

29 April 2022

OVERVIEW AND SCRUTINY COMMITTEE 1

Overview & Scrutiny of:-

Strategic Direction; Environmental Health; Waste & Recycling; Climate Change, Coastal and Flood Risk Management; Communities; Housing and Information Technology.

A meeting of the **Overview and Scrutiny Committee 1** will be held on **Tuesday, 10th May, 2022 at 10.00 am** in the **Council Chamber, Forde House Offices, Newton Abbot TQ12 4XX**

PHIL SHEARS
Managing Director

Membership:

Councillors H Cox (Chair), Jenks (Vice-Chair), Clarence, D Cox, Foden, Hocking, MacGregor, Mullone, Orme, Parker, Parker-Khan, Rollason and Thorne

Please Note: The public can view the live streaming of the meeting at [Teignbridge District Council Webcasting](#) (public-i.tv) with the exception where there are confidential or exempt items, which may need to be considered in the absence of the press and public.

AGENDA

1. **Apologies**
2. **Minutes** (Pages 3 - 6)
To approve the Minutes of 29 March 2022
3. **Declaration of Interest**
4. **Public Questions (if any)**
5. **Councillor Questions (if any)**

6. **Executive Forward Plan**

To note forthcoming decisions anticipated to be made the Executive over the next 12 months. The Executive Forward Plan can be found [here](#).

7. **Work Programme**

(Pages 7 - 12)

To review the Committee's work programme.

8. **Executive Member biannual presentation - Climate Change, Coastal and Flood Risk Management**

9. **Discretionary Rate Relief Policy - Charity shops**

(Pages 13 - 16)

10. **Council Strategy Performance Monitoring Q4**

(Pages 17 - 26)

11. **Exclusion of the Press and public**

It is considered that the Committee would be unlikely to exclude the press and public during consideration of the items on this agenda, but if it should wish to do so, the following resolution should be passed:-

RECOMMENDED that, under Section 100A(4) of the Local Government Act 1972, the press and public be excluded from the meeting of the particular item(s) on the grounds that it involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12A of the Act.

If you would like this information in another format, please telephone 01626 361101 or e-mail info@teignbridge.gov.uk

OVERVIEW AND SCRUTINY COMMITTEE 1**TUESDAY, 29 MARCH 2022**Present:

Councillors H Cox (Chair), Clarence, D Cox, Hocking, Mullone, Parker and Rollason

Members in attendance:

Councillors Dewhurst

Apologies:

Councillors Jenks, Foden, MacGregor, Orme and Thorne

Members in attendance virtually

Councillor Parker-Khan, J Hook, Keeling, Nutley, Purser

Officers in Attendance:

Jack Williams, Performance Data Analyst

Tony Mansour, Housing Needs & Recovery Project Lead

Christopher Morgan, Trainee Democratic Services Officer

Sarah Selway, Democratic Services Team Leader & Deputy Monitoring Officer

87. MINUTES

It was proposed, seconded and

RESOLVED

The Minutes of the meeting held on 1 February 2022 were approved as a correct record and signed by the Chair.

88. DECLARATION OF INTEREST

Councillor Mullone declared a personal interest in relation to Minute 93 by virtue of his membership of South West Landlords Association.

89. PUBLIC QUESTIONS

None.

90. COUNCILLOR QUESTIONS

None.

91. EXECUTIVE FORWARD PLAN

The Executive Forward Plan listing items to be considered by the Executive over the next few months including to which overview and scrutiny committee remit each issue fell, was noted.

92. WORK PROGRAMME

The Committee's work programme as circulated with the agenda was noted.

93. DRAFT HOMELESSNESS AND ROUGH SLEEPING STRATEGY

The Chair referred to the agenda report. The report sought endorsement for the approach outlined within the draft Homelessness and Rough Sleeping Strategy 2022-2027 noting proposed amendments resulting from consultation.

Consultation was undertaken from December 2021 to February of 2022. Appendix 3 to the report detailed the consultation methodology, outcomes and planned amendments to the strategy.

The Homelessness and Rough Sleeping Strategy sits beneath the Council Strategy, the Local Plan and the Housing Strategy. Local Authorities are legally obliged under the Homelessness Act 2002 (as amended) to update their Homelessness and Rough Sleeping Strategy every five years, and to provide a comprehensive review of homelessness within their area. Following member approval, a final version of this strategy would be published in June of 2022 and will run until 2027.

In response to a question, the Housing Needs Lead advised that: key homelessness indicators were monitored on a quarterly basis; homelessness trends and target key data set was passed to voluntary groups and could be added to the strategy; the strategy was required to have regard to marginal groups and Gypsies and travellers were not being labelled as an entire homeless group; an amendment will be included regarding difficulties in paying rising energy costs and targeting funding to the most vulnerable groups; compare data sets with that of Devon County Council to identify those most in need of assistance in partnership with voluntary groups; and focusing on increasing access to affordable housing.

It was proposed by the Chair, seconded by Councillor Parker and unanimously,

RECOMMENDED

The Executive adopts the approach outlined in the draft Teignbridge Homelessness and Rough Sleeping Strategy 2022-2027, noting the feedback that has been provided via the council's 5 consultation exercises, which will enable the Council to refine and improve its final version of the strategy which is planned to be published in June 2022.

94. EXECUTIVE MEMBER BIENNIAL PRESENTATION - RECYCLING,

HOUSEHOLD WASTE AND ENVIRONMENTAL HEALTH

The Executive Member for Recycling, Household Waste and Environmental Health, Councillor Dewhirst updated the committee on progress of services within his portfolio. During his update Councillor Dewhirst thanked staff for their dedication in delivering services, and the update included the following:

- Recycling rate remained at 56% despite challenges posed by Coronavirus and HGV driver shortages.
- Waste tonnage had increased significantly.
- Garden waste subscriptions increased to over 25,000 properties generating over £1M of income to support service costs.
- Recyclable waste was supplied to reprocessors across the UK such as garden waste was processed locally in Kingsteignton, food waste to an anaerobic digestion in Holsworthy, and steel cans prepared for resale in North Devon for resale.
- In March 2021 the Executive Committee approved a 10 point plan to increase the district's recycling rate.
- Currently carrying out a high level review of low carbon fleet vehicle technologies and associated infrastructure requirements using professional support to reduce the council's carbon footprint.
- The environmental health department continue to provide advice and guidance to ensure people are kept safe.
- Over Christmas and New Year the team were involved with the first case of Human Avian Flu in Western Europe in Buckfastleigh. Officers worked over the Christmas break and through January and February with the UK Health Security Agency, and other partnership organisations, and the infection was contained with no onward infection to other humans.
- The emergency planning and business continuity team co-ordinated the Council's response and joined with other emergency services across Devon in multi agency meetings throughout the build up and during the time of storm Eunice.
- The Community Environment Warden Team continue to engage people in the dog walking legislations and areas requiring dogs to be kept on leads, and the misuse of recycling banks, Fixed penalty notices are served on people that continuously offend which is publicised
- The Food, Health and Safety Team are focused on recovery of the Food Business Inspection Programme in accordance with the Food Standards Agency recovery plan which was keeping the level of foodborne disease low.
- On 1 October 2021 allergen labelling requirements changed and prepacked foods need to have ingredient and allergen information provided on the label.
In the UK, an estimated two million people are living with a diagnosed food allergy and six hundred thousand people with Coeliac Disease.

In response to questions it was noted that: some tetra cartons and other plastics were being phased out and could be recycled elsewhere such as films at supermarkets; food establishment inspections were risk based depending on the number of food stars; and the council was the waste

collection authority and Devon County Council was the food disposal authority.

The full update can be found at: [Agenda for Overview and Scrutiny Committee 1 on Tuesday, 29th March, 2022, 10.00 am - Teignbridge District Council](#)

95. COUNCIL STRATEGY PERFORMANCE MONITORING Q3

The Chair referred to the agenda report covering the period October to December 2021 which updated performance of the Council's Strategy 2020-2030 T10 priorities, under the auspices of the Committee. Details of the programmes, projects and performance indicators with a concern or caution status together with an explanation of the performance and improvement plan was detailed in the appendix of the agenda report.

In relation to the concern items for additional homes provided, including self-build, affordable housing and wheel chair accessibility the Committee were referred to the officers' comments in the agenda report appendix.

In response to a question asking if there were any government penalties in relation to housing delivery targets to Committee. The Performance and data Analyst advised he would seek clarification and arrange for Members to be updated following the meeting.

RESOLVED

The report be received and actions being taken to rectify performance issues detailed in the agenda report appendix be noted.

CLLR H COX
Chairman

**PROPOSAL FORM FOR ITEMS FOR
FOR CONSIDERATION BY
OVERVIEW & SCRUTINY**

Submitted by:

Item for Consideration:

Expected outcome i.e. new policy, new action, new partnership, review and/or scrutinise the performance of other public bodies or of the Council in relation to its policy objectives, performance targets and/or particular service areas:

Priority for matter to be considered:

High (up to 3 months) Medium (3-6 months) Low (over 9 months).

Basis on which priority has been set

The suggested item should be included in future programme(s) because: (please tick as appropriate)

- (a) It is a district level function over which the district has some control
- (b) It is a recently introduced policy, service area of activity which would be timely to review.
- (c) It is a policy which has been running for some time and is due for review
- (d) It is a major proposal for change
- (e) It is an issue raised via complaints received
- (f) It is an area of public concern
- (g) It is an area of poor performance
- (h) It would be of benefit to residents of the district

(i) Which of the Council's objectives does the issue address?

(j) Is there a deadline for the Council to make a decision? (If so, when and why?)

Members are requested to provide information on the following:-

(k) What do you wish to achieve from the review?

(l) Are the desired outcomes likely to be achievable?

(m) Will it change/increase efficiency and cost effectiveness?

Additional information – an explanatory sentence or paragraph to be provided below to support each box which has been ticked.

Please return completed form to Democratic Services Department.

OVERVIEW & SCRUTINY COMMITTEE (1) WORK PROGRAMME 2022

Strategic Direction; Environmental Health; Waste & Recycling; Climate Change Emergency; Communities; Housing & Information Technology

Chair – Cllr H Cox
Vice Chair – Cllr Jenks

Portfolio Holders

Strategic Direction (Council Leader - Cllr Connett)
Recycling, Household Waste & Environmental Health (Cllr Dewhirst)
Homes & Communities (Cllr Wrigley)
Climate Change, Coastal and Flood Risk Management (Cllr J Hook)

The Overview and Scrutiny Committee Work Programme details the planning activity to be undertaken over the coming months.

The dates are indicative of when the Committee will review the items. It is a flexible programme however and it is possible that items may need to be rescheduled and new items added with new issues and priorities.

Standing Item

Strata Joint Executive Minutes

10 May 2022 Deadline for final reports 20 April	Report	Lead Officer / Next Steps
Executive Member Presentation	Presentation	Cllr J Hook (Climate Change, Coastal and Flood Risk Management)
Council Strategy Performance Monitoring Q4	Report	Performance and Data Analyst EM Cllr A Connett Executive Member
Discretionary Rate Relief Policy - charity shops	Report	Service Lead for Revenue, Benefits and Customer Support Cllr H Cox EM Cllr Keeling

12 July 2022 Deadline for reports	Report	Lead Officer / Next Steps
Executive Member Presentation	Presentation	EM Cllr Wrigley (Homes and Community)

11 October 2022 Deadline for reports	Report	Lead Officer / Next Steps
Executive Member Presentation	Presentation	Councillor Connett (Strategic Direction)

13 December 2022 Deadline for reports	Report	Lead Officer / Next Steps
Executive Member Presentation	Presentation	Councillor Dewhirst (Recycling, Household Waste & Environmental Health)

10 January 2023 Deadline for reports	Report	Lead Officer / Next Steps
Executive Member Presentation	Presentation	Cllr J Hook (Climate Change, Coastal and Flood Risk Management)
Initial Financial plan Proposals 2023/24 to 2025/26	Report	Chief Finance Officer

7 February 2023 Deadline for reports	Report	Lead Officer / Next Steps
Executive Member Presentation	Presentation	EM Cllr Wrigley (Homes and Community)
Final Financial plan Proposals 2023/24 to 2025/26	Report	Chief Finance Officer

Items to be scheduled

Task & Finish Groups		Lead Officer
Historic Task & Finish Groups		
COVID 19 Community Impact	Joint with OS2	Amanda Pujol
BAME	Joint with OS2	Amanda Pujol
Voluntary Sector		Amanda Pujol/ Rebecca Gordon
Climate and Ecological Emergency (set up 9 Feb 2021 meeting)		David Eaton/William Elliott/ Loraine Montgomery
PSPO		David Eaton

Past Meetings

22 June 2021	Report	Lead Officer / Next Steps
Executive Member Presentation	Presentation	Strategic Direction - Leader, Cllr Connett
Teignbridge affordable housing development proposals	Report	EM Cllr Wrigley Housing enabling and Development Officer
Council Strategy Performance Monitoring Q4	Report	Project Manager, BID EM Cllr A Connett Executive Members
Empty Homes Policy	Report	Private Sector Housing Manager EM Cllr Wrigley

13 September 2021	Report	Lead Officer / Next Steps
Executive Member Presentation	Presentation	Councillor Dewhirst (Recycling, Household Waste & Environmental Health)
Council Strategy Performance Monitoring Q1	Report	Project Manager, BID EM Cllr A Connett Executive Members
Recycling targets	Report	EM Cllr Dewhirst Waste and Cleansing Manager
PSPO Task and Finish Group interim report	Report by Task and Finish Group	EM Cllr Dewhirst Waste and Cleansing Manager Environmental Protection Manager
Voluntary Sector Task and Finish Group	Report	EM Cllr Wrigley Homes and Communities Head of Community Services and Improvement

15 November 2021 Deadline for reports	Report	Lead Officer / Next Steps
Executive Member Presentation	Presentation	Cllr J Hook (Climate Change, Coastal and Flood Risk Management)
Council Strategy Performance Monitoring Q2	Report	Performance and Data Analyst EM Cllr A Connett
Climate and Ecological Emergency Task and Finish group	Report by Task and Finish Group	EM Cllr AJ Hook Environmental Protection Manager
Voluntary Sector Funding Task and Finish Group	Report by Task and Finish Group	Community Safety and Safeguarding Manager Head of Community Services and Improvement
River Teign Briefing from representatives of EA and SWW		Cllr D Cox/ EM Cllr A Dewhirst Drainage Manager

		Head of Place and Commercial Services
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10 January 2022	Report	Lead Officer / Next Steps
Executive Member Presentation	Presentation	EM Cllr Wrigley (Homes and Community)
Initial Financial plan Proposals 2022/23 to 2024/25	Report	Chief Finance Officer
Equality Policy	Report	EM Cllr Wrigley (Homes and Community/ Community Safety and Safeguarding Manager)
Community Safety Annual Report	Report	Community Safety & Safeguarding Manager EM Cllr Wrigley
PSPO Task and Finish group Review of the current Order	Report	Task & Finish Group Environmental Protection Manager

1 February 2022 Deadline for reports	Report	Lead Officer / Next Steps
Executive Member Presentation	Presentation	Councillor Connett (Strategic Direction)
Final Financial plan Proposals 2022/23 to 2024/25	Report	Chief Finance Officer

29 March 2022	Report	Lead Officer / Next Steps
Executive Member Presentation	Presentation	Councillor Dewhirst (Recycling, Household Waste & Environmental Health)
Council Strategy Performance Monitoring Q3	Report	Performance and Data Analyst EM Cllr A Connett Executive Member
Homeless Strategy	Report	Housing Needs Lead EM Cllr Wrigley

Teignbridge District Council

Overview & Scrutiny 1

Meeting date: 10 May 2022

Part i

Discretionary Rate Relief Policy – Charity Shops

Purpose of Report

To explain why the convening of a task and finish group to review the award of relief to charity shops would serve no practical purpose and to inform members of the legislative provisions for awarding Charity Relief and the local provisions set out within the Council's Discretionary Rate Relief Policy.

Recommendation(s)

The Committee RECOMMENDS to Executive that:

- (1) The convening of a task & finish group to review the award of discretionary rate relief to charity shops is not pursued further.

Financial Implications

Financial implications are set out in 4.1 and 4.2 of the report

Martin Flitcroft, Chief Financial Officer and Head of Corporate Services Email:
martin.flitcroft@teignbridge.gov.uk

Legal Implications

There are no legal implications arising out of this report.

Paul Woodhead, Head of Legal Services and Monitoring Officer Email:
paul.woodhead@teignbridge.gov.uk

Risk Assessment

Given the low number and nominal value of awards there are no risks associated with this recommendation.

Matthew Billings, Business Rates Lead Officer
Email: matthew.billings@teignbridge.gov.uk

Environmental/ Climate Change Implications

None

Will Elliott, Climate Change Officer
Email: william.elliott@teignbridge.gov.uk

Report Author

Matthew Billings – Lead Officer NNDR & Sundry Debt
Email: matthew.billings@teignbridge.gov.uk

Executive Member

Cllr Richard Keeling – Executive Member for Corporate Resources

Appendices/Background Papers

Teignbridge Discretionary Rate Relief Policy

1. Introduction

- 1.1 On 15th November 2021, the Overview and Scrutiny Committee considered the report of the Voluntary Sector Funding Task and Finish Group which set out a number of recommendations. One of the recommendations was for Committee to recommend to Executive that a task and finish group be convened to carry out a review of the Business Rates Discretionary Relief policy and take recommendations specifically relating to charity shops to a future O&S meeting.
- 1.2 Executive approved the recommendation on 8 February 2022

2. Background

- 2.1 The Local Government Finance Act 1988 provides for the granting of mandatory and discretionary relief under sections 43 and 47 respectively.
- 2.2 Charities and Trustees for charities are only liable to pay one fifth of the Non Domestic Rates that would otherwise be payable where a property is occupied and used wholly or mainly for charitable purposes. This is applied as a mandatory relief of 80%.
- 2.3 For the purpose of the Act, a charity is an organisation or trust established for charitable purposes, whether or not it is registered with the Charity Commission. Since April 2004, provision has been extended under the Local Government Act 2003 to include registered Community Amateur Sports Clubs.
- 2.4 For charity shops, the premises must meet the criteria laid down by section 64 (10) of the Local Government Finance Act 1988 which states that the premises

are to be treated as used for charitable purposes at any time it is wholly or mainly used for the sale of goods donated to the charity and the proceeds of goods (after deductions for expenses) are applied for the purpose of the charity.

- 2.5 The Council has discretion to grant relief of up to a further 20% for these mandatory cases under its discretionary policy.

3. Teignbridge Discretionary Rate Relief Policy

- 3.1 Our Discretionary rate relief policy sets out how we approach a determination of discretionary relief and the factors taken into consideration. Requests for most types of discretionary relief must be made by application.
- 3.2 With regard to charities applying for discretionary 'top up' relief over and above mandatory relief, there are several criteria for consideration including:
- Fit with the Council's corporate vision and values.
 - Activity at premises including whether it allows the council to deliver services which could not otherwise be provided.
 - Whether the organisation is a national or local charity.
 - If there is significant benefit to the local residents of Teignbridge.
 - The funding position of the charity.
- 3.3 With specific regard to charity shops our policy states that an award of relief will normally be the exception rather than the rule. The shop will be considered for relief only where all goods for sale are donated or are own logo items and all the other qualifying criteria set down in the policy is satisfied. If it is decided to award relief, shops in primary trading areas will receive 15% top-up and those in secondary trading areas will receive 20%.

4. FINANCIAL IMPLICATIONS

- 4.1 Relevant Figures based on data extracted in February 2022
- 47 Charity Shop premises receive 80% mandatory relief totalling £271,336.65
 - 2 premises also receive 20% discretionary top up totalling £2,892.80.
- 4.2 Teignbridge bears 40% of the overall cost of awarding discretionary rate relief. Relief of £2,892.80 represents a cost to Teignbridge of £1,157.12.

5. CONCLUSION

- 5.1 The award of relief to charity shops is set out in legislation and supported and maintained by our Discretionary Rate Relief policy. The majority of charity shops receive only mandatory relief, over which we have no local discretion. Only two premises receive a 20% discretionary 'top up'. Given the very low number and cost of premises receiving discretionary support there would be no benefit to

convening a task and finish group to review the reliefs awarded to this type of organisation.

**Teignbridge District Council
Overview & Scrutiny Committee
O&S1 10th May 2022
O&S2 21st June 2022
Part i**

Quarter 4 2021-22 Council Strategy Performance

Purpose of Report

To update members on the delivery of the Council Strategy 2020-2030, providing the detailed performance information used to track its delivery. Members are asked to review the performance information and areas where performance is not on track.

Recommendation(s)

The Committee RESOLVES to:

Review the report and the actions being taken to rectify performance issues detailed in Appendix A.

Financial Implications

A summary of the financial information supporting the delivery of the council strategy has been provided as part of this report.

Finance Systems Manager
Email: steve.wotton@teignbridge.gov.uk

Legal Implications

A summary of the legal requirements are contained in the detail of this report.

Monitoring Officer
Email: paul.woodhead@teignbridge.gov.uk

Risk Assessment

Failure to deliver the council strategy or parts of it will be identifiable in both the performance and risks reports, enabling both senior management and members to take action where necessary.

Chief Finance Officer
Email: martin.flitcroft@teignbridge.gov.uk

Environmental/ Climate Change Implications

The council strategy contains a dedicated programme entitled Action on Climate alongside other projects in the strategy that also impact on climate and the

environment. Detailed information about this programme and actions being taken are contained within this performance report.

Climate Change Officer

Email: william.elliott@teignbridge.gov.uk

Report Author

Data and Performance Analyst

Email: jack.williams@teignbridge.gov.uk

Executive Member

Strategic Direction - Cllr Alan Connett

Appendices/Background Papers

1. Introduction/Background

This performance report looks at the Council Strategy 2020-2030 and covers the period from 1st January to 31st March. If you have any queries please ask them in advance of the meeting.

1.1 T10 Finance – for updating at SLT

[Executive report 8 February](#) 2022 identified budget gaps for future years. Deficits are identified of £2.6 million for 2022/23, £3.3 million for 2023/24 and £2.6 million for 2024/25 and heavy use of earmarked reserves to balance the revenue account in these years and maintain general reserves at just above £2 million. Further representations to Government as part of the fair funding review and continued efforts to generate savings/extra income will need to be made

1.2 T10 Programmes

8 are on track. The following programmes continue to be reported with a caution status:

- A roof over our heads
- Out and about and active

1.3 T10 Performance Indicators

A total of 62 PIs included in the report.

- 16 PIs are either ahead or well ahead of target
- 11 PIs are on target
- 4 PIs are underperforming

There are a total of 31 monitoring indicators tracking background data trends that do not have targets.

T10 Performance Indicators by O&S and Status

PI Status ● Ahead of target ● Concern ● Not calculable/No status ● On target ● Well ahead of target

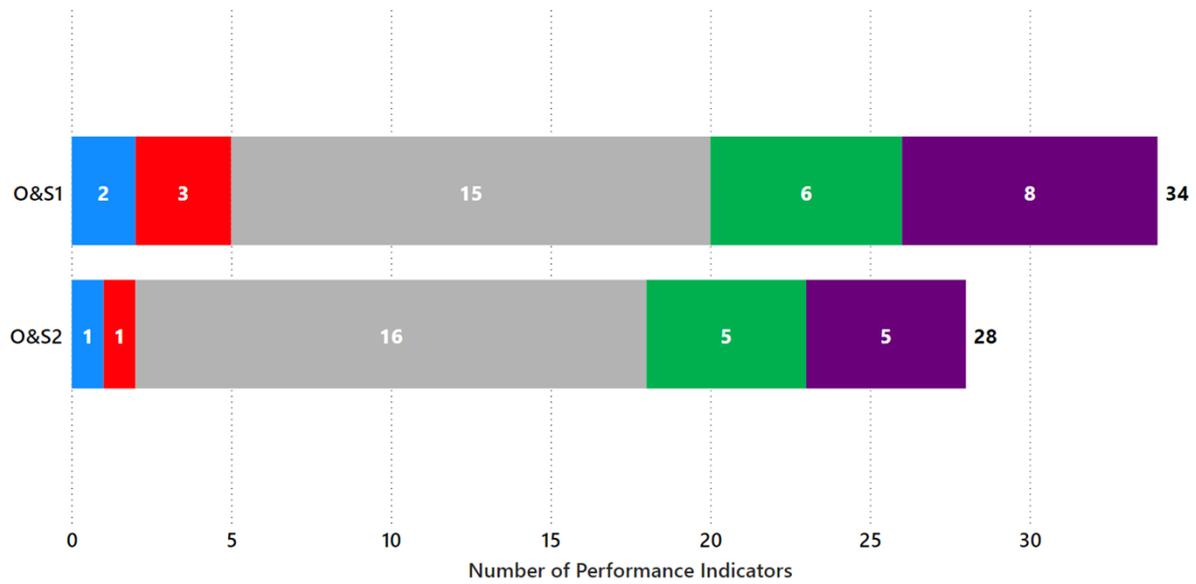


Figure 1 – Performance Indicators by Status

1.4 T10 Projects

A total of 47 projects are included in the report.

- 42 are on track
- 2 on caution status
- 3 are completed

T10 Projects by O&S and Status

Project Status ● Caution ● On track ● Project completed



Figure 2 – Projects by Status

Details of the programmes, projects and performance indicators with a concern or caution status together with an explanation of their performance and improvement plan can be found in **Appendix 1**

2. Implications, Risk Management and Climate Change Impact

2.1 Legal

Although there are no direct legal implication regarding this report, it will be appreciated that the Committee has constitutional responsibility to review and scrutinise the performance of the Council in relation to policy objectives and performance targets to which this report refers.

2.2 Risks

The Council Strategy has a comprehensive set of risks associated to its delivery. Each risk has a set of mitigating actions which are reviewed and updated by the officers directly responsible.

These risks are monitored and discussed as part of the strategic and corporate risk reports that are presented regularly to the Strategic Leadership Team and Audit Scrutiny Committee. Any areas of poor performance or unacceptable risk are identified in the reports.

2.3 Environmental/Climate Change Impact

The council strategy contains a dedicated programme entitled Action on Climate. This programme looks at the actions the authority can achieve to reduce carbon emissions and to increase the district's resilience to the changing climate.

The authority continues to support the Devon Climate Emergency, which is seeking to achieve net-zero carbon emissions across Devon at the earliest credible date.

ALTERNATIVE OPTIONS

None

CONCLUSION

The Council Strategy performance report provides Members with an overview of performance for the Teignbridge Ten Programmes including details of any areas of poor performance.

The Council Strategy runs from April 2020 to 2030.

01 Action on Climate

Lead contact: David Eaton, Cllr Jackie Hook

Programme Status: On Track

Note: Data for the 4 utilities monitoring performance indicators provided by the utility companies, is not yet available.

02 A Roof over our Heads

Lead Contact: Graham Davey, Cllr Martin Wrigley

Programme Status: Caution

<p>Summary Statement: 5 indicators well ahead of target, 1 on target, 2 ahead of target, 3 reported as a concern with 3 tracking performance indicators.</p> <p>Details of these are summarised below and a fuller explanation is in the Performance Indicator section of the report. All of the areas of concern are still as a direct result of Covid19 and national lockdowns especially in respect of the housing delivery chain.</p> <p>Of the 9 projects 7 are on track with 1 caution and 1 completed. Projects have still been able to be progressed by staff working from home and reduced staff in the Office.</p> <p>Make sure plans take full account of all housing needs Following the formal ending of the Greater Exeter Strategic Partnership it has been agreed that a joint statutory plan will not be progressed. We are therefore pursuing our Local Plan consolidating strategic and non-strategic matters.</p> <p>Housing delivery remains relatively low but appears to have started picking up. These changes are rarely immediate but this is the first time in three years that completions have exceeded 500 dwellings per annum. Even before the impact of Covid 19 was felt, our housing target was not being met. The target had increased in line with the Government’s standard method for calculating housing need once the current Local Plan turned 5 years old. Before then, the Local Plan target had been 620 homes per year and average completions had been more than 640 dwelling per year. With new strategic sites now starting development, it is anticipated that completions will increase again.</p>
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There is therefore, a continued under delivery of housing which will trigger the presumption in favour of sustainable development. This could result in unplanned development sites that are not allocated in the Local Plan coming forward.

The Local Plan Review process is underway. Teignbridge’s new plans are due to be in place by 2024.

Deliver affordable housing

The net additional homes remains a concern with 509 delivered in the 2021/22 financial year. The affordable homes delivery however, has recovered with 122 delivered against a target of 128. This is due to Registered Provider partners purchasing additional units from developers and some delivery in the DNP. Covid19 and planning issues have delayed rural schemes and therefore three projected schemes for this financial year likely to be delivered in the following year. Delays have been caused by complex planning and legal issues as well as shortages of materials and labour. However we now have a robust Community Led Affordable housing programme of nearing 150 units

- 13 completed Denbury, Ashburton and Haccombe in Coombe
- 65 consented (39 on site) Widdicombe, Ashburton, Buckfastleigh and Moretonhampstead
- Over 70 with planning applications submitted or at pre application stage

Evaluate options for delivering affordable rented housing

Drake Road and East Street, Newton Abbot schemes both granted planning consent and successfully tendered. Drake Road is now complete and East Street is due for completion April 2022. The next phases of the Teignbridge 100 Housing Delivery Programme is the Chudleigh Shared Equity Scheme launched in July 2021, the purchase of a large house in Dawlish for temporary accommodation to compliment Albany House and reduce B and B use and the Rough Sleeper Accommodation Programme to purchase five 1 bedroomed flats for homelessness purposes, one having already been purchased. Finally four sites in Teignbridge ownership have been submitted for Planning pre application advice which have received positive feedback.

Improve housing conditions and reduce empty homes

The number of dwellings improved by Council intervention has fallen short of its target due to delays in the supply chain. The number of vulnerable and elderly residents assisted to remain in their home is still well ahead of target. The number of empty properties impacting on New Homes Bonus had a starting point of 650 with work carried out during July and August to reduce to 305 by the assessment date of 4th October 2021. This is the lowest level of Empty Homes ever recorded and will form the basis of this year’s target.

Prevent homelessness wherever possible

Target to prevent homelessness remains well ahead of target. However helping clients into alternative accommodation remains a concern due to the current lack of privately rented housing. The rough sleeper statistics have remained fairly constant at 6. This will continue to be an area of concentrated Officer work during the Covid 19 Pandemic supported by a dedicated outreach team to get people off the street.

Housing Strategy

The new Teignbridge Housing Strategy is completed with over 500 responses to the consultation. Strategy now approved by Full Council. An event with stakeholders, to which all Members will be invited is scheduled for September 2022 at the Kenn Centre, Kennford.

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PI Code	Title	Executive Member	+/-	Annual Target	Q1 Act	Q2 Act	Q3 Act	Q4 Act	PI Verifying Manager	Officer Notes
CSROH01	Net additional homes provided	Planning	+	753	72	205	328	509	Michelle Luscombe, Fergus Pate	<p>(Quarter 1 - 4) Reason: Housing delivery remains relatively low but appears to have started picking up. These changes are rarely immediate.</p> <p>This is the first time in three years that completions have exceeded 500 dwellings per annum. Even before the impact of Covid 19 was felt, our housing target was not being met. The target had increased in line with the Government’s standard method for calculating housing need once the current Local Plan turned 5 years old. Before then, the Local Plan target had been 620 homes per year and average completions had been more than 640 dwelling per year. With new strategic sites now starting development, it is anticipated that completions will continue to increase.</p> <p>Improvement plan: The Local Plan Review process is underway. This is the formal mechanism for responding to updated housing targets. Teignbridge’s new plans are due to be in place by 2024. Continued under delivery of housing will trigger the presumption in favour of sustainable development. This could result in unplanned development sites that are not allocated in the Local Plan coming forward. (HW)</p>

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CSROH08	Number of homes improved through intervention by the council	Communities, Housing & IT	+	400	39	101	220	273	Alison Dolley	<p>(Quarter 4) We have been unable to reach our target of 400 due to supply chain delays in work being carried out under both the Warm homes fund project and the Green homes grants scheme. Under these schemes 54 properties have been improved (target 200) with both schemes extended to the end of August 2022 and targets revised.</p> <p>Outside of these two schemes 153 properties have been improved through housing enforcement work, grants and loans and 66 properties through the Devon Solar together scheme, (AD)</p>
CSROH12	Homelessness prevented by helping client with alternative accommodation	Communities, Housing & IT	+	267	29	84	148	205	Tony Mansour	<p>(Quarter 4) Below target due to lack of affordable private rented homes within district or even extended areas such as Torbay/Exeter since the pandemic. Local housing allowance is significantly exceeded in most instances (TH)</p>

Project Status	Code	Title	Executive member	Last Review Date	Progress Review	Project Responsible Officer
Caution	CS04	Set up 13 shared ownership schemes in Chudleigh	Communities, Housing & IT	12/04/2022	Scheme launched and publicised through local media within Chudleigh. Further publicity to continue within the Town in early 2022 with review of progress to take place with the Town Council in June 2022. There has been no take up so far mainly due to scarcity of suitable properties for the scheme. Rising house prices may make the current scheme unviable.	Graham Davey

03 Clean Scene

Lead contact: Chris Braines, Cllr Alistair Dewhirst

Programme Status: On track

09 Strong communities

Lead contact: Rebecca Hewitt, Cllr Martin Wrigley

Programme Status: On track

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