

Place Priority 3 – ensure that homes support the health and wellbeing of the area	What we will do	When will we do it?	Who will deliver this	Resources	Milestones	What would success look like	Comments/status
Plan for future health needs	we will work closely with our partners in health and social care to ensure that residents have the maximum opportunity to remain in their own homes for as long as possible. We will collect up to date advice and update our evidence to reflect the need in order to inform the planning and redevelopment applications.	DCC currently updating their evidence.	Housing enabling officers plus DCC	existing resource no additional financial resource.	Work to commence in Summer 2021. this will be an ongoing requirement on an annual basis	up to date suite of information that is used for JLP review and the potential redevelopment and redesignation of our current stock to ensure it continues to meet local need	
Support an appropriately located planning application for an extra care housing scheme in West Devon	justify the need for extra care and provide justification on the options to deliver this. We will research opportunities to fund the project with potential partners in order to deliver the best outcome for the borough. Use the model of Extra Care that has been delivered in Totnes as a template but seek best practice ideas..	April 2021 with an update late 2021 once DCC work complete	SHDC, WDBC, DCC	staff time - Homes England Funding - Care & Support Funding - Strategic Partnership Grant for RP's	need to be identified	planning permission of an Extra care scheme, working towards better outcomes in some of the existing units of accommodation ensuring best use of our stock	applicable mainly to West Devon. However, Sherford may have the ability to provide a further unit of Extra Care in South Hams
Work with Ivybridge Town Council to bring forward a housing scheme for adults with learning disabilities, including a training house.	Provide S106 funding to help with the land purchase at Butterpark, Ivybridge. Support and engage with preapplication planning discussions.	Support a planning application being submitted in 2021 and provide S106 funding.	Housing Enabling team. Ivybridge Town Council. Live West.	Staff time 10 hours per month, S106 monitoring Officer.	Planning application submitted.	The housing needs of adults with learning disabilities are met in Ivybridge with independent supported accommodation.	
regeneration projects for key locations on existing housing stock to ensure it is repurposed to target those who need it or redesignate to general needs where stock is no longer meeting standards or	Identify 2 project areas in each local authority to ensure best use of existing stock . If changes are not required to those projects a report to be written to justify this. We will work with members and our partners to identify the locations. This could involve redesignation to general needs accommodation for local people	inception meeting spring 2021 then ongoing	Housing enabling plus strategic partners	existing resource, RP reserves and borrowing, RCGF	work and units identified for regeneration projects early 2022	successful move on for tenants into more appropriate accommodation this will create a number of moves within general needs housing stock. Higher satisfaction rates and less impact on the health and social care budgets, less bed blocking and ability for people to remain more independent within in their own homes.	
Ensure new affordable housing for older people adequately meets future needs (including mobility needs and issues such as dementia), in locations close to local amenities and of a design and type that is attractive to older people.	where specific needs and cases are identified through the Disabled Facilities Panel, we will request specialist housing above and beyond our policy requirements	immediately	housing enabling plus strategic partners, DFG team, Housing Advice	current resource	up to date information to be published on adapted units Summer		
Encourage the development of energy efficient affordable homes to reduce carbon emissions and reduce household heating costs	we will encourage developers and RP partners to pilot new carbon efficient heating methods and maintain records of where this has occurred. This is above JLP policy so target can't be set. Viability will be key. Feed in to future JLP review	immediately	housing enabling, planners and Partners	Additional staffing resource	data base to be ready for monitoring Dec 21	one scheme in the planning/development system with innovative ways to reduce fuel emissions and costs to the tenant	
Enable wheelchair standard accommodation on new housing developments in line with adopted planning policy requirements to actively increase the stock of this type of affordable housing	we will use JLP policy to enable disabled properties but we will also negotiate to enable bespoke properties for identified needs in the TTV areas .	immediately	housing enabling	current resource	up to date register of need developed to assist with site negotiation	minimal times on the housing register to those requiring this type of property which is often built to a particular tenants needs	
Promote housing development that includes adequate natural spaces & tree planting	Adam						