

Report to: **Executive Committee**
Date: **7th July 2022**
Title: **Housing Crisis – Development and Enabling**
Portfolio Area: **Cllr Judy Pearce - Homes**
Wards Affected: **All**
Urgent Decision: **N** Approval and clearance obtained: **Y**

Date next steps can be taken:

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RECOMMENDATION

That the Executive NOTE the progress regarding affordable housing delivery.

1. Executive summary

1.1 This report informs Members of the delivery work undertaken in tackling the Housing Crisis. These activities support both the Corporate Strategy – ‘Better Lives For All’ and the Housing Strategy – ‘Better Homes, Better Lives’, as follows:

- i. Historic housing delivery broken down to financial years from 2019
- ii. Projected delivery for 2022/23 & 23/24

- iii. Response and customer access to the 'Enhanced Tenants Incentive Scheme'
- iv. Response to the newly launched 'Step on Scheme'
- v. Disabled Adapted Panel
- vi. Financial contributions secured to enable affordable housing
- vii. Focussed individual property purchase

2. Background

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

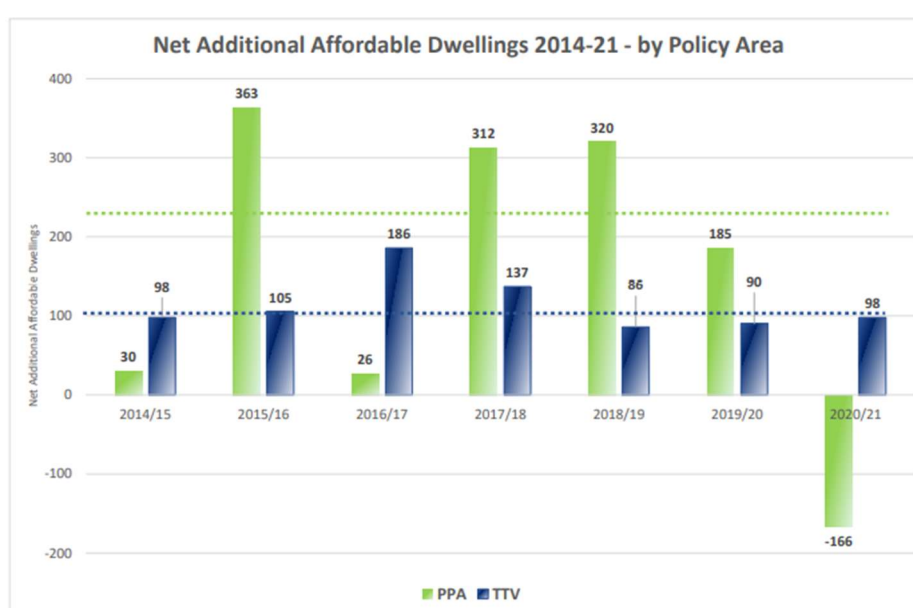
3. Historic Housing Delivery since 2019

- 3.1 The table below sets out the number of affordable houses of all tenure types delivered since 2018. Notable delivery includes completion of 12 specialist homes at Elmhurst Lodge, Dartington (Brimhay). Homes in this scheme will enable customers with learning and physical disabilities to live independently without the need for residential intervention in some circumstances. In addition, 39 general needs homes were completed in Ivybridge at Godwell Lane (16), Cornwood Chase (3) and Filham Chase (20)

Year	S106 units
2018/2019	69
2019/2020	136
2020/2021	125
2021/2022	89
Total	419

- 3.2 The table demonstrates that during the last 4 financial years 419 properties have been built in the South Hams LPA (Local Planning Area) as a requirement of S106 agreements.

- 3.3 In addition 54 properties were delivered during 2020 – 2022 which were over and above what the council was expecting (additionality). These have been funded through Homes England Strategic Partnership funding. This allows a Registered Provider to use this funding to purchase open market homes and convert them to affordable properties.
- 3.4 The latest monitoring position within the JLP shows that 800 affordable homes have been built within the TTV since 2014 – see chart below. This represents a surplus position of 82 dwellings above the number we would expect at this stage of the plan. This represents a very healthy position.



- 3.5 The table below shows the breakdown of properties in each geographical and JLP Planning Area since 2014 when the monitoring commenced for the JLP.

Net affordable housing delivery across JLP plan area 2014-2021

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

Code for table above:

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

PPA – Plymouth Policy area

SHLPA – South Hams Local Planning Area

WDLPA – West Devon Local Planning Area

SHTTV – South Hams Towns & Thriving Villages

SHPPA – South Hams Plymouth Policy Area (Sherford/Allern Lane)

PCC – Plymouth City Council

- 3.6 The figures coloured in blue are attributed to the South Hams area which shows the significant number of affordable homes that have been brought forward from 2014 – 2021. These figures are projected to continue this trend through planning consents granted in the South Hams.
- 3.7 The S106 agreement for Palstone Meadow in South Brent, a site that received planning consent to deliver 40 homes, only required 35% of this total (14) to be affordable. Pleasingly, through the use of Homes England money and partnership working between Vistry and LiveWest, this percentage will be increased to 100 percent affordable. All units have been converted to affordable tenures.
- 3.8 Further properties acquired by Registered Providers through the Strategic Partnership funding will be reported through the monitoring of the Housing Strategy.

4 Projected Housing Delivery 2022-2024

- 4.1 As set out above, Palstone Meadow will see the delivery of 'additionality' units in the delivery figures from March 2022/23 through LiveWest's partnership, working with Vistry. This will also apply at Sherford with Clarion, one of the Registered Providers working with the consortium. There may be other Registered Providers who have the ability to access this funding and bring forward additional units on other schemes.
- 4.2 These additional affordable homes will be advertised through Devon Home Choice and allocated using the adopted Allocations Policy.
- 4.3 The table below shows estimated projected affordable home delivery figures for the next 2 years. Allowances must be

made within this for project slippage as labour and material shortages continue to be major challenges for the sector and may cause delays:

Year	Affordable Homes (S106)
2022/2023	174
2023/2024	178
Total	352

There will be an additional 90 units delivered in 2022-2024 at Sherford. Clarion will use the Strategic Funding from Homes England to deliver more affordable homes than the S106 requires.

- 4.4 Better Lives For All includes targets to deliver a cumulative rolling total across the TTV area of 300 Affordable homes from 2021 – 2024. There have currently been 174 affordable homes delivered across the TTV area to date over this period, with a further 178 expected in 23/24. Over the 2021 – 2024 period this gives the average of 143 new affordable dwellings per annum.
- 4.5 From 2018 to 2024 it is estimated that 1525 new units of new build affordable accommodation will have been delivered in the TTV area of South Hams and West Devon. This significantly exceeds the JLP target to deliver 2050 units by 2034, given there are 11 years remaining.
- 4.6 Whilst new housing is just one of the challenges, these numbers support the Council’s ambitions in tackling the crisis with a better than expected delivery programme. However delivery of new affordable homes is only part of the solution and there is still work to do to address this as detailed in the Housing Crisis motion and Housing Strategy Action Plan.
- 4.7 The Housing Strategy and the JLP state that the Council should be achieving 30% on-site delivery. It is likely this target will be exceeded through our Registered Provider’s strategic funding allocation and additionality units.
- 4.8 Further Affordable Housing units have been approved through the planning process, but a timescale cannot be provided for delivery of these properties beyond 2024.

5 Enhanced Tenants Incentive Scheme (TIS)

- 5.1 This scheme has been in operation for a number of years where grants of up to £2500 were made where a tenant of a housing association downsized their affordable property eg – 3-bed to a 1-bed = £2500)
- 5.2 Since 2019 the scheme has assisted 31 households to downsize to more appropriately sized accommodation ensuring better use of the current stock.
- 5.3 As a response to the Housing Crisis, this grant doubled and is now one of the most generous schemes nationally. The size of the incentive is designed to create more vacancies in our affordable rented housing stock.
- 5.4 Since the enhanced scheme was introduced 9 applicants have downsized and received the enhanced grant payment. However, early indications are that the change in policy to double the grant is having an impact as a further 16 new downsizing applicants have registered on Devon Home Choice since the payment was enhanced.
- 5.5 Applicants for downsizing are being contacted and offered intensive help to downsize their accommodation. Barriers to downsizing are being explored with the help of our RP partners.
- 5.6 This scheme is promoted by our RP partners through tenant’s newsletters, social media channels and through the council’s communications plan.

6 Step-on Scheme

- 6.1 The Step- on Scheme, launched on the 1st April 2022 is a direct response to addressing issues highlighted in the Housing Crisis. The scheme will target existing tenants of affordable housing stock. This is to ensure the Council makes use of the affordable housing stock in the area.
- 6.2 The scheme provides a financial incentive to assist households in an affordable rented property. It can contribute towards a deposit or legal fees for a tenant of an RP to purchase their own home. Whilst take up is expected to be small, for every incentive the Council provides, it gains a unit of affordable accommodation to allocate to another household on the housing register.

- 6.3 The scheme has been and will continue to be promoted regularly with our RP partners through newsletters, social media channels and as part of the communications plan. Information is available on the council website and through the newly launched SeaMoor Homes website (www.seamoorhomes.co.uk).
- 6.4 The scheme is in its infancy and therefore officers are not able to report on the number of customers accessing this scheme. A report on the numbers of grants will be reported to members through the Housing Strategy monitoring. Feedback from our RP partners has been positive when promoting the scheme

7 Disabled Adapted Panel (DAP)

- 7.1 The DAP was formed to respond to 'matching the right people to the right property', which means making best use of adaptations already in place within existing stock. This was also to ensure that there was support to assist with a move, or to adapt a home that an applicant on Devon Home Choice (DHC) currently resides in.
- 7.2 The panel, made up of Occupational Therapists, Social Workers, Environmental Health Officers and Housing Professionals, seek to find the best solutions to an applicant's current home. If that is not achievable then the final option would be a move to an alternative home which better meets their needs.
- 7.3 From April to September 2021 there was an average of 18 applicants on the DAP list for South Hams. This area of work was identified to require further staffing resource.
- 7.4 Resource was provided in October 2021 and there have been 33 South Hams applicants with successful outcomes. DAP has proved to be a very positive and collaborative solution to the tackling this area of housing pressure and continues to be well supported. Case Studies at Appendix 1

Quarter	No. of SH DAP applicants on register	No. of SH DAP applicants housed or able to remain in current home
Apr to June 2022	46	10
Jan to Mar 2022	35	15
Oct to Dec 2021	30	8
July to Sept 2021	15	6
Apr to June 2021	22	4

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

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

8 Financial contributions made in lieu of on site delivery

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

8.2 The Council currently holds £1,392 640.62, some of which is already allocated to projects for Affordable Housing including the projects Anns Chapel scheme which is currently on site. .

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

9. Focused small scale initiative update.

9.1 Members approved us of capital receipts from the sale of 2 residential asset sales to match fund purchase of 4 one-

bedroom properties for use as Leap Pad accommodation for rough sleepers in 2021

- 9.2 Completion on the first property in Sherford is due to take place on 20 June 2022.
- 9.3 A second property has been sale agreed and solicitors have been instructed. The property is in South Brent and will require minor repairs prior to let.
- 9.4 Viewings continue to try to identify a further 2 properties before the end of March 2023.
- 9.5 A Property in Totnes owned by the Council and modified to meet House in Multiple Occupation (HMO) regulations had previously been leased to Young Devon for single homeless young people. The lease term ends on 23 June 2022 and the Council have requested the return of the property for use for single homeless people to be managed by the Council.

10. Outcomes/outputs

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

The Council is meeting the following targets from Better Lives For All:

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

11. Options available and consideration of risk

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

12. Proposed Way Forward

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

13. Implications

Implications	Relevant to proposals Y/N	Details and proposed measures to address
Legal/Governance	N	There are no Legal implications in this report. Report only to be noted by the Executive Committee.
Financial implications to include reference to value for money	N	There are no financial implications within this report. The Executive committee is asked to note its content.
Risk	N	There are no risks to this report, the Executive Committee is asked to note the content.
Supporting Better Lives For All	Y	Homes thematic area of the Corporate Strategy and update of the Housing Crisis
Consultation and Engagement Undertaken or Proposed	N	No consultation required. Communications plan in place where required for the Tenants Incentive Scheme
Climate Change - Carbon / Biodiversity Impact	N	Not applicable in noting the report.
Comprehensive Impact Assessment Implications		
Equality and Diversity	N	None. Already assessed in the adopted strategies
Safeguarding	N	No Safeguarding implications
Community Safety, Crime and Disorder	N	There are not any potential positive or negative impact on crime and disorder reduction.
Health, Safety and Wellbeing	N	Not applicable

Other implications	N	
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Supporting Information

Appendices:

Development Information – Appendix 1

Background Papers:

Housing Crisis Motion

Better Lives for All

Housing Strategy – Better Homes, Better Lives

Approval and clearance of report