2:45 PM
3	Requires more detail on enabling role	1/14/2021 3:45 PM
4	Says at the end that an 'operational delivery plan will be developed annually'; can't see them in the doc? The 'how we will deliver' is a list of rather general intentions,	1/14/2021 3:29 PM
5	I found it hard to pick out specific actions	12/19/2020 1:38 PM
6	Some of the points could do with more specifics on how the council intends to move forward	12/19/2020 12:20 PM
7	It doesn't seem to take into account that wildlife's needs are equal to peoples.	12/17/2020 6:23 PM
8	There seem to be too many larger properties being built contrary to strategy.	12/17/2020 11:52 AM
9	Very verbose.	12/17/2020 11:35 AM
10	Again no comment about second homes	12/16/2020 6:39 PM
11	What is being built/done does not match up to the strategy	12/16/2020 5:43 PM
12	A list of statistics does not tell me what has been done, or is being done.	12/16/2020 5:08 PM
13	To a degree.	12/16/2020 5:00 PM
14	Unable to download	12/16/2020 4:43 PM
15	But this is failing to address structural failings and the failure of the Council to bring sites forward compounded year on year	12/15/2020 10:53 AM
16	no innovation at al, just more of the same policies that have failed	12/14/2020 3:20 PM

Q4 We have developed three key housing priority areas under our theme of Housing for Place
 Priority 1 -Ensuring sustainable housing growth
 Priority 2 - Promote balanced and sustainable communities
 Priority 3 -Ensuring that homes support the Health and Wellbeing of the area
 Do you support these priorities? (Please tick the appropriate box)

Answered: 146 Skipped: 46



ANSWER CHOICES	RESPONSES	
Yes	69.86%	102
No	17.81%	26
Not Sure	12.33%	18
Total Respondents: 146		

South Hams Housing Strategy

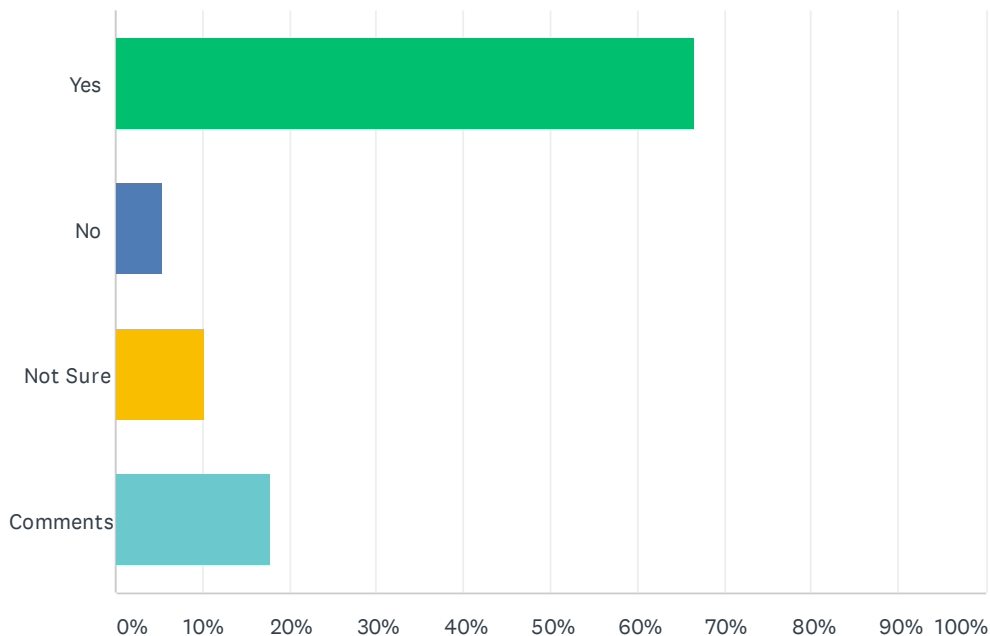
#	COMMENT FIELD	DATE
1	I support Priorities 2 and 3 but see no need for development of new housing stock in the area. Current birth rates indicate a steady or declining population size. Tackling the rise of second homes and short term lets (Airbnb etc) would be a far more environmentally friendly and community friendly approach to ensuring housing for the residents of the South Hams.	1/31/2021 10:40 AM
2	Please also take into account the aesthetic as well as sustainability of housing stock. Most new builds (particularly in Ivybridge, for example, are ugly squat undersized and too close together. Walking around the town is frankly depressing and does nothing to engender a positive sense of place	1/30/2021 2:48 PM
3	we really need more decent businesses / employers before building any more housing	1/29/2021 3:32 PM
4	BUT I don't believe that you are adhering to Priority 2	1/25/2021 1:55 PM
5	Affordable homes should be the priority	1/25/2021 1:15 PM
6	I appreciate it's challenging within current planning rules, but I would like SHDC to have far greater emphasis when granting planning permission for non fossil fuel heating - why are we having brand new houses being built with gas boilers?	1/19/2021 8:41 PM
7	Meeting Priority 1 must surely mean Priority 2 is also met	1/19/2021 5:00 PM
8	'Driving the delivery of new homes that people can afford' and 'genuinely affordable housing' are quite an ask. Providers are already increasing social and affordable rents by 1% + CPI year on year and rents are already at the LHA rates. Local private rents are through the roof and I haven't started on our 50% 2nd homes scenario, where homes are empty most of the year!	1/14/2021 3:36 PM
9	More emphasis needed on low carbon sustainable accommodation needed energy	1/9/2021 1:53 PM
10	Affordability for local people is key to all actions	1/8/2021 12:54 PM
11	Unsure about priority 3. Not sure the label 'Housing for Place' makes sense.	1/6/2021 11:36 AM
12	what is sustainable ? This is not explained	1/5/2021 5:15 PM
13	More emphasis on affordable housing	1/2/2021 2:57 PM
14	Too much development pushed by central government	12/29/2020 5:55 PM
15	The main strategy should be affordable housing for LOCAL people.	12/27/2020 3:31 PM
16	Social housing needs to be more of a priority, given that the effects of corona virus on employment in the area, means fewer people will be able to afford and maintain mortgages to cover even affordable housing.	12/24/2020 7:31 PM
17	Health & wellbeing should be the top priority. We live in an age of pollution.	12/24/2020 3:44 PM
18	Subject to certain caveats	12/24/2020 2:32 PM
19	Although I understand housing is needed, destroying the environment in order to do this is going against everything we need to be doing to protect our planet	12/23/2020 2:07 PM
20	Only if the growth focuses on truly affordable housing available to local people only.	12/22/2020 10:32 AM
21	Jargon. What is sustainable housing growth when led by developers who aim to maximise profit above needs of the area. Also a specific desirable village issue is rise of affluent people buying small 2/3 bed homes and applying to extend to create 4bed + with several bathrooms immediately removing the homes affordability and reducing diversity of small communities.	12/21/2020 2:47 PM
22	I think Affordability needs to be its own key priority, as that is the main difficulty facing us locals in my view	12/19/2020 12:21 PM
23	Agree with priorities but not sure about their order	12/19/2020 9:46 AM
24	Yes I do support but your policies say nothing they are meaningless rhetoric.	12/18/2020 7:21 PM
25	Priority 1 should be Priority 3	12/18/2020 11:50 AM
26	Again, nothing mentioned about the ugliness and inappropriate housing of most developments- where is any commitment to aesthetics and protecting landscapes or village character?	12/18/2020 11:35 AM

South Hams Housing Strategy

27	See previous comments re affordable houses, environment and need to be closer to work availability	12/18/2020 9:16 AM
28	However I do feel that like Cornwall the South Hams should be looking at the countless empty houses we already have. Exhaust brown fill and stop building on green built houses that are not eco friendly and or sustainable	12/17/2020 7:25 PM
29	the term 'sustainable growth' is contradictory. We cannot continue to grow our population without reducing our demands upon the natural environment. What is needed is to draw a line and stay within it. So each individual community will have a 'natural' limit on how many people can live within it. We are beyond the need for mere 'sustainability' and need to become 'regenerative', i.e. give back more to the natural environment than we take from it.	12/17/2020 6:26 PM
30	Be good to also address old people / retirees...	12/17/2020 3:24 PM
31	unclear where main development areas will be focussed	12/17/2020 3:02 PM
32	However, what is sustainable? The area is blessed with natural beauty and is mostly bio diverse. This is its charm and should be the overriding priority for protection and enhancement. This after all is what makes the area attractive	12/17/2020 2:32 PM
33	The priorities are big on 'Sustainable' but the policies are not. The Council needs to gain a proper and fuller understanding of the meaning of sustainable	12/17/2020 1:29 PM
34	I have for years but fail to see much serious implementation rather capitulation to developers of larger prestigious developments	12/17/2020 11:53 AM
35	However there is no definition of what sustainable means in the two contexts it is used in.	12/17/2020 11:38 AM
36	Not certain balance is right. Is there an effective (green) transport strategy. Where are local jobs being generated for local residents. Need to go bigger on green agenda	12/17/2020 11:38 AM
37	We have enough high value properties but little to nothing for low income families to have secure housing. Low income families are forced to rent privately and have no certainty over their tenancy. I know too many families that keep having to move and their children change school because the landlord has changed their mind	12/17/2020 10:08 AM
38	only if the infra structure of the area can cope with new developments	12/17/2020 7:51 AM
39	Unsupported by recent planning application concents	12/16/2020 9:32 PM
40	But houses need to be built where there is employment prospects and commuting needs to be reduced.	12/16/2020 8:30 PM
41	Until you understand the needs of communities by consultation with neighbourhood plans you will never understand what priorities are for individual communities.	12/16/2020 7:35 PM
42	No comment about second homes	12/16/2020 6:40 PM
43	Ensuring genuine affordability of new housing for local people should be the first priority. Second priority should be to ensure that any new housing should not be second homes and third priority should be to ensure that all new housing is carbon neutral	12/16/2020 5:46 PM
44	I would like to see more overt pressure on decent sized new housing many current affordable units are patently too small .	12/16/2020 5:25 PM
45	I was disappointed that there was no mention that future housing needs also to respect the beauty of our countryside, which is the source of considerable income through tourism	12/16/2020 5:20 PM
46	Devil is in the detail.	12/16/2020 4:33 PM
47	Too much empasis on owner occupied or private landlord owned properties	12/16/2020 4:33 PM
48	Provide homes for local people who really need them who have lived here for years instead of people out of the area. Ive been a victim of this. Many people getting housing over us who dont even live in the area.	12/16/2020 4:29 PM
49	You need to address shortfalls in numbers across the area and address affordability i.e build more	12/15/2020 10:53 AM

Q5 We have developed three housing priorities under our theme of Housing for People: Priority 1 - Homes that support the Health and Wellbeing of our residents Priority 2 - Make the best use and improve the quality of existing housing Priority 3 - Ensure that people can access the support and advice they require and make best use of data Do you support these priorities? (Please tick the appropriate box)

Answered: 146 Skipped: 46



ANSWER CHOICES	RESPONSES	
Yes	66.44%	97
No	5.48%	8
Not Sure	10.27%	15
Comments	17.81%	26
TOTAL		146

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#	COMMENTS	DATE
1	But most are too small for the needs of occupants. This is possibly the reason that the combined 'success' of your downsizing initiative has delivered less than 1 household move per month over the last two years	1/30/2021 2:50 PM
2	Environmentally sustainable affordable homes should be the priority	1/25/2021 1:16 PM
3	Priority 2 should become Priority 1, so that homes will have lower carbon footprints and meet the existing Priority 1 (which should be Priority 2)	1/19/2021 5:02 PM
4	I agree with your people section. Younger people, who have been shafted by older voters are now having to move out of area. It follows that the amenities for the younger residents will also dry up and we will end up with dormitories of coffin dodgers - yest still the Churchills and MCarthy and Stones roll in	1/14/2021 3:46 PM
5	Priority 3 - access for support and advice isn't necessarily the same as making best use of data which probably spans all the priorities	1/6/2021 11:38 AM
6	We need housing for local communities. Keep to plain speaking	1/5/2021 5:16 PM
7	More emphasis on embodied carbon of building materials	1/2/2021 2:59 PM
8	Priorities 1 and 2 should be in reverse order to reduce amount of new housing required.	12/29/2020 5:57 PM
9	Again pricing is of the utmost importance for local people only. Many areas are full of empty second homes!	12/27/2020 3:32 PM
10	Improve quality of existing housing.	12/26/2020 1:35 AM
11	Priorities 1 and 2 the wrong way round	12/24/2020 5:45 PM
12	Only if it is truly for local people.	12/22/2020 10:32 AM
13	yes for number 2, more emphasis on environmental issues and housing. No point in collecting data if no budget to create change.	12/21/2020 2:48 PM
14	Again you have just used this as a platform to appear to be address the chronic shortage of social housing for essential workers in the South Hams	12/18/2020 7:22 PM
15	Priority 2 should be first	12/18/2020 11:50 AM
16	However the reality doesn't conform as previous comments	12/18/2020 9:17 AM
17	Use existing houses or empty ones and only build new houses that are eco and built anywhere but on green belt. The council needs to collect data to look at what we have already available without having to build new	12/17/2020 11:01 PM
18	Whilst I support these priorities all I see is large national house builders covering more and more green fields for profit. Large numbers of people move in I have no idea where they work or how far they travel.	12/17/2020 8:19 PM
19	Again, we must balance the health and wellbeing of people with that of the natural environment, wildlife and biodiversity. We cannot continue to regard human beings as the 'priority species'. We are completely interdependent on nature	12/17/2020 6:28 PM
20	You may though need to think again as to changes in economy for residents as cars move to electric only!	12/17/2020 3:25 PM
21	Would like to see more on better use/green upgrading of existing housing stock	12/17/2020 11:39 AM
22	I support your aims but we are never listened to.	12/16/2020 9:33 PM
23	Communities created their own Housing Needs Surveys in 2016 as part of the Neighbourhood Plan process. You must refer to the reports of these surveys in order to meet the needs of individual communities.	12/16/2020 7:37 PM
24	please explain why people need to make the best use of data	12/16/2020 5:10 PM
25	Yes, broadly support	12/16/2020 4:33 PM
26	more empty words no targets	12/14/2020 3:21 PM

Q6 What, if anything in your opinion should be given greater priority in the Housing Strategy?

Answered: 123 Skipped: 69

South Hams Housing Strategy

#	RESPONSES	DATE
1	Local housing via affordable provision through schemes such as Rentplus	1/31/2021 11:08 AM
2	Consideration of ways to challenge the growing number of second homes and short term holiday lets - as mentioned in my previous comments.	1/31/2021 10:41 AM
3	Homes to rent not supposed affordable to buy. And make sure they go to local people first	1/30/2021 6:53 PM
4	Properly designed and aesthetic housing stock that meets storage needs of occupants and is not depressingly 'cookie cut' bland housing units painted in that ubiquitously awful nicotine coloured paint	1/30/2021 2:52 PM
5	Greener spaces.	1/30/2021 2:40 PM
6	decent employers/jobs, not crowding villages thus destroying them before building more housing. Infrastructure is very important, our roads are / not capable of supporting lots of traffic. And when building there needs to be more space for car parking off road, probably at least 2 spaces and where young people are also being housed 3 spaces.	1/29/2021 3:37 PM
7	The affordability of housing. Especially for younger local residents who often find local wages means they are unable to afford local housing	1/29/2021 11:51 AM
8	More stringent checks on housing people with local connection that get allocated housing that clearly don't	1/29/2021 1:39 AM
9	I'm not sure, the pandemic has changed the demographic in South Hams, which I'm not sure you've considered. Your proposals are based on out of date data.	1/28/2021 6:28 PM
10	More local housing in neighbouring villages as most of the housing in South Hams is privately owned and rented out	1/28/2021 5:42 PM
11	Affordable 1st time buyer homes	1/28/2021 5:40 PM
12	The strategy is fundamentally flawed. The area can build any number of houses and every one will be occupied, now and into the future. The Southhams will continually suck people from different parts of the country into it as long as developments are available to them. The consequences are that housing will remain beyond the young true local population. This is inherently not a sustainable situation and will continually erode the very nature of it's appeal. We don't need thousands of houses what we need is affordability for local working families.	1/27/2021 9:14 AM
13	Taking back former council houses into council ownership	1/26/2021 9:00 PM
14	Ensuring that local services can accommodate any increase in housing. The shutting down off illegal camps and moving them to a purpose built site. Sustainable housing for true local residents and families so they can afford to buy where they were born. Stop any further purchasing of homes for commercial letting or second homes this would free up a lot of stock and keep prices affordable	1/26/2021 7:19 PM
15	Local people being able to buy in towns they work in. Limiting second homes	1/26/2021 3:24 PM
16	The need for less second holiday homes and more for locals - more converts on new homes for local people - not letting developers cash in on second home buyers	1/26/2021 3:20 PM
17	Better public and private transport links.Cycle paths, footpaths and improvements to roads to cope with larger populations	1/25/2021 10:37 PM
18	Local affordable homes for local people	1/25/2021 1:56 PM
19	Affordable homes	1/25/2021 1:16 PM
20	Maintenance of existing affordable homes.Many homes look neglected ie need painting general repairs required.	1/25/2021 11:43 AM
21	There should be a prohibition on building new homes which are not for primary residence	1/25/2021 10:49 AM
22	New sustainable building materials and addressing climate change	1/21/2021 4:57 PM
23	House provision for locals on low wages	1/21/2021 10:19 AM
24	People who cant afford housing	1/20/2021 10:35 PM

South Hams Housing Strategy

25	Affordable for locals only, on local wages.	1/20/2021 10:22 PM
26	Disability housing	1/20/2021 5:30 PM
27	More affordable housing to rent for local family's	1/20/2021 2:50 PM
28	Providing better connectivity for new an current housing via active travel options, ie cycle provision and foot paths - estate/ home design can have big impact, ie how easy is it for cycle storage effects ability for residents to cycle, family houses need larger cycle storage options. Also more affordable housing for rent with social landlords- rents in the south hams are high and demand much higher than supply.	1/19/2021 8:47 PM
29	I think self build should be more than "support opportunities" residents who build their own home have a better connection to the area, more invested , more likely to do something different to a developer who is only really interested in maximising profit. All new developments should have a proportion of plots as affordable AND the same number of plots to be sold off for self build	1/19/2021 5:44 PM
30	Meeting the imperative to reach zero carbon emissions by 2030 and improve biodiversity	1/19/2021 5:06 PM
31	Affordable housing for local people.	1/19/2021 3:33 PM
32	Young people	1/19/2021 1:56 PM
33	The local amenities as I live in Ivybridge and I go to South Brent health centre as I couldn't get the services I needed .Jobs in Ivybridge are few and far between and poor pay .	1/17/2021 10:34 PM
34	There should be more development of one-bed affordable housing in villages. Single people should have the same access to rural living, including a small garden, as families.	1/15/2021 3:47 PM
35	Outlaw 2nd homes Get gov to change biz rates on holiday lets, so accommodation remains 'rented' Offer grants to younger people to overcome cost of doing up grade 2 listed More venues and events in towns to stop older types moving in and creating dead town centres	1/14/2021 3:51 PM
36	How it is intended to deliver new affordable schemes, and the locations.	1/14/2021 3:47 PM
37	Getting locals back in villages ,reducing the access to people from other parts of country ,i.e. Holiday homes	1/12/2021 12:49 PM
38	The need to make new housing developments zero carbon and off-gas, and to retrofit existing housing to EPC C or above by increasing energy efficiency, and installing electric heat pumps.	1/9/2021 9:54 PM
39	More emphasis on small unit accommodation. Promotition of self build, co-ops & Community Land trusts. I would like to see the council involved in property development and renting in order to reflect what our community needs. Some way of addressing and reducing areas with high percentage of empty second homes.	1/9/2021 1:56 PM
40	Affordable houses for local people to enable residents in villages around the coast where there is extreme pressure on house prices to move from private expensive rents to affordable secure tenancies	1/8/2021 12:58 PM
41	Increasing the stock of new low cost housing. The pace of supply isn't quick enough to meet the challenges you identify. There is plenty of land available but needs re-zoning and avoidance of landbanking by property developers; perhps the council should buy the land and employ a contractor to build. Also, all new housing should have increased emphasis on energy efficiency and green sources of energy. For example, new build houses should be very insulated, have no gas supply, have heat pump technology for heating and probably solar energy through either roof top or solar/battery storage community schemes - this would be paid for over the lifetime of ownership through reduced heating bills and eliminating fuel poverty.	1/6/2021 11:45 AM
42	Simple plain talk and action	1/5/2021 5:19 PM
43	No more houses to be sold for second homes but affordable homes only for local people	1/3/2021 1:54 PM
44	Affordable housing built from renewable materials	1/2/2021 3:00 PM
45	Large enough electrical supplies installed for electric vehicles and each house having a charging point as standard.	1/1/2021 6:27 PM
46	Build on brown field sites as an absolute priority. Using green fields reduces the attractiveness of the area which is crucial to retain for tourism and reduces land for food production. Covid	12/29/2020 6:00 PM

South Hams Housing Strategy

and Brexit demonstrate our over reliance on food from overseas and the immediate effects of panic buying/ stock piling once food items become scarce on the shelves

47	Affordable rented accommodation ie Social housing	12/29/2020 5:01 PM
48	Permanent residential requirement for new building where the evidence points to housing stock being overused by non-residents.	12/29/2020 9:07 AM
49	Funding for deposits and help with obtaining a mortgage. There are many families in private rentals servicing other people's mortgage, help them get there own.	12/28/2020 10:35 PM
50	Affordable housing for LOCAL people. Many places have no community because they are full of empty second homes. Affordable housing would also lower the average age of home owners in a community.	12/27/2020 3:35 PM
51	Rental housing for young people.	12/27/2020 7:50 AM
52	Think very hard about where you build the houses, make sure the infrastructure is there for the extra people and that It does not impact on the small village or town already established.	12/26/2020 1:38 AM
53	Social housing, as the effects of the virus on employment are likely to mean fewer people can afford mortgages even on supposedly "affordable" housing.	12/24/2020 7:33 PM
54	Housing that first time buyers can move into to free up existing housing. Bigger houses with front gardens and parking for 2 or more cars.	12/24/2020 5:45 PM
55	Brownfield over Greenfield development.	12/24/2020 3:44 PM
56	Requiring developers to build few if any 4 or more bed houses, ensuring existing infrastructure can cope, ensuring housing is in close proximity to employment opportunities, ensuring no detrimental impact on air quality or traffic congestion	12/24/2020 2:35 PM
57	The paper details that south hams and west Devon has natural beauty and therefore makes it a popular place to live. Once this has been built over I'm guessing there will be nothing left to want to visit. The paper then explains about the climate emergencyafter witnessing natural environments being destroyed recently, including mature oaks, it is hard to see how the strategy of building on all spare land is showing any commitment to climate change.	12/23/2020 2:18 PM
58	Stop building to meet targets, instead of needs! There are plenty of houses, either available or already being built, and most of the projects suggest a greed of councils to rake in money from developers who put up shabby housing. Also, stop integrating social housing with private dwellings.	12/23/2020 9:15 AM
59	The needs of middle income families who are unable to buy due to high house prices and the need for deposits in excess of £25,000 and who would struggle to pay the £1000 and above rents per month. They are not entitled to social housing due to their income but cannot afford private either!	12/22/2020 10:35 AM
60	Restricting second home ownership / increasing taxes on these properties so local people are prioritised and the local housing need is a priority not an after thought	12/22/2020 12:50 AM
61	Priority to be given to Development of brownfield sites rather than greenfield sites and to the upgrading of the poor quality housing stock mentioned in the plan.	12/21/2020 4:37 PM
62	Climate change, carbon zero etc. Preservation of hedges, trees within developments. disagree with Boris...love news!	12/21/2020 2:49 PM
63	Nothing in the priority level but more emphasis on accessibility to community initiatives, individual green space or include allotment availability to each scheme.	12/21/2020 11:26 AM
64	The balance seems right, although I am concerned about the need to develop infrastructure - roads, sewerage etc. alongside the increase in housing stock	12/20/2020 5:32 PM
65	Truly affordable homes including for rental in the outlying villages which may not have public transport.	12/20/2020 5:16 PM
66	Protecting the natural environment and traffic reduction	12/20/2020 4:32 PM
67	Ex service people	12/19/2020 10:30 PM
68	I think that even more focus should be placed on having low energy housing which will both	12/19/2020 1:41 PM

South Hams Housing Strategy

help protect the environments and reduce costs for people who live in them. Why not target all new homes to be Passivhaus standards?

69	Building on brown field sites	12/19/2020 12:32 PM
70	1. Providing housing at an level and cost that is attainable and affordable for the average LOCAL person in living in the area. 2. Holding developers to account when building large scale housing areas, making it a condition to provide a higher proportion of properties at an affordable local cost	12/19/2020 12:23 PM
71	Access to leisure facilities such as green space. Access to public transport	12/19/2020 10:28 AM
72	Ensure that use as second homes is severely restricted and that infrastructure is either upgraded or more controlled, particularly roads and size of lorries to use them affecting quality of life.	12/19/2020 9:52 AM
73	Homes that are genuinely affordable to local residents and not overpriced and oversized properties that form the largest amount built on any development traditionally. New Builds should be restricted for second homes.	12/18/2020 8:56 PM
74	SHDC be building its own social housing on land it owns within the towns and villages for essential workers.	12/18/2020 7:24 PM
75	affordable housing for rent	12/18/2020 12:32 PM
76	Taking care of the natural environment and green spaces. If Covid has taught us anything it is that outside space and green spaces are priceless.	12/18/2020 11:51 AM
77	The look of new housing and its placement. I have seen decades of the builder CG Fry in West Dorset actually adding to the attraction of villages and small towns but most developments in Devon are pretty awful.	12/18/2020 11:38 AM
78	Planning in this area is a disgrace I am aware of houses being built on rural locations Where houses are planned to rebuild existin properties they have simply been completely knocked down and rebuilt with no control from local authorities In my opinion the local builders in this area are all fully aware they can do whatever they like and there will be no intervention from local authorities The council desperately need some professional control and more able personnel to run it in an effective and considerate manner for people living in this area and to implement your plans in an effective manner Which us far from the case at the moment	12/18/2020 9:23 AM
79	Don't honestly think we need more houses- revamp brownfill: collate data on vacant properties and use them and stop our area becoming a millionaires paradise that pushes house prices out of the reach of local people Any houses you have to build need to be as eco as possible built well and not on green belt it's destroying our environment	12/17/2020 11:05 PM
80	We must ensure that local infrastructure keeps pace with huge building projects. Ivybridge is growing at an accelerating rate. We will need more GPs, school places, larger sewerage works and better access to the A38 for commuters.	12/17/2020 8:22 PM
81	Starkly put, we need to map out local resources and determine the level of people that can be supported within that limit. So people will have to shrink their expectations and live within new 'One Planet' limits. 'Tiny Houses' need to become legal in UK Housing and Planning law to increase the amount of small household living units, balanced with sufficient outdoor living space to offset minimum space standards. Tiny Homes and Tiny Home settlements will provide an immediate solution - creating an affordable, eco friendly, flexible and sociable housing model that can be placed where it is appropriate and where occupants can demonstrate a commitment to caring the land that they are sited on. They are suitable temporary housing units for isolation purposes, students, key workers, first time would-be buyers. Somebody on minimum wage could afford their own home. School children could design and build their own home and by the time they leave education they could potentially each have their own first home. Imagine that. And joined up solutions need to happen. Create schemes that help to fill under occupied homes. Let local landowners allow workers to live on their land permanently as part of a contract to make the countryside more productive using modern permaculture methods. Stop building new housing estates because people will just keep coming along to fill them. That is not sustainable. Priority is Education. We are a small Island. We cannot sustain population growth. We cannot grow more land. People will have to learn to live with less. It can be done, and well. There are global examples.	12/17/2020 6:36 PM
82	Support for locals no sale of housing to other council districts	12/17/2020 6:09 PM

South Hams Housing Strategy

83	An improvement in details you use as many of these (from outside your Councils) are often very weak / poor and remotely assessed.	12/17/2020 3:26 PM
84	Second home ownership should be restricted and subject to higher council tax	12/17/2020 3:09 PM
85	Ensure that greedy developers are controlled because they do not care one jot for local concerns or environment. It is all just money to them.	12/17/2020 2:33 PM
86	Better understanding and fuller consideration of what sustainable means - it means not banging up lots of houses in small communities unless roads, parking and vehicular needs are improved so that vehicles don't further damage people	12/17/2020 1:32 PM
87	Properties for local people in their own communities.	12/17/2020 11:54 AM
88	It must only build houses that have the infrastructure to support them, e.g. does not increase car usage by having a real local transport infrastructure, or is in close proximity to facilities and work (which could be at home by providing full connectivity).	12/17/2020 11:42 AM
89	Green agenda - e.g. all homes to have (shared) heat pumps	12/17/2020 11:40 AM
90	Converting redundant retail space to housing	12/17/2020 11:21 AM
91	Low cost housing for singles as well as families	12/17/2020 10:23 AM
92	Put low income individuals and families at the centre of your policy.	12/17/2020 10:09 AM
93	The areas in which the housing is made available. Moving people from the city into rural communities can be detrimental to both parties,	12/17/2020 9:54 AM
94	reduce provision of further developments for second homes and total number of second homes	12/17/2020 8:52 AM
95	make good quality 2 bedroom houses to allow people to vacate larger family properties	12/17/2020 7:53 AM
96	I have several friends, all retired and on moderate incomes who would like to downsize to smaller, suitable homes but there is little available for owner occupation in the Kingsbridge area.	12/16/2020 11:22 PM
97	Number of second homes sitting empty most of the year, not part of the community. Holiday homes push up the prices for locals	12/16/2020 10:00 PM
98	Listen to the people who work and live here. As working residents our opinions are less than worthless.	12/16/2020 9:35 PM
99	Housing provision where employment is available.	12/16/2020 8:32 PM
100	disabled	12/16/2020 8:24 PM
101	priority to local people and more help for younger generation to be able to afford the homes built	12/16/2020 8:23 PM
102	Housing built at a reasonable price for established young local residents, wanting to move out of their family home and set up a home of their own.	12/16/2020 8:07 PM
103	Neighbourhood Plans are an integral part of the planning process. These were fully approved as a legal documents. You have failed to even mention them in your Housing Strategy and that must be given urgent priority so that you recognise the needs of communities.	12/16/2020 7:40 PM
104	Housing suitable for the elderly who currently occupy property that is too large for their current need and who wish to downsize without moving away from their community.	12/16/2020 7:01 PM
105	Affordable housing at the detriment of private housing	12/16/2020 6:24 PM
106	The young.	12/16/2020 6:13 PM
107	Affordable housing keep the young people in the area	12/16/2020 6:08 PM
108	Widen the diversity of home ownership,provide land for self build,stop assisting only one sector of society (affordable)	12/16/2020 5:56 PM
109	See previous answer 1) new housing should be genuinely affordable for local people 2) new housing should not be second homes and 3) new housing should be carbon neutral	12/16/2020 5:48 PM

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110	An open statement that all ,new builds must have photo voltaic cells ,possibly ground source heat pumps ,cavity wall insulation and car space(s).	12/16/2020 5:27 PM
111	Environmental matters	12/16/2020 5:21 PM
112	The performance standards of housing needs to be increased (Passivhaus or Enerphit) to reduce carbon emmissions, improve comfort and drive down energy costs to reduce fuel poverty.	12/16/2020 5:11 PM
113	Housing communities for retired people, which would release housing stock for the market or be purchased by the local authority for development into flats.	12/16/2020 5:11 PM
114	There's no mention of how you intend to balance the increase in pollution caused by thousands of new residents using polluting cars, household waste, CO2 increase, need for extra oxygen by large new communities,in what are currently low pollution areas. new developers should be required by law to plant new trees, one for every bedroom, to provide much needed sources of oxygen while extracting the increased production of CO2, etc Trees are uniquely able to provide both. Link these together: BUILD NEW HOMES, PLANT NEW TREES.	12/16/2020 5:08 PM
115	That all new homes are built to strict environmental and energy efficiency standards. That existing housing stock is retrofitted up to the same standards.	12/16/2020 5:04 PM
116	Building social housing	12/16/2020 4:41 PM
117	Making best use of existing properties	12/16/2020 4:35 PM
118	Social Housing	12/16/2020 4:33 PM
119	Local people and elderly locals, never enough housing for them.	12/16/2020 4:30 PM
120	more affordable housing in and on the edges of major cities such as Exeter and Plymouth as these would be able to take advantage of existing infrastructure, education, medical and employment opportunities	12/16/2020 4:25 PM
121	Quality build and energy efficient.	12/15/2020 3:07 PM
122	Building more housing across the area where people and communities live. For example in Dartmouth and Totnes	12/15/2020 10:54 AM
123	1. You are continuing to grant planning permission for unsustainable housing eg min quality & spec. A min requirement should be code 5 or passive. No house should be built that does not include its own parking area where EV's can be charged from the house / power / solar / micro generation / power drawn from the EV to the house etc. What are your targets is it even an ambition? 2. You are completely missing the biggest cause of "unaffordable" homes whereby those at the other end of the housing market eg 50+ mortgage free would in other EU countries + maybe Cornwall & Scotland be building individual custom houses for their retirement to a high spec (passive or close to it) the complete absence of available plots prevents this from happening & precludes small builders from developing the skills required to build quality homes. You could set a target for every village/town to increase their housing stock by say 10% over the next 5 or 10 years and instruct every parish & town council to identify potential sites for 3 or 4 times their allocation so that landowners would have to be competitive to sell plots or they would be "locked out" for a round of another 5 or 10 years. Something like this could unlock affordable and available building plots. The benefit would cascade down the market chain. 3. Launch a scheme to upgrade older homes in terms of external wall insulation + underfloor insulation + ground source heat pump, the difficult to do bits that offer the biggest Co2 savings, through approved contractors using interest free loans that could be at least partly paid back via RHI payments. The cost of offering interest free loans would be offset by the economic activity created	12/14/2020 4:07 PM

Q7 Do you have any further views about our plans to tackle the housing needs in the South Hams?

Answered: 97 Skipped: 95

South Hams Housing Strategy

#	RESPONSES	DATE
1	Planning department seems consistently opposed to any development unless you're Baker Estates, Bloor Homes etc. For crying out loud, try and be collaborative with the rest of us!	1/31/2021 10:26 PM
2	Building more homes is not a sustainable solution to tackling housing needs in the South Hams. More consideration must be taken in promoting the modification of existing homes to meet family needs and discouraging or heavily restricting second homes and holiday lets.	1/31/2021 10:44 AM
3	Develop enough for the need	1/30/2021 6:54 PM
4	Take road congestion into account. Take aesthetic design considerations into account. Build houses that are actually large enough for the modern persons needs. Make better use of 'passivhaus' concepts (eg large S facing windows' Ensure garages can accept modern vehicles in order to encourage off-road parking to minimise highway obstructions by parked vehicles. Increase privacy between dwellings with more foliage and use this to create 'nature corridors'	1/30/2021 2:56 PM
5	we are not looking after the current look and ambiance of the villages by building modern structures and squashing as many as possible into the build. You cannot put Town/city dwellers into the countryside as they do not know how to cope with making their own entertainment. Look at the problems with the new build at Loddiswell	1/29/2021 3:40 PM
6	As in the previous answer, all your assumptions are based on pre pandemic data, things have changed considerably since then.	1/28/2021 6:29 PM
7	South hams needs more affordable properties. For being in the current climate we are in, some people now cannot afford private rent	1/28/2021 5:43 PM
8	No	1/28/2021 5:41 PM
9	Planning are tied to a set of rules, these allow developments which are obviously leading to further building often within AONB. The covert approach by many farmers/developers and householders use this as a means to gain there overall goal. Planning hands are tied as they follow rules to the letter but in the knowledge that they will see a new development soon. We need to have a limited build clause to prevent overdevelopment of recently passed applications.	1/27/2021 9:28 AM
10	Need better planners and enforcement. You need to build but build better quality and designed houses and make sure the developer pays for the improvements on local infrastructure and services. Have a major impact on their profits so they have to contribute and also carry out the improvement works before they can build a single house not chase them after when they have all the profits	1/26/2021 7:20 PM
11	Please limit second home buying in Salcombe	1/26/2021 3:24 PM
12	Reduce second home ownership or make them let only to local people or less holiday homes	1/26/2021 3:21 PM
13	Listen to the communities NOT the elected representatives - e.g. Dartmouth 420 houses which will be too many, too expensive and too few affordable for local people	1/25/2021 1:56 PM
14	There are many developments that attract wealthy buyers, we need better homes for local people	1/25/2021 1:16 PM
15	There must be an upgrade in infrastructure.	1/25/2021 10:49 AM
16	Conversion of empty retail space, plus brownfield sites and buying existing property should be considered before building on green fields	1/21/2021 5:01 PM
17	Double or triple the council tax for second home ownership	1/21/2021 10:20 AM
18	Build more social housing	1/20/2021 10:35 PM
19	There needs to be a real focus on getting social housing and private rentals working properly. The cost of a private 3 bed property is at least £850 pcm (many properties advertised are now in excess of £1000pcm), whereas if you are lucky enough to get 3 bed social housing you will pay half that. Also the pandemic has seen huge demand to move to the area, with many individuals entering the private rental market to "try before they buy". All this does is further clog up the market for those people who live and work here but have no realistic prospect of saving 10% deposits. The end result will be a brain drain and people won't stay here in the long term as it is not viable.	1/20/2021 8:00 PM

South Hams Housing Strategy

20	Charge second home owners full council tax on their second home to generate money to build affordable homes for local families	1/20/2021 2:52 PM
21	Second homes are a blip they are used only a few weeks a year. I think a second home not used as a commercial holiday let should be financially discouraged. Any house that is not a primary residence should be charged double or triple or quadruple council tax. If its a holiday let, that can be in a company structure, but must be available at a market rate, not priced to stay empty. If you can afford a second home in the South hams, then you could pay little more tax for the benefit of the community	1/19/2021 5:49 PM
22	Good luck trying to get anything positive done for non-privileged people under a Tory regime.... really appreciate the hard work done by the Council employees.	1/19/2021 5:09 PM
23	Common sense must prevail and planning officers must not be so rigid on determining applications purely on policy. If there is a need, build the houses.	1/19/2021 3:34 PM
24	No	1/19/2021 1:56 PM
25	Don't put single people just in urban blocks of flats! Also, don't build social housing so small - some of the room sizes are impossible for families to actually live in in any comfort and without severe family friction.	1/15/2021 3:49 PM
26	An average priced home costs over 11 times the average wage. That. It's not going to go away by itself. We already have towns where the workers cannot afford to live and commute daily to work. This isn't sustainable. All of the older people here vote against and complain about development, as they have comfortable homes. You also find that elected members are pretty old too. We need to stop listening to them and address the issues of people without a voice, it's a landslide otherwise.	1/14/2021 3:58 PM
27	The target of delivering 7,000 affordable homes in 5years is completely unrealistic. Emphasis on one bed homes is a mistake- need to allow for household growth. There is no indication of the anticipated development grant over the strategy years. An assessment of the practical involvement of s.106 agreements to enable RP's to deliver would be helpful, and whether the LA's still own land that can be provided at nil cost to RP's.	1/14/2021 3:57 PM
28	You need to listen to your parish councils more .	1/12/2021 12:50 PM
29	You don't say how the planning system or the Joint Local Plan will require new housing to be zero carbon or even low carbon. You do not discuss the location of housing developments to protect wildlife. You do not address the large percentage of housing that is second homes and holiday lets, that push up prices making local housing expensive for local people. You could introduce higher rates of council tax on second homes and use the money raised to fund affordable homes.	1/9/2021 9:57 PM
30	Money is always an issue. Why not use income from second home rates to fund affordable homes?	1/9/2021 1:58 PM
31	A necessity to be able to build 'council houses' without having to have a large expensive market development attached.	1/8/2021 12:59 PM
32	disappointing to see see Local Plans being ignored. Stop Local Government talk and start to engage as a local will support and understand.	1/5/2021 5:20 PM
33	More homes for locals at sensible prices - and/or shared properties	1/3/2021 1:55 PM
34	Parking, we know that it is contentious but with electric vehicles coming they need to park near their house or lots of dedicated parking with chargers. Careful thought is required.	1/1/2021 6:31 PM
35	Ensure the council has sound evidence of need for housing/ specific size of housing and meet that evidence based need not some finger in the air central government assessment of demand. Build more rental housing to provide affordable and flexible housing and at same time curtailing second home owners.	12/29/2020 6:05 PM
36	Good luck!	12/29/2020 9:09 AM
37	Given the slow planning process in the area, five years will not be enough time to implement a plan, the current time for approval of a neighbourhood plan exceeds this, by the time they are created and have been approved at referendum the government guidelines have changed. The planned developments are led by the developers for maximum profit, the aging demographic has a loud voice and the time to influence planning decisions. Look at the high percentage of	12/28/2020 10:45 PM

South Hams Housing Strategy

planning decisions the are not decided within the government time frame and are altered from the initial idea during the process.

38	Only affordable as I have previously stated. We have a new build area in Chillington in which the majority of houses built have been empty for 3 years. They are unaffordable for local people being approx £300,000,!!	12/27/2020 3:38 PM
39	Infrastructure must be there too. Schools, medical services etc.	12/27/2020 7:50 AM
40	Whatever you build make sure it is appealing on the eye and fits in With rural Devon and don't overdo the amount of houses so that it ends up being like a housing estate. Think tasteful!	12/26/2020 1:40 AM
41	Terrible	12/24/2020 5:46 PM
42	Ensure only the affordable housing required by the community is built in rural areas. Double council tax on second homes.	12/24/2020 2:37 PM
43	Please stop cutting down much needed mature trees and changing the landscape of this beautiful part of the country.	12/23/2020 2:19 PM
44	Multiple home ownership by those who do not live and work in the area needs to be carefully considered. Tourism is important but not if the increase in house prices means that locals cannot live here. Also need to think about 'key worker' definition as currently only seems to apply to nurses, teachers, emergency services and leaves out other school staff. Shared ownership - the maintenance costs need to be more realistic. Some are £45 per month on top of rent and mortgage payments therefore pushing the montly costs over £1000 and out of reach of many. Cap on private rents - I recently saw one advertised for £5000 pcm! The rents need to reflect the income of locals not the desirability of the area. The level of income for families to be eligible for social housing needs to be reconsidered to meet the needs of middle income families as they are the ones who are not entitled to any welfare support but are expected to pay high rents. Better security for private renters - Section 21 notices mean we can be asked to leave for no real reason. My family are facing out 3rd Section 21 in 3 years despite never defaulting on rent and maintaining upkeep of houses well.	12/22/2020 10:44 AM
45	Their is a lot of not on my backyard building going on of affordable housing not near second homes!	12/22/2020 12:51 AM
46	Further consultation needed on the appropriateness and means of using the high levels of underused housing stock to assist the homeless.	12/21/2020 4:39 PM
47	Addressing homelessness within the area, not schemes that move people on particularly if they are local. this is a lovely area but will not remain so if attempts to accommodate all who want to move here particularly post covid and work related changes you refer to. Support for ageing population in addressing their housing need may also release larger properties. Commitment to reuse 'empty' homes.	12/21/2020 2:53 PM
48	No.	12/21/2020 11:27 AM
49	Concerns about the numbers. Particularly around Totnes area where the river and roads are really bad pinchpoints. Redworth Junction, pedestrian crossing near station etc are huge holdups in traffic flow. More homes in Totnes will exacerbate this without a new crossing over the Dart.	12/20/2020 5:18 PM
50	no	12/19/2020 10:30 PM
51	This may already be in play: swift consultation with all Parish and Town Councils to identify needs on the ground (to support the number crunching) and potential building sites.	12/19/2020 1:43 PM
52	More consideration for communities and infrastructure with greater thought to the wishes of local residents.	12/19/2020 12:33 PM
53	I don't believe enough is being done to support local people and halt the trend of us being priced out of the area we grew up in. Recent years have seen lots of housing developments built by big corporations, with styles of homes and properties that don't meet the local need, and don't come close to being affordable. SHDC needs to stop awarding these contracts and focus on building smaller affordable homes and apartments for local residents. Where these developments do happen there should be a higher percentage built as affordable homes for people in the local area, or contributions towards other affordable homes as part of the conditions	12/19/2020 12:26 PM

South Hams Housing Strategy

54	Concerned that some areas like Ivybridge get a lot of new build whilst some other areas appear exempt. Distribution in South Hams unfair.	12/19/2020 10:30 AM
55	An increasing number of people will be moving form cities to the S. Hams. It is important that we preserve the relative tranquility and clean air that attracts them by restricting the flood and maintaining our water and countryside assets. Suggest we focus on the "needs" and not the "wants".	12/19/2020 9:57 AM
56	Yes build your own social housing .	12/18/2020 7:25 PM
57	build in urban areas and protect the countryside	12/18/2020 12:33 PM
58	Yes. Ensure the builders complete all the housing on applications that have already been approved instead of putting them on the back burner until they are more profitable. No further applications should be approved until existing ones are complete. Not just started - complete.	12/18/2020 11:52 AM
59	Second homes- more rules. Not allowing houses in some areas to be sold to non residents.	12/18/2020 11:40 AM
60	No only those concerns already highlighted	12/18/2020 9:23 AM
61	Think it's criminal to just keep building new badly built housing on free belt without a solar panel to be seen and many bought by people from out of the area Objections for any planning applications on green belt should be taken seriously however small Otherwise it makes a mockery of the whole process	12/17/2020 11:08 PM
62	Affordable housing is not affordable for low wage earners. Controlled rented accommodation is required for local low wage workers within the area spread across the district.	12/17/2020 8:27 PM
63	Allow people to live in holiday lodges all year round. They are the closest thing to 'affordable' housing for people on minimum wage. Compulsory purchase of 2nd homes will release housing, perhaps for shared use. Tourists can come down in caravans instead.	12/17/2020 6:37 PM
64	Depends on your plans	12/17/2020 6:10 PM
65	Some older people bungalows would be useful.	12/17/2020 3:27 PM
66	truly affordable housing to help the young the highest priority. Stricter controls to kerb developer mission creep.	12/17/2020 3:12 PM
67	Only, be careful. Just go and look at South Hampshire if you want to see what can happen when you open the flood gates. Do not allow poor quality, cramped housing like Sherrford. These will be the slums of 2030	12/17/2020 2:35 PM
68	No	12/17/2020 1:32 PM
69	Whatever is done, it must remember that Farming and Tourism are vital in maintaining the areas longer term viability and thus preservation of the AONB and other classes of preservation areas and structures is maintained. Local legislation needs to look at how the South Hams deals with second homes and their occupancy.	12/17/2020 11:45 AM
70	Don't destroy its natural but by faceless (cheap) housing. Let new build reflect local architecture. Need sympathetic landscaping so we don't all live in suburban sprawl.	12/17/2020 11:42 AM
71	No	12/17/2020 11:21 AM
72	Small developments. Ensure services are in place eg schools doctors etc.	12/17/2020 10:24 AM
73	It's not helping low income families and is continuing to force them out of the area	12/17/2020 10:09 AM
74	Use more brown sites and disused buildings	12/17/2020 9:56 AM
75	Just think before you give planning permission to large estates as roads, Dr's Surgeries and schools will soon become overwhelmed also make sure the area of the new builds should have access to public transport	12/17/2020 7:55 AM
76	Public meeting to discuss opinions would be helpful.	12/16/2020 11:22 PM
77	You know what we need. The same arguments have been stated for many years and ignored. Genuinely affordable housing. I earn £11 an hour.	12/16/2020 9:37 PM
78	Housing requirement and location of provision need to be linked to job prospects. For climate change, we need to get back to working where we live. The volume of people commuting now	12/16/2020 8:58 PM

South Hams Housing Strategy

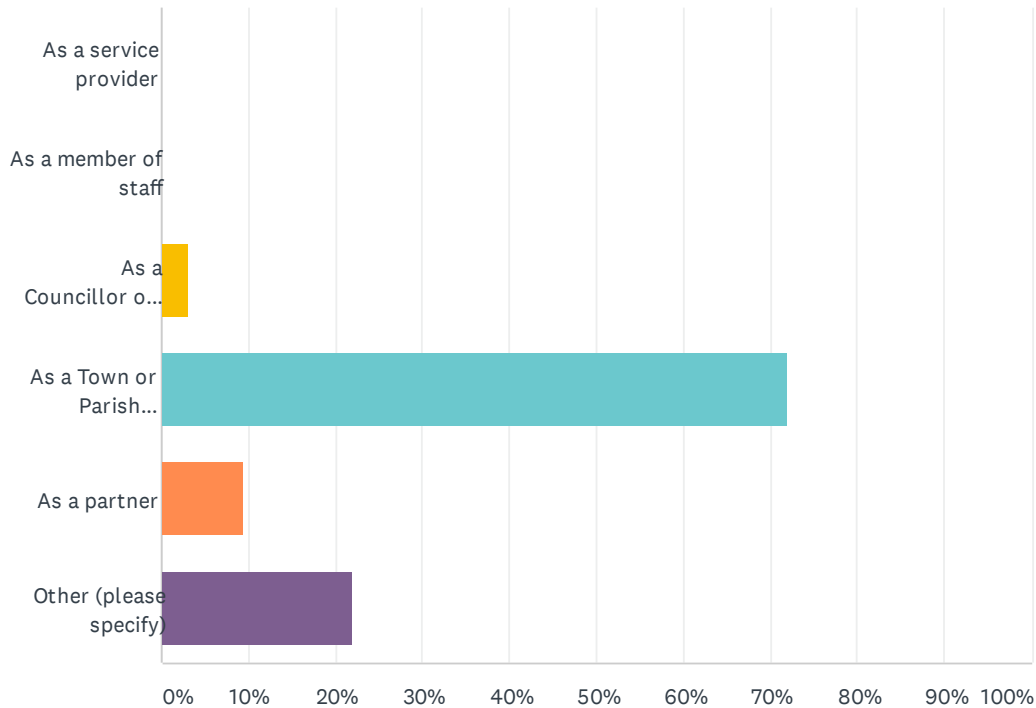
is leading to longer and slower commutes which is unsustainable. No business can be successful where roads become congested, travel slow and the large towns cannot deal with these commuters turning up in individual vehicles. Clearly this policy is not linked to work and wealth. Current housebuilding levels for the provision of small numbers of affordable housing is severely damaging the quality of living in this area with the lanes, roads and the environment all sadly becoming severely damaged. How the South Hams environment has deteriorated over the last 50 years is frankly appalling.

79	I live in social housing but property is too small for my needs now as I have some medical needs but south hams council will not let me bid on a 2 bed property because I don't claim disability benefits etc , this is grossly unfair , more fairer help for long term local , not people coming from plymouth etc	12/16/2020 8:26 PM
80	Care needs to be taken with housing development regarding the area of outstanding natural beauty, the natural beauty that brings income into the area. Too much housing equals more vehicles and congestion for locals and visitors. We want to attract people to the area not put them off coming.	12/16/2020 8:11 PM
81	Until you rewrite your plans taking into consideration the existing needs of communities I have no further views. Very disappointing first attempt.	12/16/2020 7:42 PM
82	Insist that planning officers meet with and communicate more effectively with applicants.	12/16/2020 7:02 PM
83	Stop developers selling new builds to second home owners	12/16/2020 6:41 PM
84	Affordable housing needs to be close to where people work and can access services such as schools, transport, health centres etc	12/16/2020 6:25 PM
85	Relax the rules in the AONB	12/16/2020 6:09 PM
86	Try and balance your support for ALL residents attempting to gain a foothold on the open market (and affordable) or you are in danger of creating a two tiered housing market	12/16/2020 5:57 PM
87	See previous answers	12/16/2020 5:48 PM
88	It may be possible to persuade many private landlords to specify that they will only rent to essential workers this would enable the councils to pass the onus on to others where provision is light .	12/16/2020 5:30 PM
89	A determined effort must be made to provide housing for first time buyers and renters , balanced with industrial units for jobs. The provision of good public transport, determined by the public and not the bus operator or council.	12/16/2020 5:13 PM
90	Please prioritise brown field and inner city / town sites first. Greenfield only if it can be proven there is no alternative.	12/16/2020 5:12 PM
91	Don't forget to build on brown field sites first, before destroying the green field of Devon.	12/16/2020 5:10 PM
92	No. Great graphics in the report -made it easy to understand.	12/16/2020 5:04 PM
93	Too much emphasis on owner occupied and private landlord owned properties	12/16/2020 4:34 PM
94	Yes, as previously stated local authority properties for local people instead of people living outside the area who get priority housing when it states on Devon home choice priority given to locals. This is not the case, I've applied for the last 3 to 4 years for local properties and get nowhere. Then I find the property gets allocated to someone from outside the area. It stinks.	12/16/2020 4:32 PM
95	AONB villages should be allowed to choose how many homes and where they are placed in their community.	12/15/2020 3:09 PM
96	It has failed and is continuing to fail	12/15/2020 10:55 AM
97	Without innovation and the setting of ambitious targets you fail to make a dent in the issues.	12/14/2020 4:09 PM

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Q1 Please describe yourself?

Answered: 32 Skipped: 0

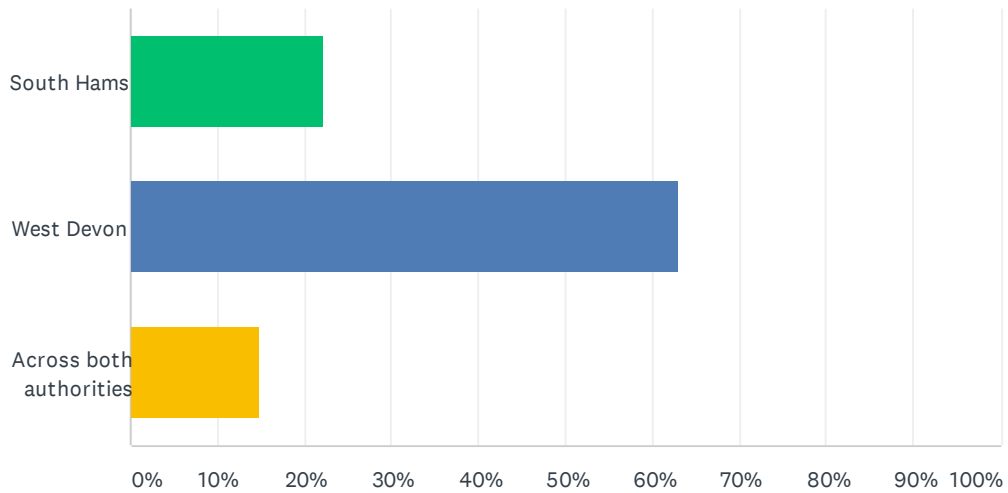


ANSWER CHOICES	RESPONSES
As a service provider	0.00% 0
As a member of staff	0.00% 0
As a Councillor of South Hams or West Devon	3.13% 1
As a Town or Parish Councillor	71.88% 23
As a partner	9.38% 3
Other (please specify)	21.88% 7
Total Respondents: 32	

#	OTHER (PLEASE SPECIFY)	DATE
1	Responding on behalf of North Tawton Town Council (West Devon)	1/28/2021 5:09 PM
2	On behalf of a Town Council	1/27/2021 1:55 PM
3	Plymouth City Council's Housing Delivery Team	1/25/2021 3:28 PM
4	Town Cllr, but responding as a member of the public	1/15/2021 7:26 PM
5	parisioner	1/5/2021 12:05 PM
6	Housing Association	12/22/2020 11:50 AM
7	Homeowner	12/14/2020 11:33 PM

Q2 Do you work in South Hams or West Devon, or across both authorities?

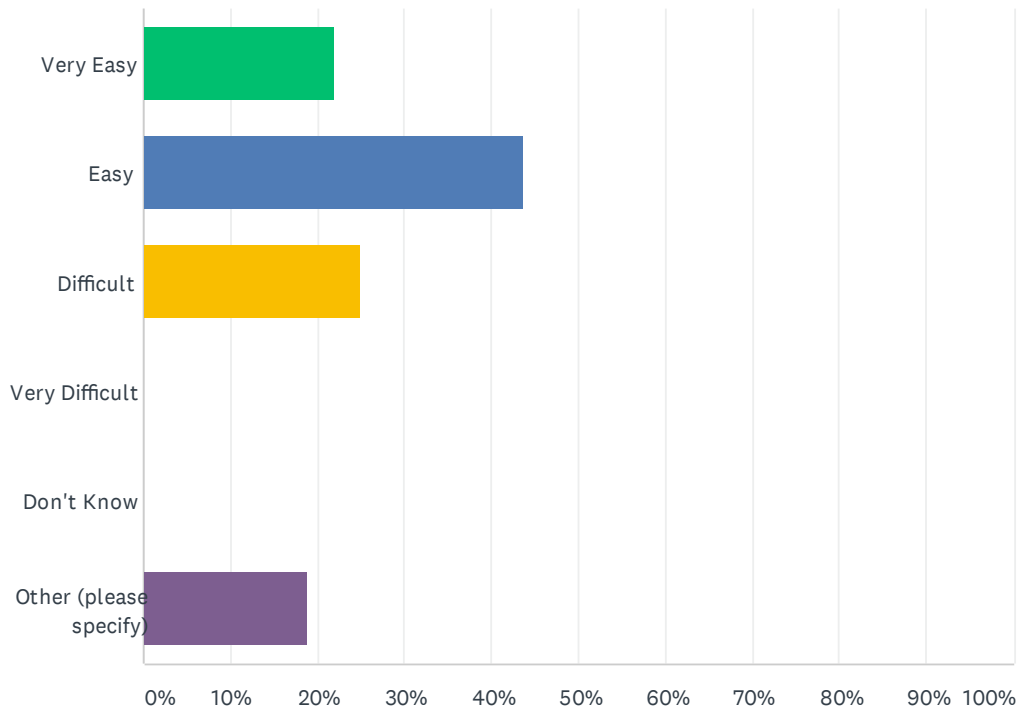
Answered: 27 Skipped: 5



ANSWER CHOICES	RESPONSES	
South Hams	22.22%	6
West Devon	62.96%	17
Across both authorities	14.81%	4
Total Respondents: 27		

Q4 How easy did you find it to identify South Hams and West Devon's priorities for housing in our draft Housing Strategy document?

Answered: 32 Skipped: 0



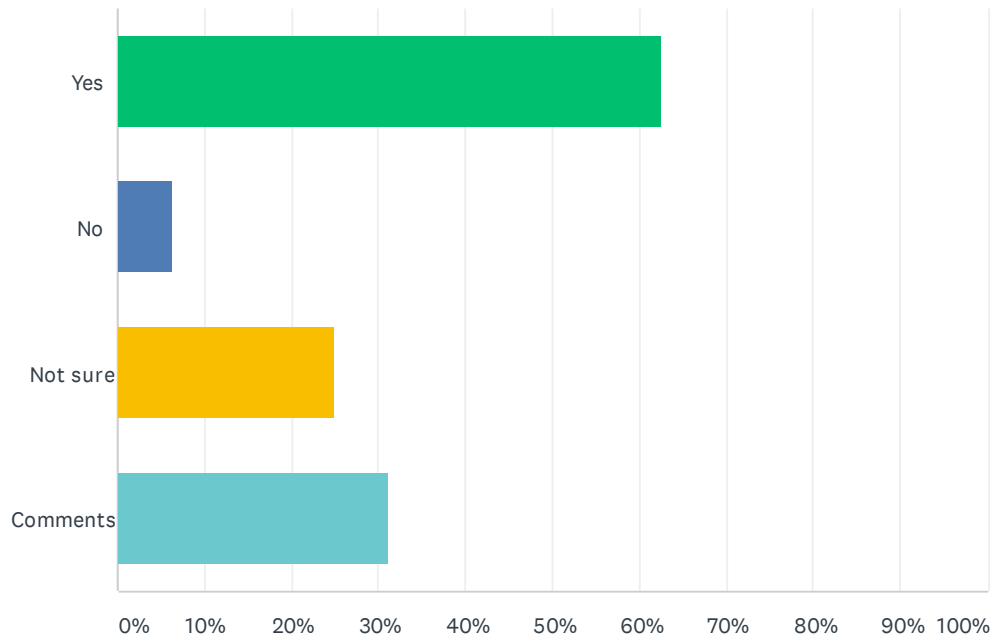
ANSWER CHOICES	RESPONSES	
Very Easy	21.88%	7
Easy	43.75%	14
Difficult	25.00%	8
Very Difficult	0.00%	0
Don't Know	0.00%	0
Other (please specify)	18.75%	6
Total Respondents: 32		

South Hams & West Devon Housing Strategy Consultation 2021- 2026

#	OTHER (PLEASE SPECIFY)	DATE
1	All the information is contained in the document but a succinct, clear summary would be very useful. A significant number of people will not read the entire document but might well respond to the survey having read a good summary	1/27/2021 10:24 AM
2	Easy if you're prepared to read the whole report, which is long. a concise summary would be good	1/13/2021 10:58 AM
3	It was not easy to find as we needed to follow links to WDBC website, and when you do that you just get the main page, and then you have to try and find the relevant bits, which isnt easy at all	1/12/2021 4:47 PM
4	For West Devon it shows a link but link only goes to front page of WDBC website and have to plough on from there. Didn't find most of it.	1/5/2021 12:05 PM
5	The priorities cross over themes (e.g. health/ wellbeing and enviomental sustainability). Within priorities 1 for growth is a long list of potential interventions which are not prioritised and potentially conflict - number of homes/ enviro standard for example	12/22/2020 11:50 AM
6	The document does not conform th accessibility standards, in particular the use of columns make it impossible to read electronically	12/16/2020 3:39 PM

Q5 Does the strategy reflect the housing challenges faced within South Hams and West Devon?

Answered: 32 Skipped: 0



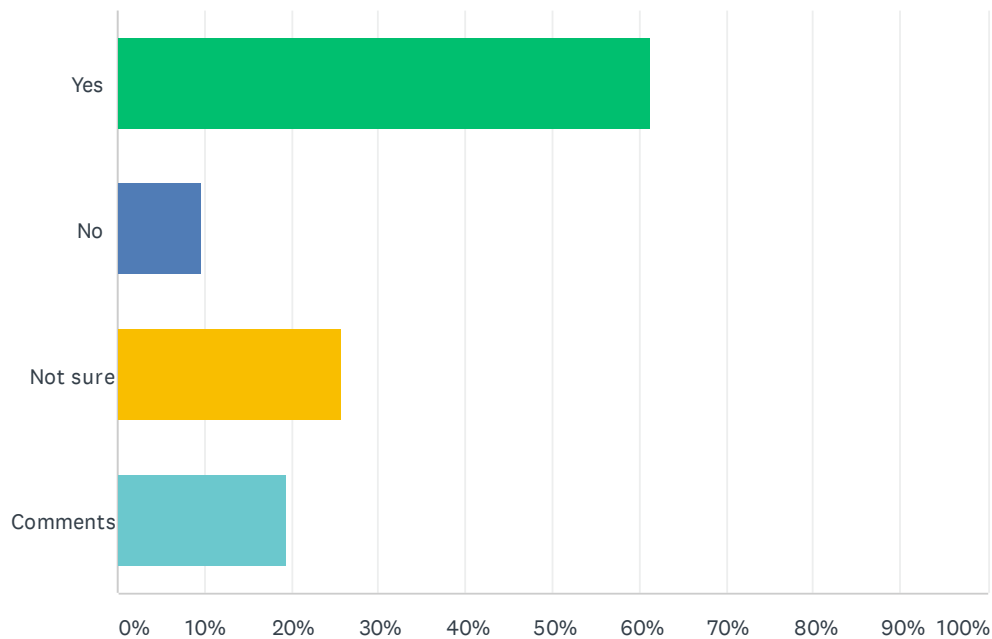
ANSWER CHOICES	RESPONSES	
Yes	62.50%	20
No	6.25%	2
Not sure	25.00%	8
Comments	31.25%	10
Total Respondents: 32		

South Hams & West Devon Housing Strategy Consultation 2021- 2026

#	COMMENTS	DATE
1	the strategy reflects the housing challenges, but it should be recognised WD and SH are very different areas with different sets of challenges	1/28/2021 5:09 PM
2	Significant challenges include affordable housing, improving the quality of existing housing (including the "greening" of housing stock), more/better quality rental and shared ownership housing and encouraging downsizing to free up under-occupied housing stock. Emphasis on affordable housing for locals is good but this needs to be linked to employment, schooling and social needs (staying local is no good if these services cannot be accessed).	1/27/2021 10:24 AM
3	I think so - it was difficult to distinguish at what point the strategy document moved from 'what we've been doing' to 'what we are going to do'	1/26/2021 12:36 PM
4	Given noted population profiles and DFGs we're surprised that there isn't more reference to accessible housing. It is implied in older persons housing but the need for accessible housing is more widespread to enable independent living for all households needing accessible housing.	1/25/2021 3:28 PM
5	TTC would question why this is not looking over a greater period when planning usually takes some time. Especially where developers have been land banking.	1/19/2021 4:28 PM
6	Yes but must not be a platitude but a real challenge to be delivered in a timely way.	1/12/2021 4:47 PM
7	but rather a platitude, throated out for some time - and not started to deliver yet	1/5/2021 12:05 PM
8	There needs to be homes for people in the villages where they were brought up and their families live, low cost houses have been built in the village, but they are offered to people outside - and in some cases from as far away as Torbay. I didn't see anything on that in the strategy, but it's the biggest complaint that we hear	12/26/2020 6:17 PM
9	not clear on actual number of affordable homes available (lettings/ as well as stock numbers by house type) compared to housing need	12/22/2020 11:50 AM
10	The strategy does not reflect the housing challenges faced by 1st time buyers or younger families attempting to get a foot on to the housing ladder or offer a resolution to the issue at all. Briefly mentioning the market failures and the potential of policy intervention does not solve the issue. Surely Policy to provide help should be in place before another housing strategy?	12/18/2020 12:20 PM

Q6 Does the strategy explain the current work being undertaken across South Hams and West Devon?

Answered: 31 Skipped: 1

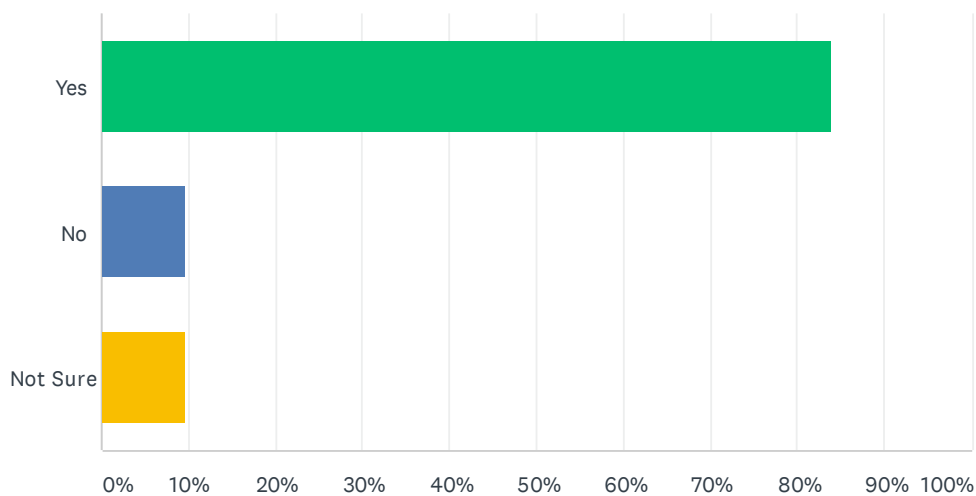


ANSWER CHOICES	RESPONSES
Yes	61.29% 19
No	9.68% 3
Not sure	25.81% 8
Comments	19.35% 6
Total Respondents: 31	

#	COMMENTS	DATE
1	Specific targets would be helpful	1/28/2021 5:09 PM
2	As before, a succinct, clear summary would help people quickly identify key elements of the strategy.	1/27/2021 10:24 AM
3	It is an ambitious strategy with lots of actions from various service areas. How will these be prioritised given limited resources?	1/25/2021 3:28 PM
4	Most of work relates only to the Plymouth area	1/12/2021 4:47 PM
5	I think most of the work relates to Plymouth. West Devon is just riding on the back of plymouth centric plan	1/5/2021 12:05 PM
6	not really - it provides a list of potential activities but not priorities or amount of resources being allocated	12/22/2020 11:50 AM

Q7 We have developed three key housing priority areas under our theme of Housing for Place
 Priority 1 -Ensuring sustainable housing growth
 Priority 2 - Promote balanced and sustainable communities
 Priority 3 -Ensuring that homes support the Health and Wellbeing of the area
 Do you support these priorities? (Please tick the appropriate box)

Answered: 31 Skipped: 1



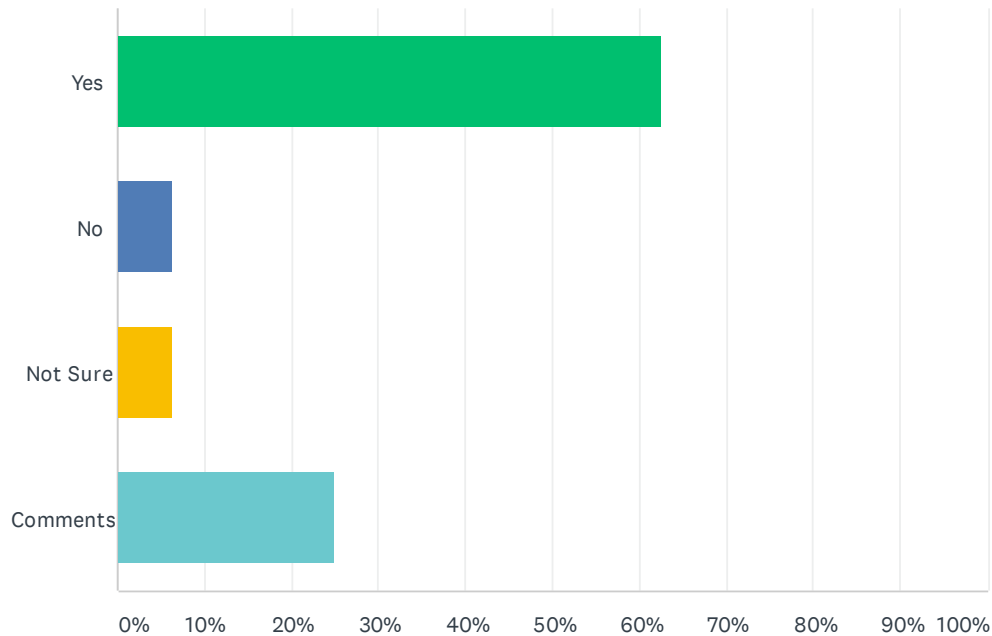
ANSWER CHOICES	RESPONSES	
Yes	83.87%	26
No	9.68%	3
Not Sure	9.68%	3
Total Respondents: 31		

South Hams & West Devon Housing Strategy Consultation 2021- 2026

#	COMMENT FIELD	DATE
1	A priority must be for housing to achieve high quality environmental standards new development should not be allowed to overwhelm existing communities. Must be more focus on improved infrastructure when new development is introduced .	1/28/2021 5:09 PM
2	Yes providing infrastructure and social amenities are also built at the same time. Too many developments are built and occupied for years still lacking basic amenities.	1/27/2021 1:55 PM
3	Comments as those made in response to question 5	1/27/2021 10:24 AM
4	We welcome the focus on People and Place.	1/25/2021 3:28 PM
5	Support 2 and 3. Reference 'Both our Councils have declared a climate emergency and are committed to supporting initiatives that deliver on carbon reduction'. TTC Comment: 'Supporting' needs more stronger regulations and adoption of standards above the minimum national regulations. South Hams and West Devon occupy the south west corner of Devon and comprise a mix of Traditional rural settlements and rolling agricultural landscapes. TTC Comment: Current / recent developments have not taken into account 'skyline' policies that should be applied and especially if they are within a local NP. Note: see policies in Totnes NP. South Hams and West Devon are non-stock holding authorities TTC Comment: This is a policy that needs to be reviewed if we are ever to provide enough social housing to meet local housing needs. Dartmoor National Park TTC Comment: Good to see that National Parks will continue to have their local planning rules which are essential to maintain these national assets. Demographic projections suggest a 5% increase in population in the next 5 years TTC Comment: If this is accurate then serious thought has to be given to a more holistic view of planning and the building of appropriate infrastructure. Totnes is continually suffering from the impact of developments outside its area which is causing traffic and air pollution problems as it the only available river crossing. Promote Balanced and Sustainable communities TTC Comment: Good to see in plan. How we will deliver/ Seek to expand our own in-house private lettings service Seamoor Lettings. TTC Comment: Good to see in plan.	1/19/2021 4:28 PM
6	New housing developments must not be allowed to overwhelm existing communities. So often, houses are built without the necessary infrastructure improvements. Priority 3 More suitable housing, both rental and owned, is needed for our ageing population. The evidence shows a high percentage of under-occupied homes in SH and WD. This could be because of a lack of suitable properties for downsizing.k	1/14/2021 10:51 AM
7	Just wish large developments had better infrastructure and services built at the same time.	1/10/2021 10:16 AM
8	Affordability should be a priority as well	12/29/2020 2:30 PM
9	yes but they are jumbled up - enviromental featuring in all and potential actions under each not prioritised	12/22/2020 11:50 AM
10	Yes and no. Yes, these priorities should be ensured regardless. But the main priority should have been based around supporting young families or first time buyers to get on to the housing ladder as the Westcountry is saturated with rental homes and 2nd homes.	12/18/2020 12:20 PM
11	The real need is housing for local working people	12/14/2020 7:30 PM
12	also need local homes for local people	12/14/2020 4:37 PM

Q8 We have developed 3 housing priorities under our theme of Housing for People: Priority 1 - Homes that support the Health and Wellbeing of our residents Priority 2 - Make the best use and improve the quality of existing housing Priority 3 - Ensure that people can access the support and advice they require and make best use of data Do you support these priorities? (Please tick the appropriate box)

Answered: 32 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	62.50%	20
No	6.25%	2
Not Sure	6.25%	2
Comments	25.00%	8
TOTAL		32

South Hams & West Devon Housing Strategy Consultation 2021- 2026

#	COMMENTS	DATE
1	Comments Ensure enough green space and as many mature trees as possible are retained. Green corridors for wildlife as more and more habitats are lost. More Housing Association (Council Houses?) are desperately needed for our own young people. Too many houses are aimed at incoming residents to the detriment of the young and local. Too many villages being swamped by second home owners and holiday lets to the detriment of the local community and community sustainability.	1/27/2021 1:55 PM
2	Support the priorities but would consider Priority 2 to be particularly important	1/27/2021 10:24 AM
3	We welcome the focus on People and Place.	1/25/2021 3:28 PM
4	support all three priorities with reservations as to the ambitions and extent of these priorities Will planners make sure that future developments have space for families e.g., gardens of a minimum size; adequate green / play spaces? ...but simply that the people earning lower wages can no longer afford to live in the area and have had to find somewhere to live in a cheaper area. TTC Comment: People do decide to stay in the area but are stuck with poor quality rental or having to live in caravans / vans. We need to quickly address the needs of these people by providing multi, serviced site around the area. Where do they find somewhere cheaper to live? 5 years and a 17% increase in the average house price in South Hams. TTC Comment: Even more evidence for the support for social housing at truly affordable rents. Levels of fuel poverty in the District and Borough are above the national average TTC Comment: All the more need for insisting on the very best of energy efficiency in new homes and the retrofitting of energy saving in existing properties, especially all rented property.	1/19/2021 4:28 PM
5	Not sure what Priority No 3 means!!	1/12/2021 4:47 PM
6	Over half those on the housing register are for 1 bed homes, but this form of housing is unpopular. It doesn't meet the needs of older couples who cannot always sleep together, may have carers, may have visitors wanting to stay. Similarly younger single people and couples often need additional space as their household expands, for home working. So although downsizing is on the whole to be encouraged, allowing underoccupancy of two bedroomed homes for these groups, and mainly providing 2 bed homes as a minimum, should be encouraged.	12/23/2020 1:11 PM
7	but as above - health/ welfare cuts across both and not clear what in list of potential interventions has priority. Some vague: 'prevent homelessness' - but how?	12/22/2020 11:50 AM
8	Health and wellbeing of residence is propped up by their financial capability to support themselves. Support and advice is fantastic too. But when the rental prices are so high in the area and no real plan to help people get on to the housing ladder due to house prices, no amount of help and support will be enough when financially people can not afford to buy homes. Renting and paying in some cases more than double what they would be paying with a mortgage does not promote mental health and wellbeing and does not help the local economy as people are forced to save money by shopping for bargains online rather than supporting local high street stores.	12/18/2020 12:20 PM

Q9 What, if anything in your opinion should be given greater priority in the Housing Strategy?

Answered: 28 Skipped: 4

South Hams & West Devon Housing Strategy Consultation 2021- 2026

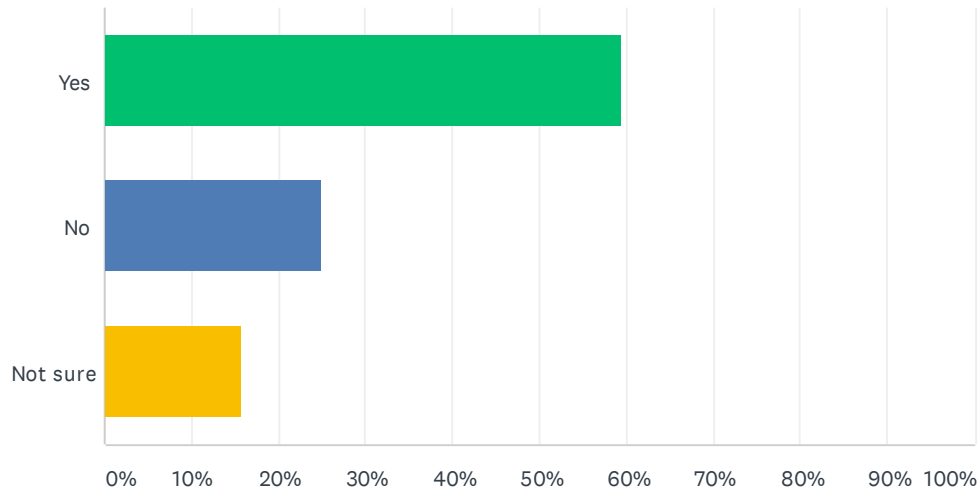
#	RESPONSES	DATE
1	Affordable housing for all working and living in Devon	2/4/2021 12:26 PM
2	ll	2/2/2021 2:07 PM
3	Fewer priorities with greater deliverability	2/1/2021 5:02 PM
4	Place - if you get the " Place " right, the well-being of " people" will be improved Provision of high quality affordable housing for rent within all areas which meets the varied needs of the population. These should meet high quality environmental standards with developers held to account to deliver. Second home ownership should be restricted in some way, particularly in new developments Neighbourhood Plan's policies and priorities must be adhered to when considering housing developments. Local Green spaces are important within new developments Consultation with local residents should also be a priority.	1/28/2021 5:09 PM
5	Make Priority 2 in Housing for People Priority 1. If done properly, much of current Priorities 1 & 3 follow as a natural consequence	1/27/2021 10:24 AM
6	Ensuring that all housing, whether existing or to be built, is of a high standard with regard to energy efficiency. Also affordability	1/26/2021 12:36 PM
7	Accessible housing. As noted above, accessible housing is needed not only for older persons but to enable independent for all households. DFG spend/resource pressures could be lowered with improved widespread delivery of accessible housing in all tenures. Hence we would give accessible housing more prominence and inclusion in the glossary.	1/25/2021 3:28 PM
8	Listening to local people about what is actually needed and being open to progress within a community especially when there is often a conflict between people who have moved to the area to retire and wish it to remain the same and young and local families who need support to see their local area develop in a sustainable way which meets their needs and not the needs of retirees and second home businesses	1/21/2021 4:06 PM
9	Carrying out a proper audit of available stock and of actual housing need is essential otherwise the danger is that SHDC is doing nothing more than clearing the decks for developers to push through what they want and what gives them most profit. We need to ensure absolute priority for local people, builders, materials and requirements. We need to make sure that all other new builds in the area are taken into account when deciding on a new application eg. the thousands of new houses being built along the A385 between Brixham and Dartington have a cumulative affect on the AQMA through Totnes and on the horrendous traffic jams we see there. These developments need to be part of a bigger, joined up picture with other district councils. We need to absolutely ensure these developments are fit for purpose going forwards in terms of infrastructure, environmental impact, the impact of climate change etc Since 2016/17, South Hams has enabled 483 units of new affordable housing. The Council's Housing Register has approximately 2,000 households registered, and 70% of those earn less than £20,000 per annum TTC Comment: At this rate the demand will never be met. 8.2% of the total dwellings in the South Hams are second homes with up to 50% in some TTC Comment: When will the 200% council tax be introduced and the loophole in business rates on second homes be stopped?	1/19/2021 4:28 PM
10	setting targets to deliver against! The strategy is pointless without setting goals of reducing fuel poverty, ensuring residents aren't overcrowded etc.	1/15/2021 7:26 PM
11	Re development of "brownfield " sites where they exist and to prioritise sustainable water management processes for each and every new dwelling or major redevelopment.	1/14/2021 2:30 PM
12	Place: if you get the "place" right, the wellbeing of People will be improved automatically	1/14/2021 10:51 AM
13	Greening of existing housing stock	1/13/2021 10:58 AM
14	the immediate environment and any wider impact of new build including infrastructure. There is little mention as to how the health and well being of the environment will be improved. Removal of Devon banks and hedgerows will undoubtedly reduce habitat for wildlife. Increase in traffic (pedestrian and motorised) is a threat to wildlife. Building any development in green areas breaks up wildlife corridors. How will these issues be adequately dealt with? More information is also needed as to getting a balance with increasing housing stock in a climate change emergency environment. An impossible task I would suggest. Any increase in housing will only add to carbon footprint.	1/13/2021 10:33 AM

South Hams & West Devon Housing Strategy Consultation 2021- 2026

15	Priority should be local needs, not the needs set by central government re housing numbers.	1/12/2021 4:47 PM
16	Affordable housing	1/11/2021 8:13 PM
17	Local housing for LOCAL people. If this means the Councils become developers and landlords then so they should- Houses valued at 11x local income is not helping local families.	1/10/2021 10:16 AM
18	Re-use of existing properties and Brown field development	1/6/2021 12:34 PM
19	Only to build for local needs. The numbers that government produce on housing numbers has been shown to be inaccurate (CPRE). We should stick to what we know is needed not hypothetical demand of all londoners wishing to live in Devon/Cornwall	1/5/2021 12:05 PM
20	Affordability, integration with DCC transport strategy and more emphasis on community infrastructure as housing is provided.	12/29/2020 2:30 PM
21	As mentioned before - local homes for local people.	12/26/2020 6:17 PM
22	delivery of affordable housing for local people. greater emphasis in use of public land (including DCC) to secure this outcome.	12/22/2020 11:50 AM
23	I feel the strategy of ensuring new housing developments should undoubtedly be focused on sustainability, the wellbeing of the area they are built and sustainable communities is of great importance. Please do not think I disagree with that. The Greater priority should be to ensure that local working families of that area are not forced into poverty with rental prices. The priority should be in setting up more schemes to help local people who are not and never will be in a position to save for deposits due to high rental prices no matter what their income is. There is a reason that the average age of 1st-time buyers is nearly 40. the next generation of home buyers will have to save for about 20 years just to have enough for a deposit and by the time they reach retirement they still will not own their own home as the mortgage would still not be paid off. How is it right for working families to work their entire life to be forced into working well in to their 70's/80's to pay off their homes?	12/18/2020 12:20 PM
24	Ensuring all development meets negative carbon emissions	12/16/2020 3:39 PM
25	More housing association homes to rent	12/14/2020 7:30 PM
26	Affordable housing for local people on low wages	12/14/2020 4:46 PM
27	low cost rental market and home ownership for local villages to keep the community alive with younger people	12/14/2020 4:37 PM
28	Young people and young families, for housing to promote community, keep young people close to their wider families allowing them to maintain their roots in their communities.	12/14/2020 4:10 PM

Q10 Do you think the Strategy is easy to read?

Answered: 32 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	59.38%	19
No	25.00%	8
Not sure	15.63%	5
Total Respondents: 32		

South Hams & West Devon Housing Strategy Consultation 2021- 2026

#	COMMENTS	DATE
1	It is clear. However there are no specific targets over the next 5 years, apart from what is in the JLP, particularly for affordable housing.	1/28/2021 5:09 PM
2	Improve old and build new aiming at PassiveHaus standards via Building Regs.	1/27/2021 1:55 PM
3	As it stands the language is quite "flowery" and there is a lot of jargon. I feel many people will give up on the document well before the end. As previously stated, a clear, succinct summary would be useful....written properly, people would be able to complete the survey having only read the summary. Some of the glossary boxes seem to muddle up some things and this does help anyone struggling to understand some of the terms. The document is a graphic "masterpiece" but is hard to read. It can be hard to determine what is "what we have been doing" and "what we are proposing to do".	1/27/2021 10:24 AM
4	Not particularly. It would benefit from a clear, short summary. Also the Glossary at the end contains some inaccuracies which certainly doesn't help if the reader is trying to clarify some of the terms used.	1/26/2021 12:36 PM
5	Easy to read and we like the infographics used to illustrate the Evidence Base.	1/25/2021 3:28 PM
6	very wordy and repetitive, I keep expecting to see "blue sky thinking" written in the blurb	1/21/2021 4:06 PM
7	But that does not mean it will be effective	1/15/2021 7:26 PM
8	It requires a lot of attention. I doubt many readers will get to the end.	1/13/2021 10:58 AM
9	The strategy is easy to read as long as you don't have to follow links elsewhere	1/12/2021 4:47 PM
10	However it does repeat itself	1/6/2021 12:34 PM
11	I understand that it needs to contain a lot of information, but it felt too long and complicated for the average person to read, fully understand and connect to.	12/26/2020 6:17 PM
12	although use of colour alone to show SHDC and WDBC data does not always work.	12/22/2020 11:50 AM
13	Does not conform to accessibility standards particular in the use of columns, and colour combinations, landscape format is also awkward	12/16/2020 3:39 PM

Q11 Do you have any further views about our plans to tackle the housing needs in South Hams and West Devon?

Answered: 24 Skipped: 8

South Hams & West Devon Housing Strategy Consultation 2021- 2026

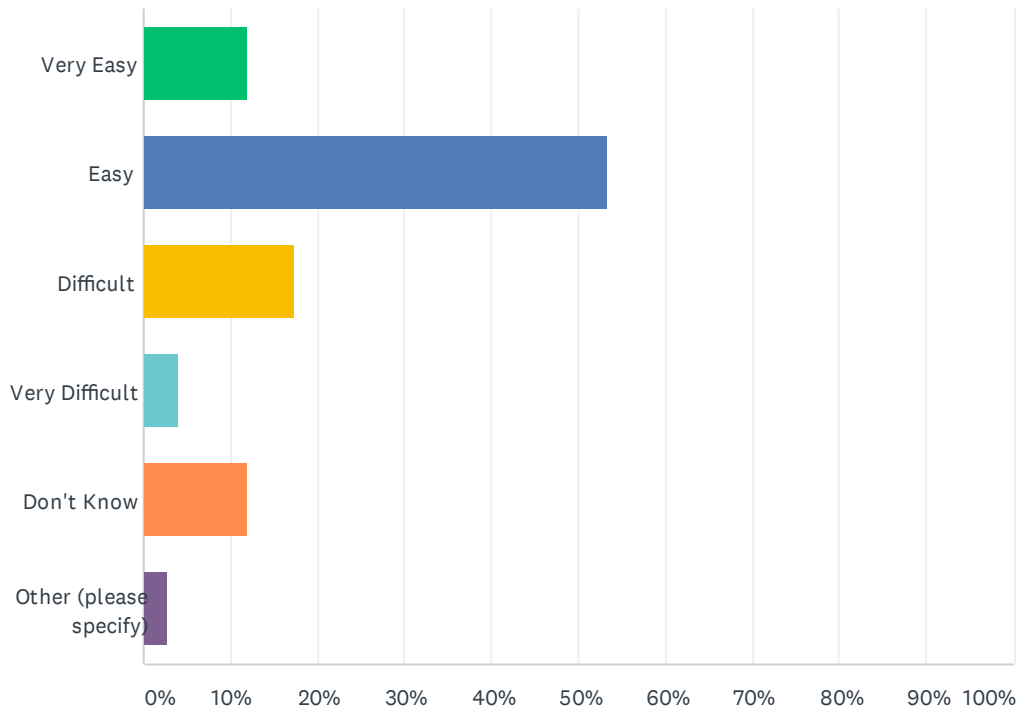
#	RESPONSES	DATE
1	Its a crisis that needs acting upon immediately	2/4/2021 12:26 PM
2	no	2/2/2021 2:07 PM
3	Importance of Climate change in new Housing. importance of the best use of existing housing, including empty and under-occupied homes.	2/1/2021 5:02 PM
4	It is important to recognize the different characteristics of the 2 districts.	1/28/2021 5:09 PM
5	If housing was built for LOCAL assessed need , we would not have thousands of homes being built on green field sites. Concentrate on brownfield sites for local families living in overcrowded or substandard housing. Too many families living in expensive private rentals with nowhere to move to within their local area.	1/27/2021 1:55 PM
6	no	1/27/2021 10:24 AM
7	No. It is difficult to comment on this as the parish of Mary Tavy is wholly within Dartmoor National Park which has its own Housing Strategy and Local Plan.	1/26/2021 12:36 PM
8	As above, accessible housing should be given greater consideration.	1/25/2021 3:28 PM
9	See my answer to Q9	1/21/2021 4:06 PM
10	South Hams District Council has secured Investment Partner status with Homes England in order to directly draw down grant funding. TTC Comment: Will this be made available to Town / Parish Councils to provide housing meeting local needs? In 2019 there were 67 properties identified as being long term empty properties in South Hams. Ensure the best use and improved quality of existing housing TTC Comment: Time to look at compulsory purchase? Support creation and development of Neighbourhood plans with Town & Parish Councils and Local community groups. TTC Comment: Good to see support for NP. Explore the concepts of the Council as a developer and landlord of new housing. TTC Comment: Good to see in plan. By operating as a shared workforce on behalf of West Devon & South Hams, each Council saves around £3.9m in South Hams & £2.2m in West Devon in staffing costs. We have also reduced our workspace significantly in the last 5 years operating from a fraction of our existing offices, renting the majority of the building to tenants both in the private and public sector. Nevertheless the Council's resources are limited. TTC Comment: What damage has this done to local economy? It is not the only way to go. An operational delivery plan will be developed annually with SMART (Specific, measurable, achievable and timely) actions which will be regularly monitored and reviewed. TTC Comment: Brave words but unfortunately like all 'smart' management themes they often get rapidly out of date and ineffective.	1/19/2021 4:28 PM
11	Set targets that are SMART, then deliver them. Work more closely with towns and parishes who know what is needed locally.	1/15/2021 7:26 PM
12	Yes , great care needs to be taken to bear in mind the environmental policies of the council , especially the reduction in carbon dioxide emissions from new houses and the construction processes themselves . Much more rigorous scrutiny of plans must occur to encourage environmental improvements and to plan for alternative vehicle fuels such as electricity and hydrogen. There should be an environmental officer consulting with the planning department.	1/14/2021 2:30 PM
13	Make it less attractive to second home owners through financial burdens.	1/14/2021 10:51 AM
14	no	1/13/2021 10:58 AM
15	As above	1/13/2021 10:33 AM
16	Vital that a separate register of key workers requiring homes is set up to ensure that affordable homes do go to local people.	1/12/2021 4:47 PM
17	see comment above. We are putting money in the pockets of a few large developers and we should be actively marketing plots of land (laid out including main services in place) for self build projects.	1/10/2021 10:16 AM
18	Yes. It is vitally important to have a local housing register, specifically for key workers (as stated in document) otherwise as we know the affordable homes will be full of people in need who probably aren't local.	1/5/2021 12:05 PM
19	Recognise the needs for multiple generations to wish to live in close proximity for support and	12/29/2020 2:30 PM

	wellbeing.	
20	see above on public land and need to be clear what priorities are to ensure this? Main drive environmental/ custom build/ community led or maximise delivery of affordable housing as soon as possible? - can't always just say 'all' and they may well conflict.	12/22/2020 11:50 AM
21	Working with smaller villages, towns and communities rather than blanketing statistics that in the documents own words "does not always provide an accurate picture, and the use of averages can often hide inequalities that sit at either end of the spectrum" is negligent. More Localised strategies need to be put in to place to support their communities.	12/18/2020 12:20 PM
22	Need to support home owners to make their properties carbon neutral, particularly those on low income but not on benefits	12/16/2020 3:39 PM
23	west Devon let lamerton parish down badly on there housing development for affordable homes for the locals	12/14/2020 4:37 PM
24	No	12/14/2020 4:10 PM

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Q1 How easy did you find it to identify West Devon's priorities for housing in our draft Housing Strategy document?

Answered: 75 Skipped: 0

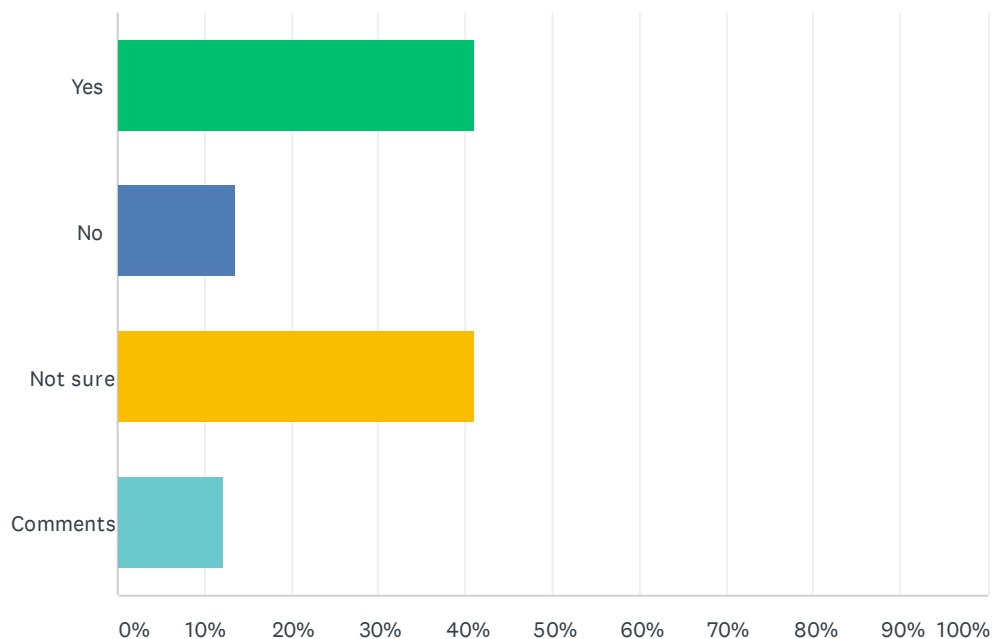


ANSWER CHOICES	RESPONSES
Very Easy	12.00% 9
Easy	53.33% 40
Difficult	17.33% 13
Very Difficult	4.00% 3
Don't Know	12.00% 9
Other (please specify)	2.67% 2
Total Respondents: 75	

#	OTHER (PLEASE SPECIFY)	DATE
1	Could be simpler	1/26/2021 6:28 PM
2	Buried in unnecessary verbiage and pictures	12/16/2020 6:40 PM

Q2 Does the Strategy reflect the housing challenges faced within West Devon?

Answered: 66 Skipped: 9

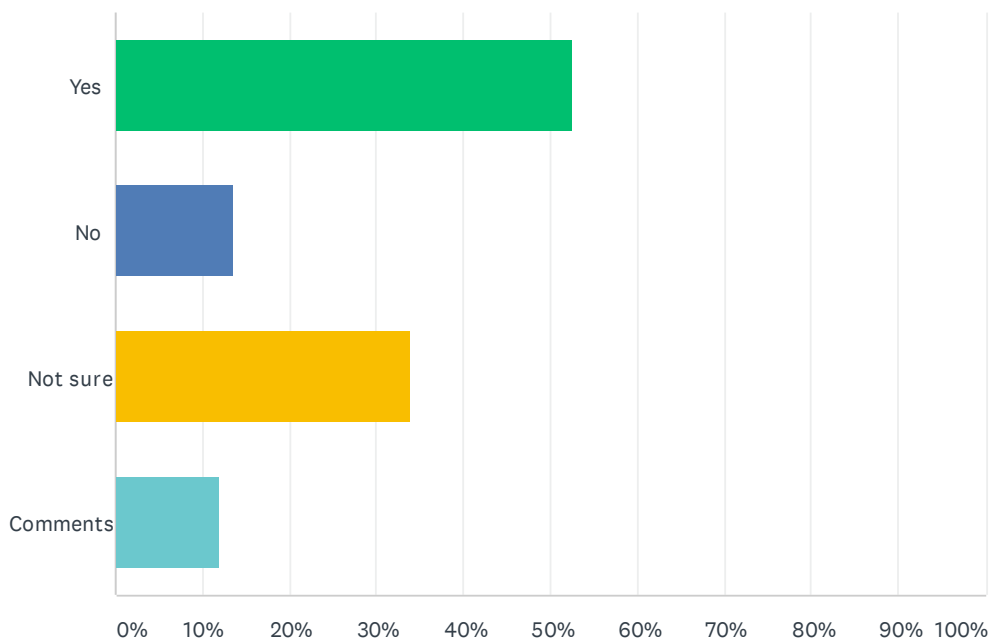


ANSWER CHOICES	RESPONSES
Yes	40.91% 27
No	13.64% 9
Not sure	40.91% 27
Comments	12.12% 8
Total Respondents: 66	

#	COMMENTS	DATE
1	there appeared to be a number of aspirational strategies rather than firm commitments	1/31/2021 12:40 PM
2	It is difficult to see how housing for those on lower income will be delivered through this strategy.	1/28/2021 6:17 PM
3	To an extent but infrastructure is not sufficiently addressed	1/27/2021 1:17 PM
4	No more houses needed! Use old pubs	1/21/2021 10:16 AM
5	Not enough. Too much emphasis on Government tick box requirements.	12/23/2020 12:17 PM
6	New builds need to be to highest net zero standard and older properties need retrofiting	12/17/2020 1:08 PM
7	Concern about holiday homes	12/16/2020 7:41 PM
8	Probably all the pictures we of young professional type people not the older people with housing need	12/16/2020 6:41 PM

Q3 Does the Strategy explain the current work being undertaken across West Devon?

Answered: 59 Skipped: 16

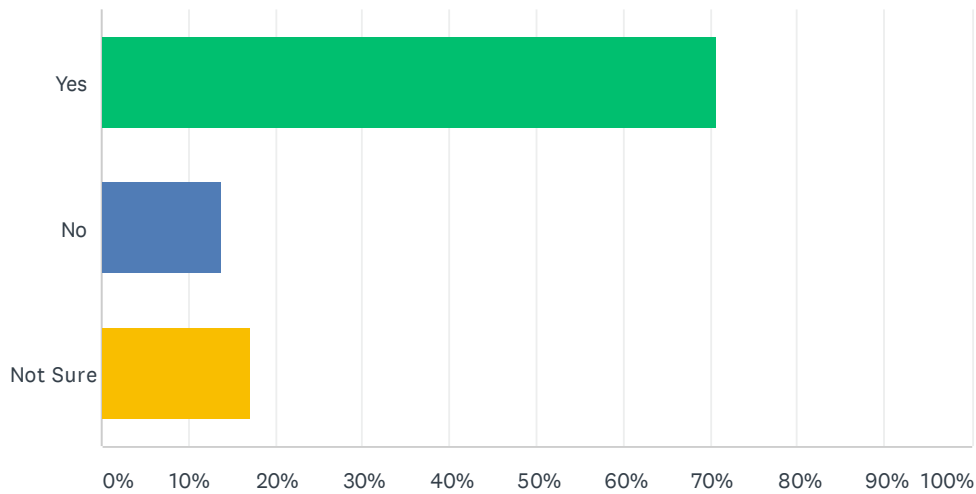


ANSWER CHOICES	RESPONSES	
Yes	52.54%	31
No	13.56%	8
Not sure	33.90%	20
Comments	11.86%	7
Total Respondents: 59		

#	COMMENTS	DATE
1	Aspects that are explained are clear, but parts are missing - eg what is already being done to promote energy efficiency, how planning applications are checked to ensure new housing is "in the right place" and accessible.	2/1/2021 9:22 AM
2	the strategy document is very wordy and uses a lot of 'council speak' and so its difficult to separate actual work from aspirational work	1/31/2021 12:42 PM
3	No more building ! Use what's out there	1/21/2021 10:17 AM
4	Steategy seems good but is it actually bring delivered?	12/16/2020 7:42 PM
5	How do we find out it's actually happening now	12/16/2020 7:01 PM
6	Sort of lots of spin little substance	12/16/2020 6:42 PM
7	The pictures are easy to understand	12/15/2020 10:52 PM

Q4 We have developed three key housing priority areas under our theme of Housing for Place
 Priority 1 -Ensuring sustainable housing growth
 Priority 2 - Promote balanced and sustainable communities
 Priority 3 -Ensuring that homes support the Health and Wellbeing of the area
 Do you support these priorities? (Please tick the appropriate box)

Answered: 58 Skipped: 17



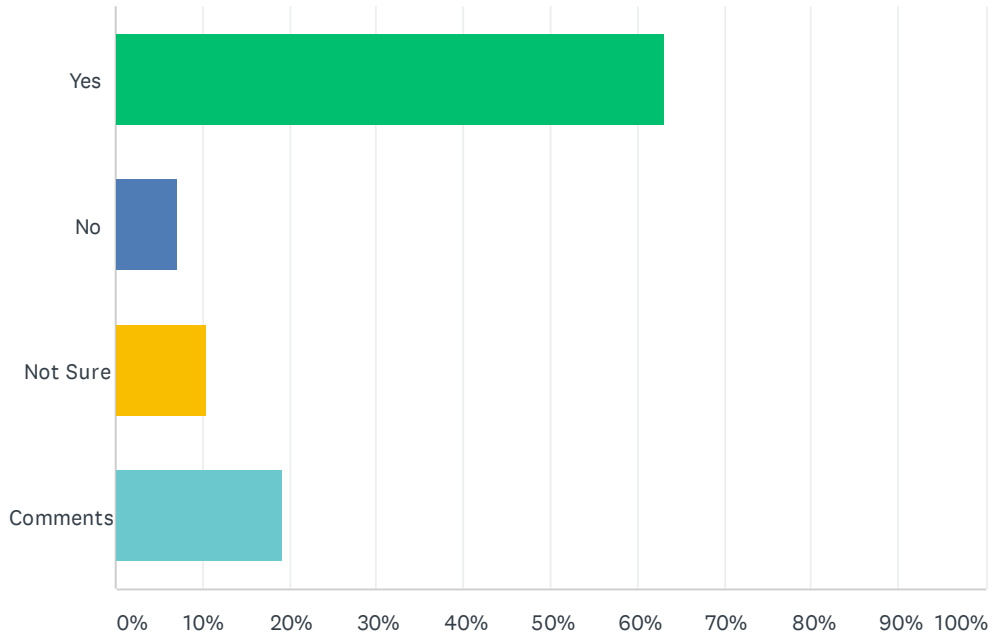
ANSWER CHOICES	RESPONSES	
Yes	70.69%	41
No	13.79%	8
Not Sure	17.24%	10
Total Respondents: 58		

West Devon Housing Strategy

#	COMMENT FIELD	DATE
1	Right headlines, but a missing point which cuts across all three is that both existing and new homes should be connected by sustainable transport options. However well built, homes from which it is impractical to walk to local facilities are not promoting wellbeing.	2/1/2021 9:26 AM
2	broadly yes, but the priorities are very broad, for example what does 'promote' actually mean in terms of measurable results	1/31/2021 12:44 PM
3	Some reservations	1/28/2021 6:09 PM
4	Yes providing infrastructure and social amenities are also built at the same time. Too many developments are built and occupied for years still lacking basic amenities.	1/27/2021 1:48 PM
5	Part of sustainable would be converting existing brown field site.	1/27/2021 1:18 PM
6	Use the buildings that are not used any more first !	1/21/2021 10:18 AM
7	Priority 1 should be affordable housing as even social housing is not affordable.	1/9/2021 11:33 PM
8	I am particularly concerned that the balance of communities is improved, particularly in small villages with. A lack of affordable community housing.	12/18/2020 10:59 AM
9	Why oh why was Bovis allowed to build non-sustainable homes?	12/16/2020 9:43 PM
10	But explaining in detail how you will achieve this would be of more use	12/16/2020 6:42 PM
11	Not clear what is meant by 'sustainable'	12/16/2020 5:42 PM
12	Throughout the West Devon Strategy paper there is no part which considers the need for the practical requirements which will follow for better transport, an increase in doctors availability, extensions to schools. If these latter are no considered alongside housing development the community will suffer.	12/16/2020 5:07 PM
13	I think more should be done to revitalise and renew existing housing stock to make it more sustainable and usable for further generations.	12/16/2020 4:48 PM
14	Well-being is really important - especially in the current situation and the council should do all it can to support residents	12/15/2020 10:54 PM

Q5 We have developed three housing priorities under our theme of Housing for People: Priority 1 - Homes that support the Health and Wellbeing of our residents Priority 2 - Make the best use and improve the quality of existing housing Priority 3 - Ensure that people can access the support and advice they require and make best use of data Do you support these priorities? (Please tick the appropriate box)

Answered: 57 Skipped: 18



ANSWER CHOICES	RESPONSES	
Yes	63.16%	36
No	7.02%	4
Not Sure	10.53%	6
Comments	19.30%	11
TOTAL		57

West Devon Housing Strategy

#	COMMENTS	DATE
1	Support the headlines. Under 1, could add active engagement with developers to get energy efficiency of new homes to maximum achievable (ie well above minimal legal). Under 2, nothing is said about ways to reduce % of housing lost to holiday homes or holiday lets.	2/1/2021 9:32 AM
2	Again broadly I support the priorities, but again what does 'make best use of data' actually mean?	1/31/2021 12:45 PM
3	To improve the quality of existing housing, especially around environmental standards and carbon reduction, requires greater intervention in the market.	1/28/2021 6:19 PM
4	Ensure enough green space and as many mature trees as possible are retained. Green corridors for wildlife as more and more habitats are lost. More Housing Association (Council Houses?) are desperately needed for our own young people. Too many houses are aimed at incoming residents to the detriment of the young and local. Too many villages being swamped by second home owners and holiday lets to the detriment of the local community and community sustainability.	1/27/2021 1:49 PM
5	Affordable housing should be priority 1 as even social housing is not affordable.	1/9/2021 11:34 PM
6	Only 1st one. 2nd one Council doesn't support home owners to improve unless very low income. Not enough consideration to infrastructure and facilities.	12/23/2020 12:20 PM
7	2only	12/17/2020 3:31 PM
8	Homes need to be places that enhance wellbeing	12/17/2020 1:10 PM
9	I hope that you continue to and not quietly drop it when it becomes too expensive or unpopular	12/16/2020 6:43 PM
10	But how do you improve the quality of existing housing. Developers have got away with poor quality housing for years.	12/16/2020 5:42 PM
11	If you have good evidence you will be able to be more accurate with housing need locally	12/15/2020 10:54 PM

Q6 What, if anything in your opinion should be given greater priority in the Housing Strategy?

Answered: 46 Skipped: 29

West Devon Housing Strategy

#	RESPONSES	DATE
1	The practicalities of ensuring housing is part of a connected local community. Recommended that councils commit to using the Transport for New Homes checklist https://www.transportfornewhomes.org.uk/the-project/checklist-for-new-housing-developments/	2/1/2021 9:35 AM
2	My greatest concern with 'affordable housing' (which generally I strongly support) is that after one occupancy it no longer remains 'affordable' and is bought up by 'landlords' who's principle priority is profit. I would like to see 'sustainable affordability as part of the package. I am also deeply concerned that while there is (rightfully) a focus on developing a housing strategy that seeks to support local ownership/housing that suits the community and not those seeking to profit, I am concerned that the local economy is not being equally supported to serve the potentially increased population. Our villages and towns are gradually dying. post offices and markets are not being supported and these have in the past acted as a hub for local businesses and the community. Towns that have a thriving economic community draw (and I'm not talking about village hall here) generate increased footfall which in turn generates new local enterprise and results in a sense of community well being. Supermarkets and other nationally owned businesses that have perverse buying power and are killing local industry. The lack of incentive for local business - for example excessive business rates - in turn restricts further local employment. Covid has shown how small local businesses can thrive if given a chance, and I believe the housing strategy needs to support this aspect too.	1/31/2021 1:09 PM
3	Affordability	1/29/2021 12:02 AM
4	Making sure the infrastructure is in place to support housing. Improved roads and transport links etc	1/28/2021 8:25 PM
5	Much higher levels of decent social housing (council housing) should be prioritised and central government should be lobbied to provide local councils with the means to build. Relying on the market has failed to deliver enough homes for those on lower income for over 40 years.	1/28/2021 6:22 PM
6	Protecting the local environment, not overpopulating	1/28/2021 6:11 PM
7	Affordable housing for low income	1/28/2021 5:54 PM
8	Addressing homelessness actively - not bunging people in a B&B at high cost to the councils but actually housing people where possible by bypassing the ridiculous Devon Home Choice system where folk are street homeless and minimising those made homeless in the first place!	1/27/2021 1:20 PM
9	Family's they currently live in one bed flats	1/26/2021 10:05 PM
10	Housing in villages.	1/26/2021 5:24 PM
11	Making existing housing more eco friendly, with incentives and grants for owners to adapt their homes	1/26/2021 4:59 PM
12	ensuring that existing homes are not left empty before building more	1/26/2021 4:25 PM
13	Reduce carbon footprint, increase biodiversity	1/22/2021 10:51 PM
14	Use unused buildings first !	1/21/2021 10:18 AM
15	Affordable homes for rent & first time buyers. Making single occupiers renting 2+ bed social housing move into 1 bed properties so that there are less empty bedrooms & couples/families can access larger properties easier.	1/20/2021 11:20 PM
16	I feel that more rent plus properties should be looked, this gives more families like my own, to access the property ladder where otherwise would be impossible. Currently there are only a few rent plus properties in the pipeline for Tavistock, these won't be enough.	1/20/2021 2:27 PM
17	Council to be a landlord of low cost affordable housing for single people & small families. Question the recent large scale developments of typically 3 bed homes with almost no garden - not the type of housing needed. AND, lack of provision with this of doctors, dentists, schools, traffic schemes, etc. If all this is not questioned and addressed the strategy is just words. Need to closely monitor the actual benefit of the recent and ongoing developments.	1/10/2021 5:24 PM
18	Affordable housing.	1/9/2021 11:34 PM
19	The major focus must be on infrastructure first before any future housing strategy is considered. Roads/Traffic/schools/dentists/doctors etc	1/8/2021 9:05 AM

West Devon Housing Strategy

20	Priority given to build starter homes	1/2/2021 4:13 PM
21	Affordable well built properties with main utilities built into plans. No homes should be approved regardless of price, without solar tiles, ground source pumps and mains drainage in place. Rural villages need car parking facilities within developments. Food stores, schools & GP health hubs must also be a priority.	12/23/2020 12:24 PM
22	More affordable housing.	12/23/2020 12:01 PM
23	Reducing carbon footprint of new & existing properties, developers build to the minimum standards and local councils need to start aggressively stating the standards they will accept and should stop putting in gas heating.	12/22/2020 9:58 AM
24	Houses that people want i.e. more 3 bedroom, energy saving and affordable	12/22/2020 7:08 AM
25	Affordable housing for local people	12/21/2020 9:36 PM
26	Listen to local views and if there is a local development plan it must be adhered to. Developers should not be allowed to ride roughshod over it as is the case in Salcombe in several instances right now	12/18/2020 2:45 PM
27	Affordable community housing in smaller villages	12/18/2020 11:00 AM
28	Giving a voice to local people about building in their areas.	12/17/2020 3:49 PM
29	not building them on agricultural land around towns that cannot sustain the growth with no employment opportunities	12/17/2020 3:32 PM
30	Quality low cost housing for local people	12/17/2020 1:33 PM
31	The drive towards net zero and complete energy efficiency in all new builds, we don't want any more new builds that will need retrofitting at a cost to the owners or public purse	12/17/2020 1:12 PM
32	Affordable low carbon housing	12/17/2020 10:17 AM
33	How to address demands on health service - hospitals, GP, Community, Mental Health in a post COVID world with an increasingly elderly population and a growing population. Greatly improve access to health care - very difficult for many residents as live in villages afar from health providers and very limited public transport. Ensure all new housing has improved easy access to healthcare providers.	12/17/2020 7:00 AM
34	More houses for locals that affordable rent	12/17/2020 12:56 AM
35	Ensuring that any and all housing (including privately bought or developed) meets strict sustainability standards.	12/16/2020 9:44 PM
36	Surveying local people looking for homes to ensure full understanding of what they want	12/16/2020 7:44 PM
37	Affordable houses for first time buyers	12/16/2020 7:04 PM
38	The teansport strategy if you do not plan and implement public transport you end up with new housing planned around a carless society and no transport to fill the gap so roads ar chiked with parked cars that there was no planned parking spaces for. Try pushing a buggy up a steep hill with your weeks shopping for a mile as that is the nearest stop to your affoedable new build home.	12/16/2020 6:45 PM
39	A much improved A386 road to which all new housing development will be linked	12/16/2020 5:44 PM
40	Infrastructure	12/16/2020 5:36 PM
41	Environmental concerns & sufficient availability of already scarce services, such as Doctors, DENTISTS, school places & sporting/exercise facilities.	12/16/2020 5:23 PM
42	Good quality affordable homes.	12/16/2020 5:07 PM
43	Restricting the ability of those from outside of the area to purchase new homes (As seen in St Ives, Cornwall) and to prevent anyone buying second or investment homes	12/16/2020 5:02 PM
44	Emphasise investment/strategies to help existing housing stock better conform to modern and future standards.	12/16/2020 4:49 PM
45	affordable homes	12/16/2020 4:36 PM

Q7 Do you have any further views about our plans to tackle the housing needs in West Devon?

Answered: 36 Skipped: 39

West Devon Housing Strategy

#	RESPONSES	DATE
1	Overall a very well presented document.	2/1/2021 9:35 AM
2	There is clearly a need to address the imbalance between an aging but relatively wealthy population generating increased house prices against the need to retain a younger, but relatively poorer generation this must not be at the expense of the wonderful character that makes Devon what it is. Unfortunately affordable appears to mean cheap and, more often than not, basic and plain buildings that detract from the feel of the village. All small villages and towns have locations where housing can (and is) being built but we do not appear to be learning any lessons from the past. Ancient and historic villages are characterised by housing that has individuality that 'fits' with the village. Just like in the 60's, 70's and 80's housing seems to come from once stock design and one can now drive from village to village and see exactly the same houses regardless of their setting. This destroys the look and feel of the village and its attractiveness. I appreciate that housing must be green and sustainable, but that does not mean it shouldn't be individual and work with the village. Everyone is aware of NIMBYism, and to be honest most people practice it however who would want to live next to a bunch of identical lego style boxes that in no way reflect the village character. Unsurprisingly new build planning applications are strongly fought against in almost every case.	1/31/2021 1:27 PM
3	Greater variety in the design of new estates. Far too many little white boxes that have no space for wildlife or open spaces.	1/28/2021 8:28 PM
4	Local houses for local people, not 2nd homes, holiday homes or travellers camps	1/28/2021 6:12 PM
5	No	1/28/2021 5:54 PM
6	No mention of traveller sites as per the former Councillors heading to this link. In answer to the question they asked but hasn't come up here, yes I do support providing a designated travellers site to minimise (often racially aggregated) abuse they are targeted with.	1/27/2021 1:22 PM
7	Not to accommodate travellers	1/26/2021 10:06 PM
8	Not keen on all the homes going up.	1/26/2021 5:50 PM
9	New build should be a) in keeping with the surrounding area wherever possible, b) as ecological sustainable as possible, e.g. all roofs to have PV, rainwater capture, Heat pumps etc.	1/26/2021 4:27 PM
10	Don't allow second homes for tourists to rent. Make caravan parks for tourists	1/21/2021 10:20 AM
11	More affordable housing for rent & first time buyers, as well as looking at schemes where people who can't afford the deposit to buy can be involved with building their own properties & learning new skills that could benefit the local area.	1/20/2021 11:21 PM
12	I really want to emphasise the need for rent plus properties. There are so many families wanting to get on the property ladder and this is impossible without schemes like rent plus. Which in turn forces families out of Tavistock.	1/20/2021 2:29 PM
13	Recent developments are not in sync with needs. Document the gap!	1/10/2021 5:26 PM
14	Dartmoor National Park need to be more open minded and live in the 21st century.	1/9/2021 11:35 PM
15	Improved consultation with all those in the community that will be affected by any changes	1/8/2021 9:06 AM
16	Stop second home owners unless they long term rent the properties to local people or people moving to the area for key worker employment.	12/23/2020 12:25 PM
17	Less holiday homes. More affordable/housing association housing.	12/23/2020 12:02 PM
18	Across the Housing sector we are seeing merges between housing associations to drive down management costs and be able to reinvest in social housing. I think for these two councils to go back to owning & managing social housing will not be cost effective and they can be managed at a lower cost by other companies in the market, allowing generation of funds for more investment. Although there is a glut of under occupancy of properties in the private sector my understanding is that there is very little provision for houses for bigger families in the social sector and low income bigger families can live in very crowded provision.	12/22/2020 10:02 AM
19	Housing is not the only issue in West Devon. There is absolutely no point in building new homes that local people cannot afford. There should be a requirement that priority be given to people already living in the area. There should also be a concurrent plan to encourage more	12/22/2020 7:12 AM

West Devon Housing Strategy

meaningful and fairly paid employment in West Devon. Local infrastructure and access to a good public transport service is also required.

20	Stop over development. The area is being ruined by rampant house building	12/18/2020 2:45 PM
21	West Devon Borough Council has an abysmal record of achieving affordable community housing in Brentor. It seems to have been unable to support the village community in building the small number of homes that it needs to encourage younger people to live here. I realise that this is partly due to DNPA, but WDBC could surely have done more to achieve an outcome on what is a fully-developed scheme. Decarbonisation is also a major issue, as increasingly violent weather due to climate change creates serious flooding risks and storm damage risks in exposed rural communities. WDBC needs to actively educate the population regarding alternatives to fossil fuel and fund, where possible, the installation of better insulation and green energy in rural properties. It could also promote more community-led solar and hydro energy projects and tree-planting schemes.	12/18/2020 11:54 AM
22	stop building hideous estates on outskirts of small towns	12/17/2020 3:32 PM
23	Where is the social housing plan? West Devon must consider those who can't afford to buy, are homeless, had homes repossessed, who can't afford private rents and myriad reasons why even affordable housing is out of reach, in our plans. It is no good leaving all this to HAS, it has to be joint working otherwise large and vulnerable sections of our local society will be missed. Homes must be built to the highest environmental standards and this should be the priority in any decisions made. Considerations include, what is the whole lifetime energy consumption of the property, carbon footprint of the materials it is built from, who profits by low building standards, are you creating communities and active travel opportunities, healthy buildings that enhance wellbeing? The housing created now will be around for many years and should be fit for purpose.	12/17/2020 1:23 PM
24	there should be a drive to utilise land banks along with empty flats above retail premises	12/17/2020 10:22 AM
25	Design any new housing to cope with emerging/current population threats e.g design to cope with extreme heat in summer/cold in winter, design to better protect people from one another during pandemics and seasonal flu outbreaks etc, much more design aspects to support peoples mental health, take the needs of children into consideration re on-site safe play areas and for older people safe outside areas on site for communal activities.	12/17/2020 7:05 AM
26	No as population is growing that needs housing and now	12/17/2020 12:57 AM
27	Affordable housing is a priority, but it should be attractive to look at and to live in and it must be sustainable.	12/16/2020 9:46 PM
28	Need to focus more on brownfield sites. Need to reduce the number of holiday homes	12/16/2020 7:46 PM
29	No	12/16/2020 7:04 PM
30	Stop building and adding to existing towns without increased infrastructure such as travel links, schools, doctors surgery's etc. Tavistock for example, has multiple building sites currently on going, increasing congestion and eroding the fabric of the town. How can you increase the housing yet still want to preserve the very nature of why people want to live here? Not to mention the housing estates being built although may be fuel efficient they are not by any means Eco friendly with a vision towards the future.	12/16/2020 6:48 PM
31	You have not given detail to the plan lots of words and no substance	12/16/2020 6:46 PM
32	why are so many developments approved which are not for affordable housing?	12/16/2020 5:45 PM
33	No	12/16/2020 5:36 PM
34	Accurate census on how many existing properties are empty.	12/16/2020 5:24 PM
35	Those stated in Question 4 are of vital importance if the strategy is to succeed.	12/16/2020 5:08 PM
36	See previous response 6.	12/16/2020 5:02 PM

Response 1

Dear Councillor Bastone

I am writing to you in connection with the South Hams Housing Strategy Consultation

Having read the strategy I found that the survey did not allow me to give the feedback from the notes I had made when I read the survey (I started it but didn't complete it). As I am not on social media I have decided to contact you direct with my feedback. I hope that you will be able to pass this on to the relevant officers.

It is positive that the District Council seeks to find out the views of local people through consultation. However I always think that asking people to read a document and feed back over Christmas and the New Year isn't necessarily the best time to do this. The results this year may be better as people have been in lock down and may have had more time to read and feedback.

Policy and context.

This strategy was developed against back drop of COVID 19. The significant and long term impact of COVID 19, on housing and communities, needs to be fully addressed in this strategy for the next 5 years e.g. loss of shops in towns, villages, urban to rural migration, etc . How will the strategy be part of/contribute to the recovery plans for towns, villages and communities across the South Hams?

Place Priorities

Priority 1 In delivering houses to places well served with services and amenities the impact of wider national policies needs to be taken into consideration. e.g. permanent loss of community resources (playing fields and other land providing community amenities) in favour of building new houses to meet government requirements for the local authority e.g. the local authority having to have a 5 year land supply.

Protection of the South Devon AONB needs to be paramount and protection of environmental assets e.g. reduction of pollution and improvement of water quality of our rivers.

Need for local new housing to be located close to regular reliable public transport.

2 points are made about the importance of supporting and developing Neighbourhood Plans with town and parish councils and community groups ... these 2 points need to be together and condensed into one sentence with an additional point about working with the community to deliver what is in the adopted Neighbourhood Plan. (This whole section would have benefitted from having subheadings ... Neighbourhood Plans being one of them).

Priority 2 Needs a statement that all new housing developments will ensure that all surface water drainage is contained on site and does not contribute to the risk of spillage of raw sewage into rivers in times of high rain fall at local sewage works. The Sewage Inland Water Bill - second reading scheduled for 22nd January 2021 but delayed due to COVID 19 led by Phillip Dunne MP will start the process to end sewage pollution of rivers. This Bill is gaining momentum nationally. The collection of rainwater on site will be required in future.

Energy - How will existing homes be managed to improve energy efficiency?

Priority 3 Needs to emphasise the importance of a mixed age community to support sustainability of rural schools and local services and for residents health and well being

Needs to have a statement about the COVID-19 pandemic

How will future health care plans be planned for and how will they know what those health care needs will be?

Need housing for young people who want to stay local in affordable homes ... some housing needs to be available in perpetuity for local people

Importance of green space

People Priorities

Priority 1 Homes need to be built close to easily accessible public transport services

Ensure that Registered Providers support those people/tenants experiencing hardship, deprivation, ill health and inequalities to reduce impact of isolation and loneliness by linking the RPs and this strategy to local COVID 19 recovery plans and our uncertain futures... there will be a new 'normal' and there may be more pandemics.

Priority 2 No comment

Priority 3 Bullet point 3 access to which services- how will policy makers find out what residents need and want?

How will this policy/strategy ensure that residents are fully integrated into their community with other housing types and not become blocks of 'sheltered accommodation/ social housing' exacerbating isolation and loneliness even in small village and communities ?

Good to see people living with dementia listed but could include all people with hidden disabilities e.g. dementia, autism, visual and hearing impairments etc

Response 2

Dear Councillor Bastone

Ref: South Hams & West Devon Better Homes, Better Lives Housing Strategy 2021-2026

Firstly, thank you for telephoning me back so promptly.

The points I wish to raise in no particular order, to coin a phrase.

1 The word sustainable is used 15 times with reference to housing and communities/towns/villages. However there is no definition of sustainable, so its use has no real meaning.

2 The on-line survey has very small boxes to fill in content and are difficult to complete, as you cannot view all that is written to check it. At the end of the survey there is no way for the participant to have a record of what has been said, so no check can be made on whether their views have been taken into account.

3 Dartmoor National Park is singled out on Page 10, "To conserve and enhance the natural beauty, wildlife and cultural heritage of the area", but the South Hams is not included in this. If it is OK for DNP, why not for South Hams?

4 No mention of Area of Outstanding Natural Beauty apart from introduction, if the AONB is important to mention, what about Undeveloped Coast etc.

5 I am aware that this is part of the structure, with the JLP at the top and Neighbourhood Plans at the bottom, so this needs to be as coherent as these documents have to be. I feel that there are a lot of words, but little real detail. I am not sure how this whole document can be interpreted.

6 There seems to be no way of measuring progress as there are very few specifically measurable targets.

I hope this helps

I have not highlighted that the timing of releasing this at this time, when Parish Councils and others will have little chance of discussions, before the closing date, seems to be suspect.

Response 3

Dear Judy,

Sorry to bother you again but your web link for a survey response was not working well!

I also just wanted to share direct with you a major concern please. The strategy approach does not seem to consider the 2030 shift to electric cars and it is highly likely to start a Housing impact well before that year. It will also impact on all residents in the council areas of the survey etc. So many lower paid / normally paid residents (and retirees) here will not be able to afford electric cars and even now many have two older petrol cars as they need personal travel as public transport is not really available! The shift to electric cars will hence, I fear, encourage many of our residents to move away and change their working locations combined with home locations... I would strongly feel that this should be considered now please in the current survey as otherwise the changes planned now will be wrecked as electric car rules start to come in. They will I feel impact well before 2030.

It is also true that many don't seem aware of how expensive electric car maintenance will be compared to petrol cars. The c 5 year replacement of batteries in the cars will cost well over £5,000! Totally unaffordable for many / the majority I fear. The whole electric car shift will also I believe seriously change the level of travel, impact retailers, down stream holiday visitors and broader serious aspects.

On top of that any use of electric cars here will require major new electric supply and accessibility for our smaller homes, flats etc as well. The planning / finance / installation for that will need to be done early I fear.

Response 4

South Hams & West Devon Housing Strategy 2021-2026

Meetings held:

- SHDC & KTC 20 January. Cllr Hilary Bastone (SHDC lead member), Steve Mullineaux (Deputy Chief Executive) and Isabel Blake (Head of Housing) with Cllrs Bex, Cole, Edmonds, Jennings and Town Clerk.
- KTC working group 26 January. Cllrs Bex, Cole, Edmonds, Jennings and Town Clerk.
- KTC Planning Committee 2 February. Agreed working group's draft feedback as KTC's response to the Strategy.

Front cover.

- **Draft** Housing Strategy...
- Rather than stock photo – suggest an actual photo of a South Hams family in a local/identifiable setting.

Page 3. Foreward.

- First paragraph. Spell out that **this is a draft consultation document**.
- Key priorities to include: **access to housing i.e. affordability/local connection** and **affordable housing**
- Last paragraph. Spell out that **a delivery plan will be produced** in tandem with the Strategy itself.

Page 5. Introduction.

- First paragraph. ...home ownership **is currently** an unrealistic...
- Third paragraph. ...having *transferred* their housing stock... Change *transferred* for **sold**.
- Last sentence. ...the implications of this *are less well known*... Change to spell out that they are **very well known i.e. disparate communities** and make it explicit that there are recognised housing issues in the South Hams and West Devon.

Page 6. People.

- Second paragraph. ...indeed the social impact of market failures to provide sufficient housing options for lower income groups will only get worse unless there is a direct policy intervention to deliver a broader range of housing types and tenures (...) or through the creation of specific local housing policies in neighbourhood plans.

Question: does the Strategy offer a policy to overcome this acknowledged issue? Or does this refer to the need for a central government policy in which case this paragraph needs to be explicit that this is the case? Moreover, neighbourhood plans have to dovetail with, and cannot contradict, the overarching Joint Local Plan therefore KTC is struggling to consider what policies it could introduce within its own emerging neighbourhood plan.

Page 7. Place.

- First sentence. ...higher **than** average...
- Fourth paragraph. ...pocket of poor quality housing... There are lots of facts and exact figures throughout the Strategy therefore, where are these locations?
- Fourth paragraph. ...more likely **to** be stressed...
- Fourth paragraph. Reference; The Health Foundation 2017. Name the actual report.
- Bullet points. Driving the delivery of new homes that people can afford... If you have the money you can afford any home you want! Suggest this should therefore read ...that **local** people can afford...
- Figures. 27% 4 & 5 bed homes SH & WD compared to 19% ditto homes in the rest of England. KTC identified this unsatisfactory situation in its feedback to recent major developments in town at K5 off West Alvington Hill and Applegate Park off Belle Hill.

Page 8. Policy & Context.

- Last paragraph. ...has secured Investment Partner status with Homes England in order to directly draw down grant funding... This reads as though funding is a 'done deal' when it actually requires consideration and approval by Homes England (e.g. Kingsway Park/Ropewalk development in Kingsbridge) therefore the wording should be changed.

Page 9. Local Priorities – adopted local plans.

- First mention of the Joint Local Plan with acronym used later in the document; suggest JLP placed in the brackets in order to signpost. Indeed, probably wise to provide a fuller layman's explanation of the planning blueprint until 2034.

Page 11. Local Priorities – climate emergency.

- Ditto page 9. above. **Dartmoor National Park Authority (DNPA)**...

Page 13. The Evidence Base.

- Figures. Waiting list need by property. Only 12% 3 bed and 4% 4+ bed are needed in the South Hams yet SHDC continues to grant permission for larger numbers of 3 and 4+ bed houses in Kingsbridge.

Page 14. The Evidence Base.

- Figures. Downsizing over past 2 years i.e. supported 16 households in SH and 5 households in WD. These figures do not really mean anything without the total of households included i.e. what are the percentages?

Page 15. The Evidence Base.

- Second bullet point. ...67 properties... it would be helpful if this figure could be broken down i.e. private or rental.
- Third bullet point. **homelessness** rather than homeless.

Page 16. Better Homes, Better Live - Our Themes.

- Housing for Place heading. Although introduced in the Foreward, "housing for place" still sounds and reads unwieldy!

Page 17. Theme 1 – Housing for Place.

- Priorities, sustainable used twice. A buzzword which potentially means everything and nothing!

Page 18. Place Priority 1.

- Encourage opportunities (...) for custom build/self build. Is this realistic? Suggest it is deleted.
- Joint Venture partners? Explanation required.
- Work creatively with RPs? Explanation required.
- Homes England. Ditto explanation required; who or what are they?
- Explore the concepts of the Council as a developer and landlord of new housing. Potentially a good policy; more information required. However, rather than *Explore* suggest replace with **Commit to** i.e. stronger language.

Page 19. Place Priority 2.

- Change **Gypsies** for Gypsy.

Page 21. People Priority 2.

- Introductions: **The Councils are committed to** rather than singular.
- Target all F & G rated properties. F & G?
- ...to deliver low cost **disability** aids...

Page 22. People Priority 2.

- ...Homelessness Strategy and Rough...
- Support Tenants and stand firm... Unsure what *stand firm* means? Suggest 'support' is all that is needed.

Page 22. People Priority 2.

- Ensure that people who need to use our service... Further explanation required.
- Regularly communicate... How? What is the format?

Page 23. Resources.

- The Councils **have had their**...
- Fourth paragraph. ...for biodiversity. (full stop)
- Sixth paragraph. ...**sold**... rather than *transferred* and **Whilst** for *Whist*

Page 24. Monitoring of this housing strategy.

- Producing... etc. Exhausting sentence; suggest breaking up.

Page 24. Annual Delivery Plan.

- SMART. Missing a very important word! either Realistic or Relevant.

Page 26. Glossary.

- Empty Home and Fuel poverty. Has this been mixed up?

Coda: Further to the meeting held with SHDC Lead Member/Senior Officers on 20 January, Kingsbridge Town Council confirms its offer to assist SHDC in monitoring the Strategy and reviewing the Delivery Plan.

Response 5

Good morning Darryl, I hope you are well?

I'm not sure if you are the correct person to send this e-mail to, if not, could I please ask that you forward it to the appropriate person on my behalf? I am just aware that you were in the e-mail correspondence with Councillor Graham Parker, with regard this matter.

Tavistock Town Council decided it wanted to respond to the above Consultation as a Council, rather than on an individual basis. Therefore I'm afraid it's not possible to answer the survey via the link previously provided, I am therefore responding via e-mail, I hope that is acceptable?

The Town Council's Development Management & Licensing Committee considered the Consultation at its Meetings on 5th January and 25th January 2021, and made the following RECOMMENDATION to full Council;

The Committee considered the South Hams and West Devon Housing Strategy 2021-26 which sought to deliver 'better homes, better lives' - including an oral update from a Member including reference, in particular, to:

- Document configuration (comprising two themes and three associated priorities per theme);
- 'Housing for Place' - incorporating ensuring sustainable housing growth, promoting balanced and sustainable communities and ensuring homes supported the health and wellbeing of the area;
- 'Housing for People' - incorporating homes that supported the health and wellbeing of residents, making the best use and improving quality of existing housing and ensuring access to support and advice needed to make the best use of data.

It further referenced, amongst others, factors such as;

- Affordability/house prices, affordable housing, housing need, ownership options, rental levels, fuel poverty population displacement and related matters
- Demographic profiling, occupation levels and related matters
- Affordable housing targets, self-build opportunities, Council role and standardized modelling, environmental standards, biodiversity/carbon standards and planning policies;

- Health planning, co-ordination with providers, need planning, energy efficiency and disabled housing, independent living, fuel poverty, lettings, empty homes, occupancy levels and other housing matters;
- Addressing antisocial behaviour, data, communications etc.

The emphasis on compliance with climate change policy considerations and affordability were also noted together with review arrangements.

The Member involved was thanked for the in-depth update he had provided, and his analysis of the emerging Strategy.

RECOMMENDED THAT the Housing Strategy 2021-26 be welcomed and that West Devon Borough Council be invited to further develop the means by which it will be implemented.

I can confirm that this RECOMMENDATION was endorsed, in full, at the Town Council Meeting last evening, 26th January 2021. This is therefore the decision of Tavistock Town Council, at this point of the Consultation.

SH

post	date	questions	twitter
launch post	14/12/20		
intro video	19/12/20		
Affordable homes	21/12/20	Is this an issue that you have experienced	8 votes: 75% yes 25% no
Bedrooms	23/12/20	Did you know that you will receive money if you downsize to a smaller home?	5 votes 100% no
Environment	05/01/21	Should new housing be built to a higher environmental standard than required by government?	18 votes 83.3% yes 16.7% no
Disabled Facilities	08/01/21	Are you aware that help may be available to adapt your home to meet your needs?	8 votes yes 37.5% no 62.5%
Tenants and landlords	13/01/21	Do you know that the Council offers advice on rights and responsibilities for tenants and landlords?	8 votes yes 25% no 75%
Individual needs	15/01/21	Have you been able to access all the support you need in your local area?	3 votes yes 33.3% no 66.7%
Build own house	19/01/21	Did you know the Council keeps a register for people interested in self or custom build projects?	8 votes yes 12.5% No 87.5%
Council Houses	20/01/21	Should the council build and manage affordable homes for local people again?	27 votes 77.8% yes, 22.2% no
SeaMoor lettings	25/01/21	Have you heard of SeaMoor Lettings?	14 engagements
Roadside camps	26/01/21	Would you support having a designated site in the South Hams /West Devon?	21 votes yes 47.6% No 52.4%
last chance - with cover	28/01/21		24 link clicks

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post	date	question	twitter poll result	twitter comments	facebook
launch post - cover photo	14/12/20				2.4k reach 10 shares
intro video - Debo Sellis	16/12/20		508 impressions		2.2k reach 8 shares 225 engagements
Affordable homes	21/12/20	Is this an issue that you have experienced	3 votes:33.3% yes 66.6% no		1 share
Bedrooms	23/12/20	Did you know that you will receive money if you downsize to a smaller home?	0 votes		2 shares 54 engagements
Environment	05/01/21	Should new housing be built to a higher environmental standard than required by government?	8 votes 100% yes		367 reach
Disabled Facilities	08/01/21	Are you aware that help may be available to adapt your home to meet your needs?	5 votes 40% yes, 60% no		1 share 1 comment
Tenants and landlords	12/01/21	Do you know that the Council offers advice on rights and responsibilities for tenants and landlords?	1 vote 100% yes		948 reach 4 shares
Individual needs	15/01/21	Have you been able to access all the support you need in your local area?	1 vote 100% yes		400 reach 33 engagements
Build own house	19/01/21	Did you know the Council keeps a register for people interested in self or custom build projects?	2 votes 100% No		1.5k reach 3 shares
Council Houses	20/01/21	Should the council build and manage affordable homes for local people again?	10 votes 100% yes		800 reach 1 share 40 engagements
SeaMoor lettings	25/01/21	Have you heard of SeaMoor Lettings?	0 votes		38 engagements
Roadside camps	26/01.21	Would you support having a designated site in the South Hams /West Devon?	3 votes 66.7 yes, 33.3 no		2.2k reach 202 engagements 4 shares
last chance - with cover					

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OVERVIEW AND SCRUTINY PANEL

DRAFT ANNUAL WORK PROGRAMME – 2020/21

Date of Meeting	Report	Lead Officer
1 April 2021	Executive Forward Plan	Janice Young
	Task and Finish Group Updates (if any)	

Items to be considered for scheduling:

- Food Safety Annual Service Plan (Ian Luscombe);
- Electric Charging Points: Update on Lobbying and Project Costs (*NB. Panel view at its recent meetings was that it would like this item to be scheduled asap*) (Chris Brook);
- Sustainable Community Locality Fund – Expenditure and Process (Neil Hawke);
- Peer Review: Action Plan Review (Neil Hawke);
- Section 106 Agreement Schedule – Progress Update (Lisa Buckle); and
- Review of Town Centres Strategy (Sarah Gibson).

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OVERVIEW AND SCRUTINY PANEL

INITIAL DRAFT ANNUAL WORK PROGRAMME PROPOSALS– 2021/22

Date of Meeting	Report	Lead Officer
	Standing Items	
	Task and Finish Group Updates (if any)	
	Review of O&S Work Programme	
	Suppliers and Partners	
Annual	Devon Home Choice	
Annual	FCC (Waste, Recycling and Streetscene contract performance)	
Annual	Community Safety Partnership	
Annual	Fusion (Leisure)	
Annual	LiveWest (Housing Provider)	
Annual	Devon Health and Wellbeing Board	
Annual	Citizens Advice (CA)	
Annual	Council for Voluntary Service (CVS)	
Annual	Broadband & Connecting Devon and Somerset	
	Council Services	
6 monthly	Climate Change and Biodiversity Action Plan	
6 monthly	Council Delivery against Key Performance Indicators	
Annual	Council Delivery against Corporate Themes	
Annual	Homelessness Delivery Plan	
Annual	Housing Strategy Delivery Plan	
June / July	New Waste Service Implementation	
October / November	Review of Localities New Service	
November / December	Customer Satisfaction	

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