

5 May 2021

EXECUTIVE

A meeting of the **Executive** will be held on **Thursday, 13th May, 2021** in the **Council Chamber, Forde House, Brunel Road, Newton Abbot, TQ12 4XX** at **10.00 am**

PHIL SHEARS
Managing Director

Membership:

Councillors Connett (Leader), Dewhirst (Deputy Leader), J Hook, Keeling, Jeffries, MacGregor, Purser, Taylor and Wrigley

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.

A G E N D A

Part I

1. **Apologies for absence**

2. **Minutes** (Pages 3 - 6)

To approve and sign the minutes of the meeting held on 6 April 2021.

3. **Declarations of Interest (if any)**

4. **Public Questions (if any)**

Members of the Public may ask questions of the Leader or an Executive Member. A maximum period of 15 minutes will be allowed with a maximum of period of three minutes per questioner.

The deadline for questions is no later than 12 noon two working days before the date of the meeting.

5. **Executive Forward Plan**

To note forthcoming decisions anticipated [on the Executive Forward Plan](#)

Executive Key Decisions

6. **Open Space Delivery & Management in new housing developments** (Pages 7 - 14)

Reports/Items for consideration

7. **Housing Strategy 2020 to 2026** (Pages 15 - 64)

8. **Notice of Motion - Standard Committee process change**

For the Executive to consider their response to the Notice of Motion on Standards Committee process changes submitted by Cllr Eden to the [Full Council on Monday, 22nd February, 2021.](#)

9. **Notice of Motion - Constitution**

For the Executive to consider their response to the Notice of Motion regarding the Constitution submitted by Cllr Patch to the [Full Council on Monday, 22nd February, 2021.](#)

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

EXECUTIVE

6 APRIL 2021

Present:

Councillors Connett (Leader), Dewhirst (Deputy Leader), J Hook, Keeling, Jeffries, MacGregor, Purser, Taylor and Wrigley

Members in Attendance:

Councillors Hocking and G Hook

Officers in Attendance:

Christopher Morgan, Trainee Democratic Services Officer
Sarah Selway, Democratic Services Team Leader & Deputy Monitoring Officer
Neil Blaney, Head of Place & Commercial Services
Louisa Brinton, Economic Development Officer Town Centres
Tom Butcher, Senior Estates & Development Surveyor
Martin Flitcroft, Chief Finance Officer & Head of Corporate Services
Amanda Pujol, Head of Community Services and Improvement
Phil Shears, Managing Director
Estelle Skinner, Green Infrastructure Officer,
Tammy Hayes, Housing Solutions Lead, Housing Options

26. MINUTES

The minutes of the meeting held on 2 March 2021 were approved as a correct record and will be signed at the earliest convenience.

27. DECLARATIONS OF INTEREST

None.

28. EXECUTIVE FORWARD PLAN

RESOLVED that the Forward Plan be noted.

29. DEVON HOME CHOICE POLICY REVIEW

The Executive Member for Homes and Communities presented the report detailing the consultation of the Devon Home Choice Scheme Management on proposed changes to associated policy and procedures. Individual local authority members of the scheme had been asked to approve the adoption of these changes.

The Housing Solutions Lead clarified that proposal 6 had been deferred to enable a task group to be established to look at the proposal in more detail and any recommendations would be brought back in due course. Proposal 7 had been rejected in principle by the Devon Home Choice Management Board.

RESOLVED to approve the proposed changes to the Devon Home Choice scheme as detailed in section 2.3 of the circulated report noting that, of the 8 proposed changes:-

- 1) Proposal 6 has been deferred by the Devon Home Choice Management Board.
- 2) Proposal 7 has been rejected in principle by the Devon Home Choice Management Board.

The vote was unanimous.

30. NOTICE OF MOTION TO ACKNOWLEDGE THE WORK THAT THE VOLUNTARY AND CHARITABLE SECTOR DO PARTICULARLY BUT NOT EXCLUSIVELY DURING THE CURRENT CORONAVIRUS PANDEMIC.

Cllr G Hook presented his Notice of Motion on to acknowledge the work that the voluntary and charitable sector do particularly but not exclusively during the current Coronavirus pandemic which was submitted to [Full Council on Monday, 22nd February, 2021.](#)

The Executive Member for Homes and Communities fully endorsed the sense of kinship that had been built across communities throughout the pandemic and was in full support that the Council should recognise the work that individuals and organisations had done.

The Leader commented that it was important that the Council recognised the contributions that individuals and organisations had made during the pandemic.

RECOMMENDED to Council:-

- (1) The Council places on record its gratitude to all sectors of the voluntary and charitable sector for the outstanding work undertaken within the District, particularly but not exclusively during the current Coronavirus pandemic;
- (2) The Council acknowledges the work of many organisations, communities and individuals who have contributed at this uniquely difficult time, and the Communications Team are asked to place a message of thanks on the Council's website to recognise this;

- (3) The Council look, when restrictions regarding the pandemic are relaxed, at the request that Overview and Scrutiny Committee consider ways in which this council may work even more constructively with the sector in the future; and
- (4) A thank you event be agreed in principle. The Executive Member for Homes and Communities with officers explore how this event could be held and how nominations be made and report back to a future Council meeting.

The vote was unanimous.

31. FUTURE HIGH STREET FUND

The report to accept the Future High Street Funding offer and agree the delivery strategy was presented.

A Non-Executive Member raised concerns including the detrimental effect that the loss of on-street short term parking in Queen Street could have on businesses in the area.

The Head of Place and Commercial Services gave a presentation to Members (attached to minutes). A revised recommendation was presented the reason for making the changes was to be more specific about what Executive were asking Full Council to approve. This revised recommendation was agreed by Executive.

Executive Members welcomed the proposals to enhance Newton Abbot Town Centre and thanked officers for their work on the project.

RESOLVED that:-

- (1) The Ministry of Housing, Communities and Local Government funding of £9,199,364 offered as part of the Future High Streets programme be accepted;
- (2) The Market Hall proposals be approved in principle, further engagement with key stakeholders will continue on detailed design phase for the internal layout;

RECOMMENDED to Council that, as detailed in this report:-

- (3) The National Cycle Route 2 proposals (as per paragraph 2.3 of the report) and associated Council budget (excluding external funding) of £22,633 be approved;
- (4) The Queen Street proposals (as per paragraph 2.4 of the report) and associated Council budget (excluding external funding) of £81,277 be approved;
- (5) The Market Hall proposals (as per paragraph 2.5 of the report) and associated Council budget (excluding external funding) of £2,236,489 be approved;

- (6) The Council budget (excluding external funding) of £991,921 for the cinema (as per paragraph 2.6 of the report) be approved; and
- (7) Delegated authority be given to the Head of Place and Commercial Services (in consultation with the Executive Member for Economy and Jobs and Chief Finance Officer) to finalise the development details and prepare planning applications in line with the timescales set out in Appendix E to this report and to take such other action as is necessary to implement the approved redevelopment of Newton Abbot town centre to which the approved funding scheme relates.

The vote was unanimous.

32. FUTURE HIGH STREET FUND

This item was taken in minute no.31

The meeting started at 10.00 am and finished at 11.38 am.

Chair

TEIGNBRIDGE DISTRICT COUNCIL
Executive Committee
13.05.2021
PART I

Report Title	Open Space Delivery & Management in new housing developments
Purpose of Report	To: A: Provide a review of what happens now in Teignbridge and what our neighbours do to manage open space B: Identify the extent to which management of open spaces in new developments can be influenced by TDC C: Consider options for future management of open space in new developments
Recommendation(s)	Executive RESOLVES to: (1) prepare Interim Council Policy on open space provision and management standards; (2) create a Template S106 obligation that reflects the Policy; and, (3) further investigate procuring a panel of preferred open space management providers who can deliver against the Policy.
Financial Implications	See section 3 and 4.2 for financial implications Martin Flitcroft - Chief Finance Officer & Head of Corporate Services Email: martin.flitcroft@teignbridge.gov.uk
Legal Implications	This report was provided at the report print deadline without having being referred to Legal Services for legal implications to be considered. The Monitoring Officer has advised she will consider the report and update the Executive under separate cover prior to the meeting.
Risk Assessment	See 3.3 of Report Ros Eastman Business Manager – Strategic Place
Environmental/ Climate Change Implications	See 3.4 of Report Ros Eastman Business Manager – Strategic Place
Report Author	Ros Eastman Business Manager – Strategic Place Email: roselyn.eastman@teignbridge.gov.uk
Executive Member	EM for Planning / Gary Taylor & EM for Sport, Recreation & Culture / Andrew MacGregor
Appendices / Background Papers	Teignbridge Local Plan Teignbridge New Developments Residents' Satisfaction survey 2020 Langford Bridge S106 Agreement TCPA Practical Guides - Guide 9: Long-term Stewardship Town and Country Planning Association https://publications.parliament.uk/pa/cm201719/cmselect/cmcomloc/1468/full-report.html#heading-8

1. INTRODUCTION / BACKGROUND

A: Current Practice in Teignbridge and elsewhere for Open Space Delivery & Management in new housing developments

- 1.1 Public open space (POS) delivered alongside new developments is not “Adopted” by Teignbridge and has not been for some time.
- 1.2 Rather, obligations within S106 Agreements entered into alongside planning permissions require developers to contract with / establish management companies to undertake management and maintenance of such spaces within the site.
- 1.3 POS is not adopted by Teignbridge as the funding available through “commuted sums” has historically been found to be inadequate to ensure ongoing management and maintenance in accordance with our expectations and standards. This is compounded at present by a very low interest rate meaning sums invested generate limited returns. The cost for providing a commuted sum that is meaningful and doesn’t leave the LA with a long-term burden on their budget would be significant and would mean that developers would be unlikely to be able to meet other policy requirements, including affordable housing etc, as this specific approach to open space management has not tested as part of our current Local Plan viability work. Previous budget work to support Executive decisions has indicated that the Authority would require twice the initial investment sum compared to private / third sector bodies who may have different investment criteria or opportunities available to them.
- 1.4 In addition, restrictions on Council Tax increases hamper our ability to recover increasing costs.
- 1.5 In preparing this Report, South West authorities have been canvassed with regard to their usual approach and no authority has indicated that a different approach is taken. We are though aware of a number of lower tier authorities that undertake some open space management including Bovey Tracey Town Council and Cranbrook’s new Local Council.
- 1.6 POS encompasses features such as semi-natural green space, formal parks and gardens, children & young person’s play space, sustainable urban drainage system ponds and other above ground wetland features, allotments and playing pitches. Without good-quality management with appropriate understanding of the multiple needs of each particular site, benefits for communities, and environmental benefits, can be lost or decreased.
- 1.7 There have been a concerns raised directly to Teignbridge Councillors about the quality of delivery of public open space (POS), quality of ongoing management of POS by management companies, and the scale of resident fees for POS management in relation to developments consented over the last 10-15 years and delivered over the last 5-10.
- 1.8 We recognise that there may be a need for standardisation of approach with clarity of our requirements if open space is to fulfil its potential, including in offering greater benefits socially and environmentally.
- 1.9 Satisfaction with open space provision on new developments is measured through our “post occupancy” survey of new homes and is reported to Members annually (see background papers). Whilst around 60% of residents were satisfied / very satisfied with provision in 2020, less than 10% were dissatisfied / very dissatisfied with provision. A large proportion of residents are neutral on the issue. This is an improvement on the previous year where just

under 25% were very / dissatisfied with provision. We are however keen to increase the proportion of residents (and the consistency of positive responses) of new homes that are satisfied / very satisfied with provision.

- 1.10 Good-quality public open space is essential for our residents, the environment, and to support initiatives and projects for good place-making to attract external support such as via Garden Communities. The Town & Country Planning Association (TCPA) has compiled a useful guidance document including case studies in relation to good-quality POS maintenance (see background papers).
- 1.11 The House of Commons committee twelfth report on leasehold reform (published 19.03.2019) is also relevant to this issue (see section 4 on Service Charges). This highlights that many leaseholders nationally are reporting concerns about the level of service charges set by management companies, worries about one-off bills and the imbalance in power if the dispute system is followed. The Leasehold Advisory Service (LEASE) calls received during 2017-18 included 29% relating to concern about service charges, and their 2016 survey found 40% of leaseholders strongly disagreed that service charges represented value for money.
- 1.12 The current Teignbridge Local Plan includes Policy WE11 Green Infrastructure a) – h) ‘To achieve the maintenance and expansion of a comprehensive green infrastructure network, promoting good *accessibility to green infrastructure for all, the following will be promoted through determination of planning applications, infrastructure investments and by partnership working*’. This sets the expectations in terms of the quantum of open space to be delivered and anticipates good quality POS delivery and ongoing management.

2. A REVIEW OF OPTIONS

B: Teignbridge Influence on Open Space Delivery & Management

- 2.1 As noted above, most developers transfer land ownership of POS to a Management Company once they have finishing building out their development (or in Phases as they build-out if a large development). They will have a legal agreement with the Management Company which is then responsible for managing the POS long-term. The specifics of how tightly new residents are locked in and any requirements on resident fees should be in this legal agreement.
- 2.2 At present TDC do not promote / provide guidance on any particular preferred option/s for long-term management of POS. Details of the intended management regime for new POS and proposed arrangements for its ongoing management are not presently required from the developer until after Reserved matters or Full planning has already been approved. We have recently reviewed our template obligations to raise expectations around information, specification, delivery and management. The Langford Bridge Obligation (Background Papers) is a recent example.
- 2.3 Some Public Open Space is adopted / vested by relevant public organisations who have the expertise to maintain them long-term, such as Sustainable Urban Drainage Systems (SUDS) by South West Water (who have a new Sewers for Adoption criteria that allows for taking on some above ground features if designed and delivered to the prescribed standards), and Highways by Devon County Council if designed and delivered to prescribed standards (which may include hedgerows / grassy verge areas) seeking, often, easy to maintain / replicate provision rather than locally specific treatments.
- 2.4 Options currently open to developers for securing long-term maintenance of POS include:

- transfer to a commercial, for-profit management company. The management company would be the decision maker and would need the appropriate expertise; they may opt to facilitate residents' feedback to help to inform and guide decisions, but this would not be obligatory.
- transfer to a charity / not-for-profit instead of for-profit company. The management company would be the decision maker and would need the appropriate expertise; they may opt to facilitate residents' feedback to help to inform and guide decisions, but this would not be obligatory. This may offer greater social and environmental benefits due to the lack of pressure from shareholders for instance.
- transfer to a Residents' Management Company. The Directors of this Company would be new residents, potentially alongside the developer, but more frequently the residents alone would own the green space. This allows for greater input of residents via a direct involvement in decision making, in shaping the future of the greenspace based on changing needs as a community. However, the risks include lack of sustained resident engagement due to apathy or lack of time (this may go through peaks and troughs and may not remain fully representative of the community as a whole), and residents would be making decisions that encompass specialist aspects potentially without the appropriate knowledge (such as sustainable urban drainage systems that mitigate flood risk relating to development, or/and the needs of ecological species conservation balanced against recreational/amenity needs). This is likely to be more appropriate for minor developments.
- transfer of POS to the Town or Parish Council. This would negate the need for resident fees in the typical sense, as the Town or Parish Council are able to raise their precept to cover costs. This would mean that all residents within the Parish boundary would be contributing towards the ongoing management of the POS, and not only new residents. This could help towards creating more of a feeling of 'shared green space' between new and existing residents, which has been reported as an issue in some new developments but could also lead to concerns re rising costs.
- Teignbridge District Council are not presently offering to take ownership of POS and could not take land with a commuted sum because it would be a liability for long-term management costs as they are unable to recover sufficient costs via taxes and a commuted sum would only cover earlier years and then would fall onto Council budget, which is restricted due to national budget setting with limited opportunity for increases.

2.5 Each of these options is possible under current practice and would need to be negotiated / agreed with applicants.

Public Open Space Management Company Fees

- 2.6 Teignbridge does not currently set in place any specific stipulations, monitoring or regulation on Management Company fees for POS.
- 2.7 Our template S106 clauses have however been amended and are considerably more specific in relation to both initial specification and management provisions for open space than they were.
- 2.8 There is some risk that residents could potentially be charged above a reasonable threshold by a Management Company for provision of POS. This may be less likely to happen with a non-for-profit Management Company that has strong community and environment objectives and this more local approach is endorsed in our emerging Draft Local Plan.
- 2.9 It is not reasonable to require developers to ensure the POS is transferred to a non-for-profit land owning organisation for ongoing management in new development, due to allowing for an open and competitive market.
- 2.10 However, the update of the Local Plan and policies for Green Infrastructure are being designed to more robustly cover the ongoing management requirement for good-quality. The Recommendation suggests that consideration be given to Interim Guidance produced

through extracting relevant emerging policies. This could have some limited weight in the decision making process in advance of the new Local Plan being Adopted. The limited weight of the guidance would be offset by providing clarity for applicants and a stronger negotiating platform for officers. It could address:

- Specification;
- Delivery timing / triggers;
- Management specification; and
- Cost recovery.

2.11 In addition, the Recommendation suggests a further review of our S106 template obligations against this Guidance document to ensure the two align.

C: Options for future management of Open Space

2.12 As outlined above, financial constraints mean it is not feasible for Teignbridge to Adopted new open space on housing developments at present however we can exert our influence over it more effectively using the tools outlined above and additionally there may be scope for the creation of a panel / framework of preferred open space management organisations. This would require a procurement - type process to identify, in a fair manner, organisation/s that can reliably offer a good quality of POS management. The final recommendation above encompasses this point

2.13 Quality standards could be defined via the proposed public open space Guidance document, and a preferred partner / framework organisation would need to demonstrate the ability to manage green space to a good standard with reliability, transparency, and clear social and environmental benefits. TDC could then highlight these organisations to developers as being confident that they can meet our requirements and have sufficient knowledge and understanding for good-quality ongoing management of POS and the multiple needs of each specific site. There would not be a guarantee of work for the preferred partner / Framework provider.

2.14 In order for an organisation or company to be included on the preferred POS providers list they will need to meet certain criteria that provides evidence that they are able to deliver good-quality public open space maintenance long-term, which benefits local communities and the environment.

3. IMPLICATIONS, RISK MANAGEMENT & CLIMATE CHANGE IMPACT

3.1 Financial

3.1 Changes to the way we require new developments to deliver open space could have resourcing implications for the team or could impact on wider budgetary constraints.

3.2 A further review of Planning monitoring fees and charges is underway that could recover some of the associated monitoring costs of increased expectations through S106 Obligations but this will need to be kept under review.

3.3 Any changes would need to be cost neutral to Teignbridge (at worst).

3.2 Legal

3.4 It is important to ensure that any new policy is pursued at the right time and with the right consultation to ensure it is legally robust. At present, the Guidance document proposed would not represent formal Local Plan Policy as it is intended to be produced and consulted on ahead of the Local Plan, which reduces its weight.

3.5 Careful consideration of procurement guidance / guidance regarding the establishment of a framework of providers will also be required.

3.3 Risks

- 3.6 There are no risks in relation to recommendations 1 and 2 provided that Council policies and procedures are followed.
- 3.7 There is a risk in relation to Recommendation 3 that not enough suitable POS maintenance providers are identified. This would mean lack of competition but also possibly lack of any provider for maintenance purposes. This can be mitigated by ensuring that the requirements for qualifying are suitably robust but not excessively stringent.

3.4 Environmental/Climate Change Impact

- 3.8 Delivery of good quality open space can help to increase community resilience, flood risk management and reduce urban heat island effects. These are all related to the design of the open space though rather than specifically its delivery and management that is the key consideration here.
- 3.9 Maintenance of new public open green space by conscientious, transparent organisations whose core objective include community wellbeing and environmental quality, and who reinvest into these objectives, will enable positive outcomes for the environment and the local communities living in those environments.

4. ALTERNATIVE OPTIONS

- 4.1 **Do nothing:** This would mean there is not appropriate policy / guidance or enhanced practice in place to protect residents. This option is not recommended.
- 4.2 **Revert to Teignbridge Adopting all POS on new developments:** This option is not recommended for the reasons given in the Report above – the financial burden on the Authority is too great when there are more cost-effective means of achieving the same outcome as outlined in the report.

5. CONCLUSION

Executive is recommended to support the further work as outlined above.

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**TEIGNBRIDGE DISTRICT COUNCIL
EXECUTIVE COMMITTEE
13 MAY 2021**

Report Title	TEIGNBRIDGE HOUSING STRATEGY
Purpose of the Report	<p>To consider the draft Housing Strategy to make sure the proposed plans and actions address the Council's priorities and issues identified by partners, members, stakeholders and to note the response from the public consultation.</p> <p>The Committee is invited to comment on issues, or actions that have been proposed as part of this work.</p>
Recommendation	The Executive RECOMMENDS to Full Council that the Teignbridge Housing Strategy 2021-2026 (in Appendix A) is adopted.
Financial Implications	<p>Please see Section 3 of this report</p> <p>Chief Finance Officer: martin.flitcroft@teignbridge.gov.uk</p>
Legal Implications	<p>The Council's housing strategy must be 'fit for purpose' in terms of providing an overall framework against which the Council will formulate other more specific policies affecting its housing functions, which will ensure that the Council is capable of meeting its statutory functions as housing authority. The Legal Team has not been provided with the draft policy to facilitate more specific comment, but has provided advice on the report content.</p> <p>Monitoring Officer: karen.trickey@teignbridge.gov.uk</p>
Risk Assessment	Please see the Business Impact Assessment (Appendix B)
Environmental / Climate Change Implications	<p>Please see Section 3 of the Business Impact Assessment (Appendix B) and Section 8 of the draft Housing Strategy (Appendix A)</p> <p>Environmental Protection Manager: david.eaton@teignbridge.gov.uk</p>
Report Author	<p>James Toler, Strategy officer, Housing: james.toler@teignbridge.gov.uk</p>
Executive Member	Cllr Martin Wrigley: Martin.wrigley@teignbridge.gov.uk
Appendices / Background Papers	<p>Appendix A: Draft Teignbridge Housing Strategy Appendix B: Business Impact Assessment</p> <p>Supporting A: Results of the online survey Supporting B: 'You Said, We Did' Report</p>

1 BACKGROUND

- 1.1 The Housing Strategy sits beneath the Council Strategy and the Local Plan and supports cross organisational, collaborative working. It provides the structure against which the Council develops other, more specific policies affecting its housing function, for example, the Homelessness and Rough Sleeping Strategy, the Tenancy Strategy, the Empty Homes Policy, the Enforcement Policy and so on.
- 1.2 Housing is a high corporate priority and the strategy gives members a clear annual delivery plan that can be monitored on a quarterly basis.
- 1.3 The current Teignbridge Housing Strategy runs to April 2021 and we have refreshed our aims and objectives in a new strategy for your consideration. Revised actions are contained within the new strategy, which we propose to report quarterly and review on an annual basis, in consultation with members.
- 1.4 The actions within the current strategy will be reviewed in April 2021 and will be reported in the 2020/21 Q4, Council Strategy report, within the 'Roof Over Our Heads' theme.
- 1.5 The Strategy was presented before the Overview and Scrutiny Committee on 20th April 2021. The Committee recommend to Executive that the Strategy is adopted as tabled.

2 REPORT DETAIL

- 2.1 The strategy sets out what the Council, and its partners, will be doing over the next five years to improve the housing situation for our current and future residents. It sets out the approach we will take with all of our partners to work towards our vision. These are grouped into five themes
- 2.2 The themes reflect the broad range of work that we do to meet local housing need, including developing affordable housing, maintaining housing standards, and helping people to stay independent in their own homes, whilst preventing homelessness. Within each theme officers have identified key aims of the Council, which are considered to directly contribute to the overall sense of community health and wellbeing in Teignbridge.

1 Build affordable homes

- 1.1 Build rented homes
- 1.2 Build homes for low cost ownership
- 1.3 Develop innovative and specialist homes

2 Improve homes

- 2.1 Improve housing conditions
- 2.2 Improve energy efficiency and reduce fuel poverty
- 2.3 Keep people independent at home

3 Prevent homelessness and address rough sleeping

- 3.1 Prevention
- 3.2 Intervention
- 3.3 Sustainment

4 Put our clients first

Cuts across all of the things we do

5 Tackle climate change

Cuts across all of the things we do

3 FINANCIAL, LEGAL OR OTHER IMPLICATIONS

- 3.1 The Budget Report (Exec 11 Feb 2021, Full Council 22 Feb 21) supports the administration's priorities of Housing, Jobs and Climate Change
- 3.2 Government subsidy for housing disabled facilities grants through better care funding (received via Devon County Council) is assumed to continue at £1.0 million per annum, with the majority invested in grants towards the provision of disabled facilities and home and energy improvements. In addition, there is £2.0 million budgeted over the remainder of 2020/21 and during 2021/22 towards Warm Homes Fund schemes and Local Authority Delivery Green Homes Grants.
- 3.3 £6.6 million has been allocated to the Council over three years for the first half of the Teignbridge 100 housing scheme for affordable and social housing. This is in accordance with the priority actions outlined in the latest Council Strategy for delivering affordable and social housing, whether through direct delivery or working with developers and housing associations. This work has already commenced as the programme covers the previously approved capital schemes at Drake Road, East Street and Sherborne House, Newton Abbot. The pipeline covers a range of urban and rural sites, including the Dartmoor National Park. A separate report will be coming to members regarding the Teignbridge 100 in June 2021.
- 3.4 A shared equity scheme funded from £0.7 million of external planning contributions as approved at Full Council in November 2019 is also included

4 CONSULTATION

- 4.1 The consultation exercise was undertaken for 5 weeks, from 17 Feb to 24 Mar 2021. The consultation details were sent via the following groups and platforms:
 - Affordable Housing Partnership (27)
 - Devon Home Choice applicants (978)
 - Gypsy and Traveller Forum
 - Living Options
 - Members' Newsletter (47)
 - Housing Partner Newsletter (136)
 - Plymouth and Devon Racial Equality Council (social media)
 - Senior Voice of Devon

- Staff Newsletter (600)
- Teignbridge Association of Local Councils
- Teignbridge Council website, Facebook and Twitter
- Teign Housing (social media)
- Town and Parish Councils (50)
- Welfare Reform Group* (47)

*The Welfare Reform Group includes local agencies, such as the Department of Work and Pensions, registered providers, foodbanks, SSAFA, British Legion, Cass Pluss (court advocacy), SW Water, Citizens Advice, Community Voluntary Service and Young Devon.

4.2 574 people took part in the survey, from which we received 300 comments and questions, to which officers have responded. Surprisingly, it shows a six fold increase in the response rate that the Council received for the previous strategy in 2015.

4.3 Of these around 62% were specifically related to planning policy, and a further 10% were related to other Council initiatives, such as parks, green space, litter and maintenance of its towns. Officers will pass the comments to the relevant departments. Any planning policy related queries will be included in the preparation of the Proposed Submission Local Plan, which will go out for consultation in the summer 2022.

4.4 The online survey results demonstrate a strong endorsement of the strategy's five themes detailed earlier with 'build affordable homes' being considered the highest priority, closely followed by tackling climate change and improving homes. These are all encapsulated in the Council's desire to deliver its own housing delivery programme of low carbon, low cost homes and links closely to the Council's aspirations defined in both the Council Strategy and Local Plan

- Build affordable homes 64%
- Tackle climate change 55%
- Address homelessness and rough sleeping 54%
- Improve homes 52%
- Put our clients first 29%

4.5 The 300 comments and questions can be categorised under the following topics:

Topic	Count	%
Open countryside	50	17%
Eco and environmental	48	16%
Infrastructure	41	14%
Affordability	34	11%
Brownfield, empty and 2nd homes	32	11%
Housing stock	23	8%
Other	18	6%
Design	17	6%

Allocations	13	4%
Homeless	6	2%
Disability	6	2%
Market homes	5	2%
Private rent	4	1%
Rural	3	1%
Total	300	100%

4.6 Officers have summarised a response for the most frequent comments, where more than 10 were received.

4.7 Open countryside

The Council has successfully challenged the Government's most recent proposal to amend the way in which housing numbers are calculated that would have seen the Council's housing requirement in the district double to 1,532 homes a year. This approach has now been dropped by the Government and the district's current housing requirement is 760 homes per year. These homes will help to meet the housing needs of many people who live and work in our district, arising from: a growing local population; an increasing elderly population, who are living longer and reducing the turnover of housing stock, and a reduction in household sizes because of more people living alone and inward migration. Officers are currently looking at how new homes will be distributed around the district over the next 20 years and will be consulting on these proposals in the Part 2, Draft Local Plan consultation in the summer 2021.

4.8 Eco and environmental

All applicants for major developments (i.e. more than 10 homes, or more than 2,500sqm commercial floor space) are required to submit a carbon reduction plan showing how they will meet the latest carbon standards for the district. There is a carbon calculator available on the Council's website to assist with this. It is prescriptive as to how the carbon reduction is achieved as inevitably some schemes are more suited to different technologies or sustainable travel approaches than others. In future, the Council will follow the Government's Future Homes Standards when they are introduced to meet nationally required carbon reduction standards. Drainage and flooding are both addressed through planning policy. National policy requires the Council to (a) sequentially test sites which are at risk of flooding to identify whether there are other locations where the development can be located and (b) apply an exceptions test if they satisfy the sequential test to ensure that any flood risk can be satisfactorily managed

4.9 Infrastructure

Infrastructure is considered alongside plans for new development and all existing Local Plan allocations are supported by policies that require specific

types of infrastructure to be provided, whether that be roads, schools, community facilities etc. Members will appreciate that all new dwellings, or commercial premises a subject to what is effectively a tax on new development called the Community Infrastructure Levy. This money is retained in the Council's budget for infrastructure projects in the district.

4.10 Affordability

Open market housing (in particular the contribution via affordable housing planning obligations) is the main route to securing the delivery of affordable housing. However, affordable housing is also provided using government grants and the Council's assets, including land. The proposed housing strategy proposes a mix of Homes England grant and local housing investment, such as council land and assets, with a view to establishing affordable rents for Teignbridge residents on low incomes. Affordable homes account for between 20-30% of the district's total new housing supply.

4.11 Brownfield, empty and second homes

Unfortunately, there isn't sufficient brownfield land (only 11.85 hectares) across the district to provide all the homes Teignbridge needs. The Council is committed to helping owners of existing empty housing to bring such empty homes back into use as part of increasing available housing in the district. Since 2008 the Council has reduced empty homes by 53% to 345, representing 0.5% of the district's housing stock. To enable higher council tax levies on second homes would require changes to legislation. The Council currently charges the maximum 100% council tax allowable for second homes.

4.12 Housing stock

A new Local Housing Needs Assessment is being commissioned by the Council this year that will provide up to date information on the types of housing we need in the district (e.g. number of bedrooms, family housing, accessible housing etc). This evidence will inform the new Local Plan that is due to be adopted in early 2024. It will contain policies which require different types of housing depending on what the evidence shows.

4.13 Design

Design is a key theme of the emerging Local Plan and reflects heightened government emphasis on improving the quality of our built environment. The emerging Local Plan proposes a raft of new policies, all aimed at improving the aesthetics and usability of new developments and public spaces, including shop front design, street layouts, preferred materials, parking standards, and provision of green infrastructure, for example, open spaces, play areas and allotments etc. In regards to parking, the Council currently does not have any minimum standards, but is proposing to introduce these through the updated Local Plan. The Council also has generic policies that require any displaced parking as the result of new development, to be replaced on other land or

otherwise compensated (e.g. via improvements in public transport and transport routes, including cycling lanes) where appropriate.

4.14 Allocations

Affordable homes acquired from developers by way of planning obligations usually provide for allocation priority of homes towards residents with reference to local parishes, surrounding parishes and then Teignbridge as a whole. Social housing is also usually managed by registered providers and allocations are governed by the Devon Home Choice allocation policy, which again specifies that affordable housing is prioritised to those with a local connection.

5 AMENDMENTS TO THE STRATEGY

5.1 The attached draft strategy has been updated to accommodate amendments that have occurred as a result of consultation with the public, partners and stakeholders. In summary they are:

- a. Include demand statistics for applicants on the Housing Register that require wheelchair access to their homes, including an action to deliver 5 affordable homes a year that are fully wheelchair accessible (p14)
- b. Clarification around differing climate change proposals within the current Local Plan and the emerging Local Plan (p6, 27)
- c. Reinforce partner approach and that we are open to all methods of affordable housing delivery, such as community land trusts, co-operatives etc (p9, 11)
- d. Updating the number of housing allocations by using numbers submitted to government (p10,11) and recognising that the Housing Reduction Act (2018) meant that local authorities had to change their approach to recording homelessness prevention numbers (p23)

6 CONCLUSION

6.1 The Council has a proud history of providing affordable housing, improving housing conditions and tackling homelessness. The refreshed strategy describes how the Council will continue to expand our innovative approach to deliver solutions to meet the wide variety of housing need in our communities.

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Teignbridge District Council

Housing strategy 2021-2026

‘More than bricks and mortar’



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The Stock Condition Survey 2019 was undertaken by the British Research Establishment (BRE)

1 Introduction

Having a place to call home is a basic human right. It offers shelter and warmth and is the place where we spend most of our time. Living in a suitable, safe, and secure, well designed home is one of life's main achievements from where we can base and build our lives.

As a council we have a proud history of providing affordable and market housing, improving housing conditions and tackling homelessness through assistance and advice. We will continue to expand our innovative approach to deliver solutions and infrastructure to meet the wide variety of housing need in our communities.



[Cllr Martin Wrigley](#)
[Executive Member for Housing and IT](#)

2 Supporting strategies and policy

2.1 National context

All local authorities have had to find ways to do 'more with less' in the face of government cuts to their budgets. However, the government has indicated that further funding for new affordable homes will be provided beyond the end of the current Shared Ownership and Affordable Homes Programme in 2021 and we maintain our investment partner status with Homes England to draw down grant funding available. There continues to be a strong motivation to build new homes, which includes affordable rented housing and homes for low cost ownership.

At the moment we enjoy the New Homes Bonus Grant paid by central government to incentivise local housing growth. It is currently based on the amount of extra council tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use, but it is not clear if it will continue to be paid in future years.

There continues to be national funding for housing renewal and improvement, including Disabled Facilities Grants and related measures to keep people more independent at home. An increase in Better Care funding has helped more vulnerable households to maintain their independence, through a broader approach to improving housing conditions. Further funding has also been made available through schemes such as the Central Heating Fund and the Green Homes Grants to improve energy efficiency.

The private rented sector continues to play an important role in the UK's housing market and is home to 19% (4.4 million) households in England. Although the market has been rapidly growing in previous years, this year's figure is unchanged from the previous and down from 2016. The government recognises the importance of this sector as the second largest tenure, and is determined to drive down bad practice. To this end they have introduced legislation to regulate the market and continue to do so, for example, recently introducing the Minimum Energy Efficiency (MEES) and Electrical safety standards. Many landlord associations are claiming that the increasing burden of regulation is driving landlords out of the market, due to the costs of compliance. Paradoxically, the resultant accommodation shortage may well generate substantial financial incentives for those prepared to flout the rules.

According to a recent survey of local property agents, over 40% said that they were seeing a reduction in properties being made available for rent before the pandemic, but said that this has nearly doubled to 76% post March 2020. The agents cited issues such as increasing regulation, changes to Section 21 notices, and profit reduction, in part due to recent changes to mortgage interest relief.

Our homelessness responsibilities have been extended through the Homelessness Reduction Act 2017, which has been accompanied by some targeted funding, for example the Government's Rough Sleeping Strategy 2018 supported the Rough Sleeper Initiative and the Next Steps Accommodation Programme, aimed at reducing rough sleeping and supporting those who have slept rough into settled accommodation.

Major changes to the benefits system have come into force over the last few years, including the roll out of Universal Credit. Our registered provider partners have been working hard to support affected tenants through these changes and to adjust their own business planning accordingly.

As welfare reform changes continue, the government's Regulator for Social Housing will proceed with the proposal to permit registered providers to increase rents in line with its 2020 rent standard, which will see rent increases up to the Consumer Price Index (cost of living) +1%.

The government published the Social Housing White Paper in late 2020 that aims to deliver the improvement in transparency and accountability promised in the 2018 green paper. The paper sets out a Charter for Social Housing Residents and also outlines plans for new regulation, a strengthened Housing Ombudsman to speed up complaints, and a set of tenant satisfaction measures that social landlords will have to report against.

The COVID-19 pandemic

With the unprecedented nature of the COVID-19 pandemic, there has been and will continue to be an increase to the numbers of people needing help with their private rental costs. This welfare support is limited to the levels of our district's Local Housing Allowance (LHA). It sets the maximum level of Housing Benefit, or the housing costs element in a Universal Credit award, depending on the number of bedrooms the household requires.

There will be people living in homes that they could comfortably afford prior to the pandemic. Over the last year of pandemic, many households have suffered significant changes to their financial situation. Some have been unable to work, others have seen a loss in earnings, or even experienced a redundancy, or loss of their job. It is essential that they can cover their rents to avoid falling into arrears, or having to contemplate moving home during the current outbreak.

From a recent survey of letting agents in 2021 we know that there has been a huge increase in demand for available rental properties from people outside the district with higher incomes. This has pushed up local rents by more than 5.5%, which will make it more difficult for local households to afford. We do not know if this is a temporary fluctuation, or a more sustained trend, as people react to different life-styles and home based working conditions.

At the start of the pandemic, the government made moves to keep people in their homes. They restored the Local Housing Allowance to cover at least the bottom 30% of rents in each rental area. This increased the levels of help that could be awarded by a few pounds a week. The Department of Work and Pensions has confirmed that the increase to Local Housing Allowance rates in April 2020 will be maintained in cash terms for 2021/22 and that rates will remain at these levels in future years, subject to the Secretary of State's annual review.

By severing the link between the LHA rates and rental inflation, rent levels may not hold their value against rental inflation. The result of this could mean that many families will have to make up the shortfall between the cost of their rent and the support they receive.

Brexit

Against an already compromised economic backdrop, ongoing uncertainty around Brexit makes the operating environment for housebuilders and housing associations more difficult. For many, there are major concerns around the economic certainty to secure finance, a reduction in frictionless trade needed to source materials for housing development, the loss of funding streams and the potential shortage in both skilled and unskilled labour. In the event of a larger-scale market crash, open market house sales would be impacted, affecting the cross-subsidies needed for social and affordable housing schemes.

There is likely to be further uncertainty in 2021, where we will not only see the end of the stamp duty holiday, which has been supporting private and low cost home homeownership, but also the end of government support schemes for the labour market. The crisis has already increased unemployment and is likely to leave many tenants in debt and rent arrears. Combine this with the housing benefit freeze coming in spring and we could see a further rise in arrears as rents leave housing benefit (LHA) behind.

Other risks include a rise in interest rates in response to a falling pound. This would drive up providers' cost of borrowing and increase defaults by mortgage holders. However, the risk of this seems less likely at this stage, given the Bank of England's reluctance to hike rates in a stagnant economy.

2.2 Council strategy 2020 - 2030

The Council Strategy delivers our vision of 'making Teignbridge a healthy and desirable place where people want to live, work, and visit'. From this vision flow our key objectives that we will achieve through the 'Teignbridge Ten' programmes. These include the housing priority 'A Roof Over Our Heads', of which the Local Plan and the Housing Strategy are key. The theme sets out the Council's housing ambitions over the next ten years, namely to:

- Provide homes, including affordable and social homes, to bring significant health and wellbeing benefits to our communities and help to retain young people in the area
- Help deliver a balanced housing market to drive economic growth, reduce crime, support social and financial inclusion, address homelessness and reduce poverty and deprivation

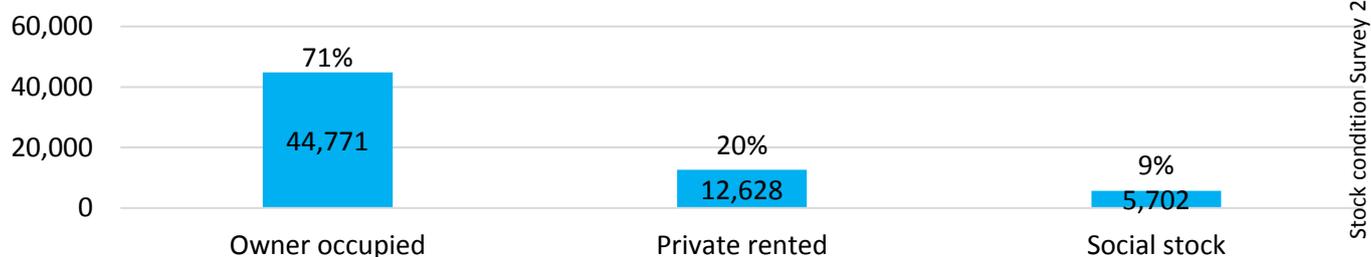
The strategy also sets out a number of other objectives relevant to the housing strategy, namely 'action on climate change' and becoming a 'vital, viable council':

- Ensure all council decisions consider climate change implications, updating council policies like those in our Local Plan to reduce greenhouse gas emissions
- Embed strong and consistent business planning that supports managers to challenge and be innovative in delivering further savings, extra income and better outcomes
- Actively engage with customers so feedback can be used to support decision making and future change.
- Manage, maintain and review use of our own assets to support our objectives, maximise income and improve the customer experience

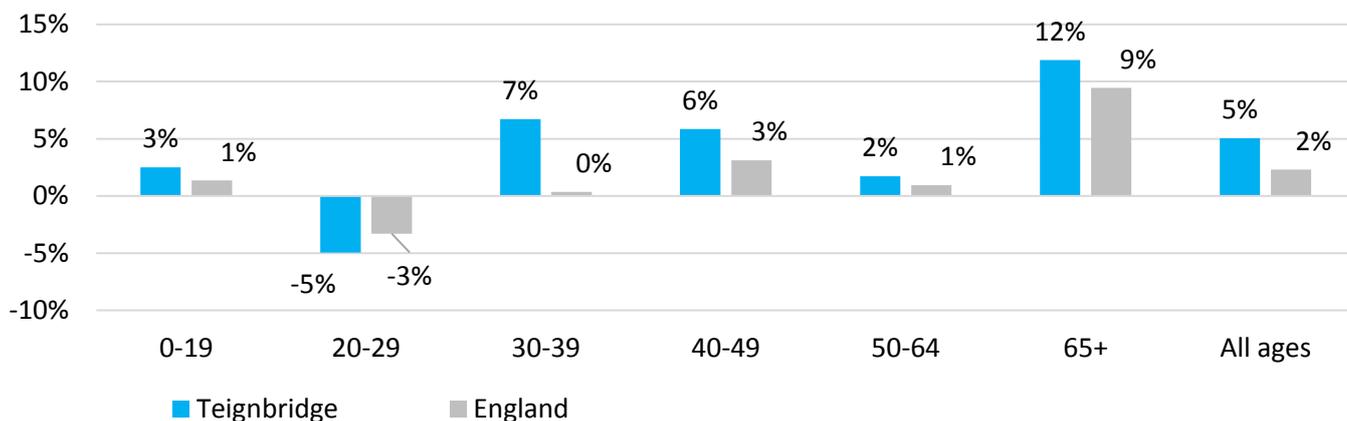
The strategy also contains a number of relevant local statistics.

[Council Strategy 2020 - 2030](#)

Housing tenure, Teignbridge 2019



Population increase, Teignbridge and England, 2021 to 2026



Office for National Statistics 2018

2.3 The Teignbridge and Dartmoor National Park Local Plans

As a local authority, Teignbridge covers two planning authority areas and as such works to two local plans. The plans set out policies and proposals for land use in the area that guide and shape day-to-day decisions as to whether or not planning permission should be granted. They are important documents that set out the Council's planning vision for the district, delivering growth, jobs, homes, facilities and environmental protection. It guides where homes, employment land, business infrastructure and community facilities will go over the 20 years.

The national formula for calculating housing need gives a figure of 760 homes per year, which include around 20% affordable homes according to viability. This target is calculated based on household formation projections and the affordability of local housing and is updated on an annual basis. All housing developments that are of sufficient size should contribute to meeting the need for affordable housing, with a threshold of more than 4 dwellings in rural areas, or 10 in urban areas.

The emerging Local Plan (2020-2040) includes various measures to tackle the climate emergency, the biggest of which is to require all new development to be carbon neutral. We are also requiring electric vehicle charging points in new developments, supporting renewable energy schemes and requiring all larger developments to show how the majority of trips can be made by walking, cycling, or public transport.

[Plan Teignbridge 2020 - 2033](#)
[Dartmoor National Park Local Plan](#)

2.4 Devon County Council - Supporting People to Live Independently in Devon

Jointly developed by Devon County Council and the NHS Devon Clinical Commissioning Group, the strategy recognises the importance of housing and accommodation in promoting the independence of people with social care needs and sets out how Devon County Council will work in partnership with district councils, providers and relevant partner agencies to increase the range of housing and accommodation.

[Supporting People to Live Independently in Devon 2020](#)

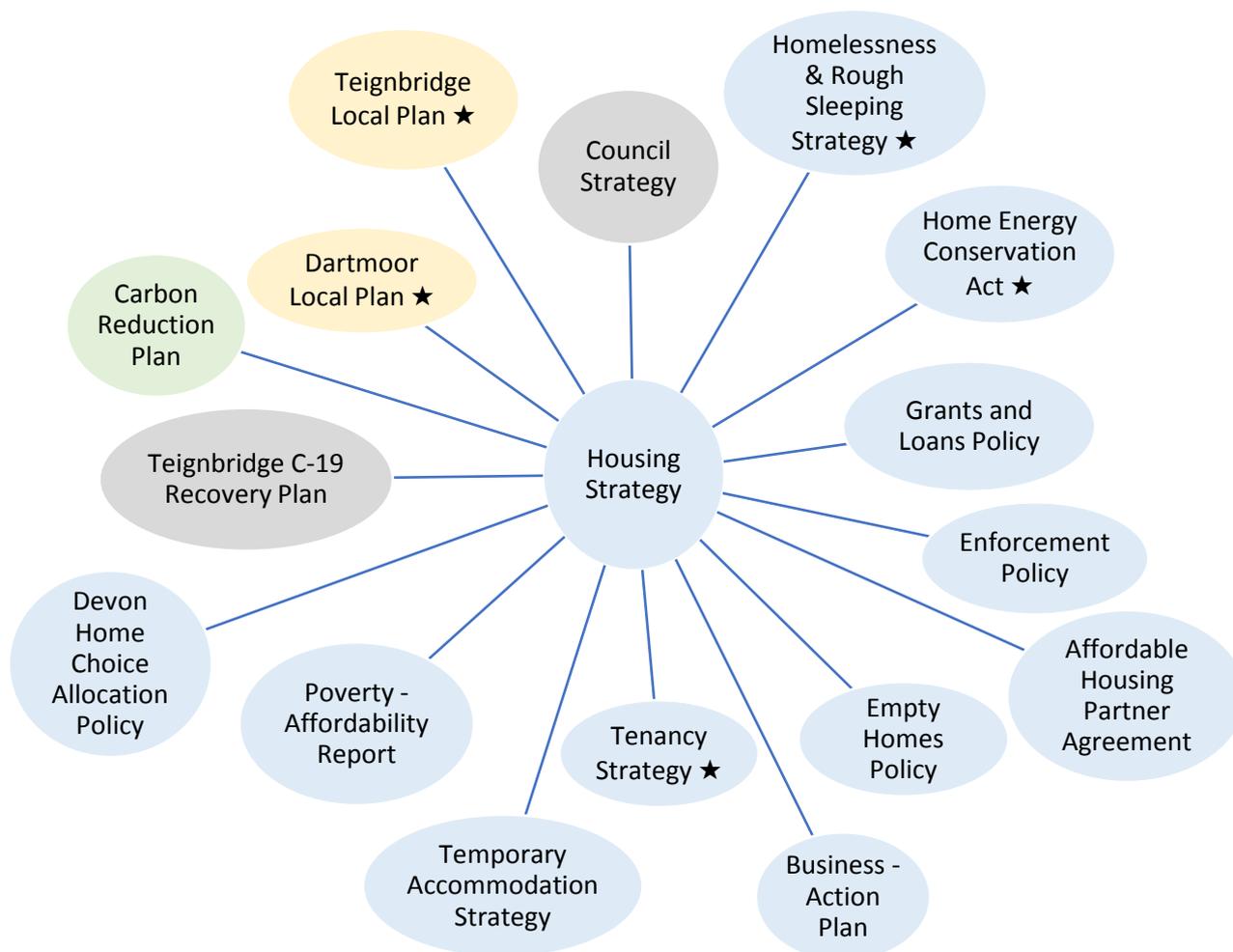
2.5 Devon carbon plan

Devon's Net-Zero Task Force is creating an evidence-led Devon Carbon Plan that will consider the earliest, credible date that should be set for net-zero emissions. The Interim Devon Carbon Plan will be available for consultation in 2021, reflecting the suggestions identified in the public call for evidence and thematic hearings and highlighting issues that require further consideration by a Citizens' Assembly. The Task Force expects to publish the Final Devon Carbon Plan for consultation, providing more detail on the challenging issues that will have been deliberated on by the Citizens' Assembly.

[The Devon Carbon Plan](#)

2.6 Housing strategy 2021 - 2026

Beneath the Council Strategy and the Local Plan sits the Council's housing strategy that supports cross-organisational, collaborative working and lies at the centre of a number of stand-alone strategies, plans and policies.



[TDC strategies, plans and policy](#)

★ Statutory

3 Strategy vision and themes; meeting housing need

The strategy sets out what the Council, and its partners, will be doing over the next five years to improve the housing situation for our current and future residents. It sets out the approach we will take with all of our partners to work towards our vision. These are grouped into five themes

The themes reflect the broad range of work that we do to meet local housing need, from developing affordable housing, maintaining housing standards, helping people to stay independent in their own homes, whilst preventing homelessness. Within each theme we have identified key aims, which we believe will directly contribute to the overall sense of community health and wellbeing in Teignbridge.

3.1 Build affordable homes

1.1 Build rented homes

1.2 Build homes for low cost ownership

1.3 Develop innovative and specialist homes

3.2 Improve homes

- 2.1 Improve housing conditions
- 2.2 Improve energy efficiency and reduce fuel poverty
- 2.3 Keep people independent at home

3.3 Prevent homelessness and address rough sleeping

- 3.1 Prevention
- 3.2 Intervention
- 3.3 Sustainment

3.4 Put our clients first

Cuts across all of the things we do

3.5 Tackle climate change

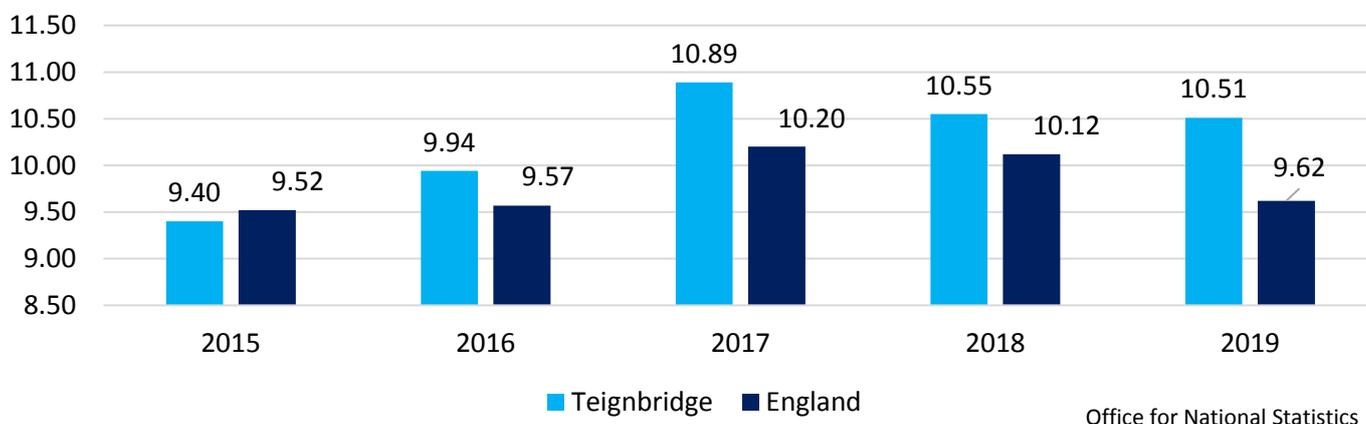
Cuts across all of the things we do

4 Build affordable homes

A balanced housing market is essential to sustainable communities, but this will not be achieved without the right level of new housing development, across all tenures, for all abilities and all ages. The affordability and environmental sustainability of homes will be crucial factors in getting the balance right between homes, jobs and the green environment.

Many people in our local communities are struggling to afford private rented accommodation, or buy a home. There is a shortage of affordable housing in Teignbridge and there is a risk that the housing crisis will not just impact upon the current generation, but also generations to come.

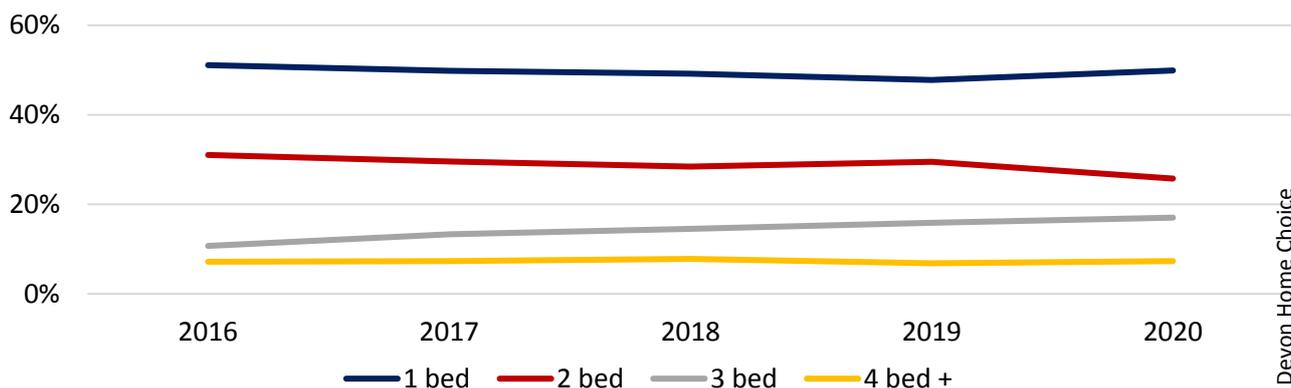
House price to workplace-based earnings ratio, Teignbridge and England



It is the Teignbridge Local Plan that provides the Council's blueprint for housing distribution and the level of development, including affordable housing. It establishes the level and need for supporting infrastructure and sets out a raft of policies, proposals and actions to meet the environmental, social and economic challenges facing the area.

We want local households to have access to quality housing that they can afford in a range of tenures. This will help retain the younger workforce, to ensure future economic viability, but also enables older residents to stay in their own homes, where appropriate, or downsize to better manage their homes, whilst freeing up larger dwellings for growing families.

Housing Register applications by bed size



Open market housing, in particular the contribution via affordable housing planning obligations, is the main route to securing the delivery of affordable housing. However, affordable housing is also provided using government grants and the Council’s assets, including land. The majority of this delivery is focused in urban areas, yet we recognise the need for smaller development in our rural communities. We will deliver these through our community led housing projects, working with our parish councils, including those within Dartmoor National Park area.

4.1 Build rented homes

Homes built for rent by the Council, or registered providers are the only type of homes that remain affordable for the majority of low income households in Teignbridge. The Housing Enabling Team works with planners (Teignbridge and Dartmoor), registered providers and developers to deliver new affordable homes as a percentage of our own direct housing delivery. Our work also includes provision for the gypsy and travelling communities.

Traditionally, homes let on social rents are around 60% of the local market rent, but in 2010 the government announced their intention to introduce a new intermediate ‘affordable rent’. Under this model, registered providers could offer tenancies at rents on new homes of up to 80% of market rent levels with the intention that any additional finance raised would be reinvested in new affordable housing.

Our strategy proposes a mix of Homes England grant and local housing investment, such as Council land and assets, with a view to establishing affordable rents. We will also strive to maximise energy efficiency, making our homes affordable to rent, heat and run.

Housing Register applicant demand increase, or decrease, by bed size from 2016 to 2020



We will work with our partner organisations to deliver affordable homes that:

- Have good space standards that meet, or exceed the National Described Space Standards
- Are energy efficient, meeting the government’s emerging Future Homes Standard
- Will be ‘Homes Suitable for All’. (LP policy H4. This means providing homes for those needing homes that are accessible and adaptable, for older people and people with mobility issues. We will use the Building Regulations Part M 4 as our standard for these homes
- Have an Inclusive Design and Layout (see Policy H3 (p115) of the emerging LP)

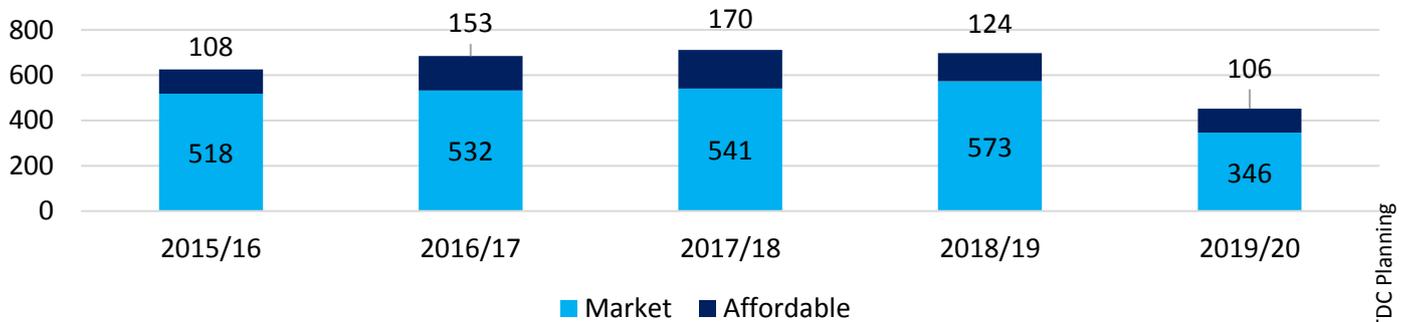
- Are affordable, this means working to achieve Social Rent where possible
- Include innovative delivery mechanisms where appropriate, for example modular homes
- Ensure specific provision for housing options for older people, including bungalows, retirement housing, retirement communities and supporting Devon CC’s provision of care homes; b) Shared housing; c) Innovative and sustainable methods of construction such as modular homes or tiny homes. (LP page 116 HP4)

Teignbridge’s own house building programme ‘The Teignbridge 100’

Since 2015, 21% of the total housing delivery in the Local Plan area has been affordable housing, yet demand on the Housing Register has remained at around 1,000 applicants in housing need requiring good quality rented homes with a further 171 requiring an Intermediate housing product.

In line with the Council Strategy the Teignbridge 100 has been set up to ‘manage, maintain and review the use of our own assets to support our objectives’, with a view to using both government grant and Council land to establish ‘genuinely affordable rents’. Over the next five years we aim to meet this ambition to deliver a programme of at least 100 affordable homes, on Council land, across urban and rural locations.

Housing completions and the number of affordable homes within the Local Plan area

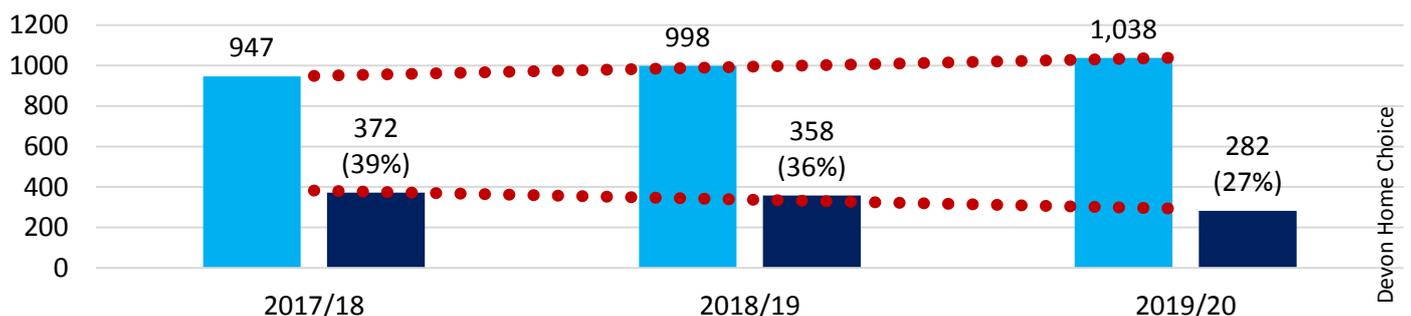


Officers have been working on financial appraisals to deliver these homes on land within the Council’s ownership. The programme covers a range of homes, including houses, apartments and bungalows in varying site sizes from 2 to 30 homes. These may be new build, self-build, or even accommodation bought ‘off the shelf’ having been already built.

To facilitate this, officers will continue to review existing assets and land ownership, including public open space, car parks and other land appropriate for acquisition. The programme assumes that Homes England grant will be available for all schemes and that we will use our remaining housing capital receipts. There may also be some Section 106 developer contributions.

The programme will be refined as schemes come forward, depending on Council priorities and feedback from elected members; scheme details will appear in our annual action plans.

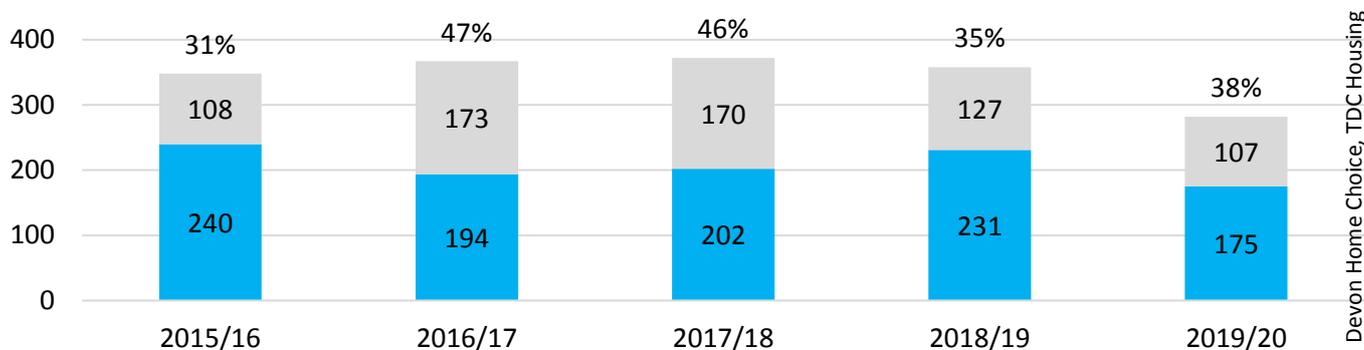
Allocations as % of applicants on Housing Register



Teignbridge affordable housing partnership

The majority of new affordable homes will be delivered through 106 allocations through our preferred registered providers. They have the commitment to our policies and access to resources to meet the housing needs of our communities. These partners will receive the support of the Council when making planning applications and funding bids to government. In exchange, partners will deliver on Teignbridge Council’s housing priorities and allocate homes to local people. On average, 39% of lets on the Housing Register are into new build, affordable homes.

New affordable homes as % of Devon Home Choice housing allocations



Established in 2012 to deliver new affordable homes across Teignbridge, 11 registered provider partners work to meet local affordable housing priorities, help develop housing and planning policy, increase delivery where possible and help maintain standards and best practice.

Community led housing

The community led fund supports affordable housing projects that are led by communities, either through high levels of engagement with their local communities, or through recognised community led housing structures, such as community land trusts, or housing co-operatives. We are open to all methods of affordable housing delivery, but homes developed must meet with the definition of 'affordable homes', as set out in the current National Planning Policy Framework.

[Community led housing fund](#)

4.1 To achieve this aim we will:

1. Enable the building of affordable, rented homes according to Local Plan targets*
2. Meet Council Strategy objective to ‘manage, maintain and review use of our own assets to support our objectives, maximise income and improve the customer experience’ (Vital, viable council)
3. Enable affordable homes using our own land and assets to keep rents low*
4. Work in partnership with preferred registered providers to meet affordable housing priorities and targets
5. Maintain and regularly review our allocations policy to fairly allocate rented homes via Devon Home Choice
6. Work with town and parish councils to identify suitable sites for affordable housing to meet local need

To ‘tackle climate change we will’

7. Develop as many low carbon, affordable homes as possible, according to viability
8. Enable as many affordable homes on available brown field sites as financially viable

To ‘put the customer first’ we will

1. Survey residents of new affordable homes to improve service design, delivery and allocation*

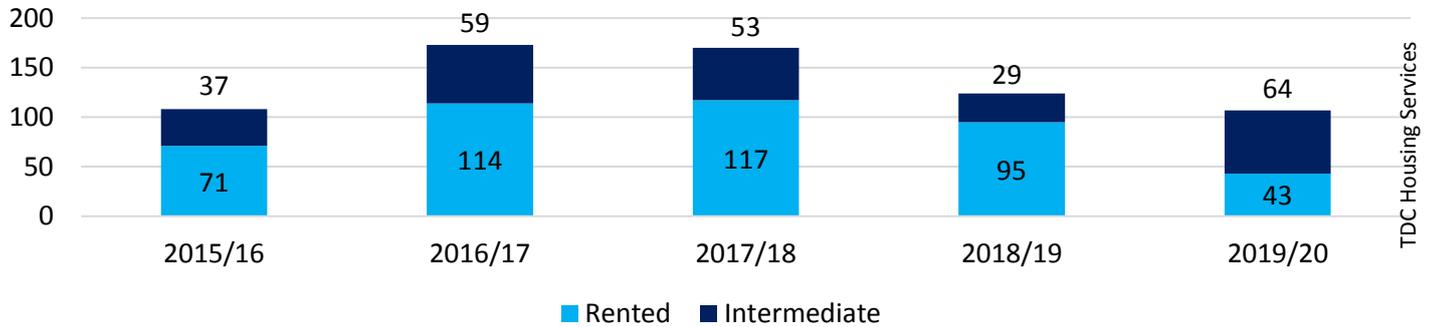
* Housing Services Action Plan – monitoring quarterly performance

4.2 Build homes for low cost ownership

Many local working age households on average incomes struggle to raise the deposit needed to get a mortgage. One option open to them is low cost home ownership, which generally refers to two home types of schemes:

- Shared ownership - homes that are part rented and part owned
- Government equity loan – ‘First homes’ that can be purchased with a loan from the government
- Teignbridge shared equity scheme - homes that, under certain circumstances can be purchased with a loan from the Council

Affordable housing delivery, by tenure, Teignbridge



In Teignbridge around 30% of affordable homes are built for low cost ownership.

Teignbridge shared equity scheme

There is a need for a form of intermediate housing for those households that do not qualify for social rented homes and cannot access the open market. One such scheme is the pilot set up in Chudleigh using £667,000 of offsite affordable housing contributions to assist up to 13 local households.

The scheme is open to local households whose combined income is less than £60k and who are unable to buy a home on the open market without the loan. Priority is given to first time buyers, keyworkers, social housing residents, or households who have been renting privately for over three years. The repayment of the loan is no more than 10 years.

4.2 To achieve this aim we will:

1. Assist, promote and monitor the shared equity scheme at Chudleigh to help up to 13 households get onto the housing market*
2. Enable 30% of our affordable home target for shared and low cost home ownership
3. Promote and monitor local interest in the Help to Buy Scheme
4. Levy a partner fee from registered providers on each new affordable home to enhance the Council’s capacity to deliver

* Housing Services Action Plan – monitoring quarterly performance

4.3 Develop innovative and specialist homes

Teignbridge and partner registered provider partners will be building a wide range of both adaptable and purpose built homes to meet people’s varying needs. This includes homes for older people who want to be independent; specialist housing for people with learning disabilities, gypsy and traveller pitches, custom, self-build and temporary homes for homeless households looking to get back on their feet.

Gypsy and traveller accommodation

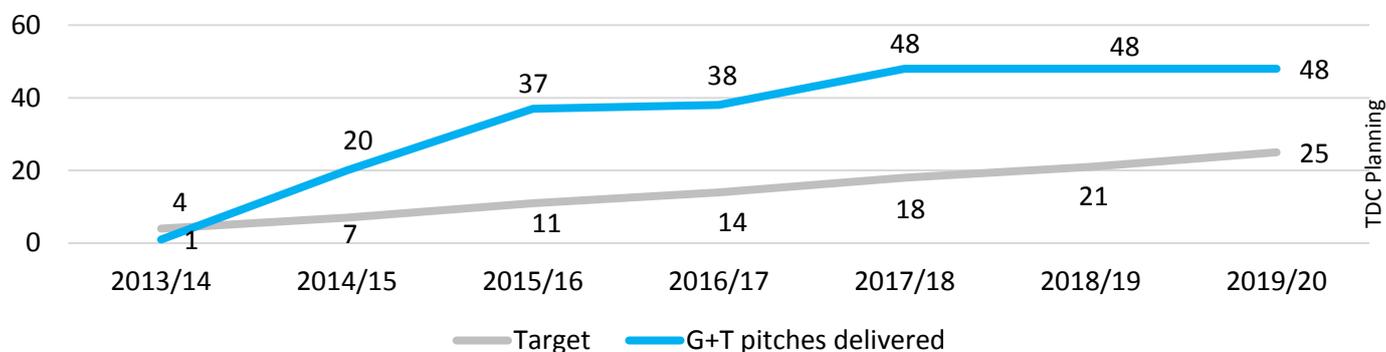
A gypsy and traveller pitch is likely to accommodate a single household and is generally a piece of ground large enough to accommodate a static caravan, a touring caravan and an amenity building. It will have a parking area and provide enough space to carry out domestic activities, for example laundry, children’s play, and a sitting area.

The Local plan target is for 70 pitches over 20 years, which equates to 3.5 pitches every year and will be provided by either direct provision, or by assisting the G and T community to gain planning consent for pitches on their own land.

To date 48 pitches have been delivered since the beginning of the Local Plan in 2013, the majority at Haldon Forest, near Exeter.

Within the Local Plan there are two major strategic allocations with a requirement for pitches to be provided by developers. Due to the collaboration between the Council and the developers, suitable land, that would not have otherwise been forthcoming, has been brought forward; one site now has planning consent and another with an application pending.

Gypsy and traveller pitches provided, including affordable



From work carried out, in consultation with the Teignbridge Gypsy and Traveller Forum, it is anticipated that future demand for pitches will remain fairly consistent and the emerging Teignbridge Local Plan will update these figures.

[TDC gypsies and travellers](#)
[Local plan policy](#)

Temporary accommodation

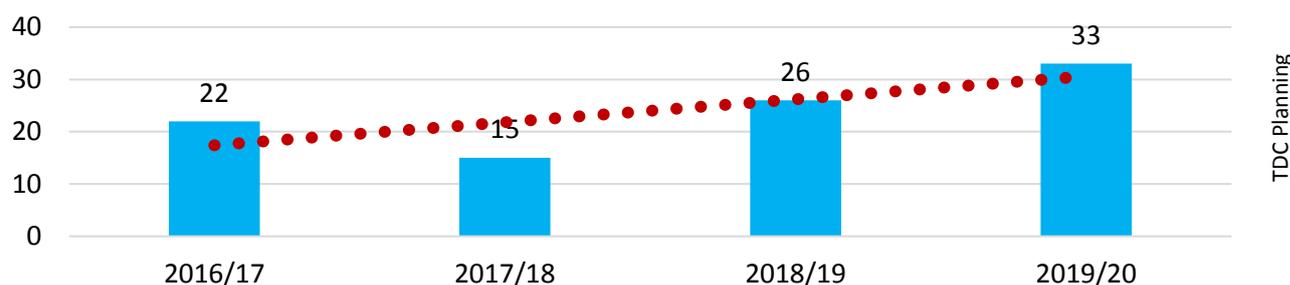
As part of the previous housing strategy the Council successfully developed a converted GP surgery in Newton Abbot to accommodate homeless households. The scheme houses up to ten households in a calm, well managed environment. The quality of accommodation is significantly higher than B&B accommodation and provides tailored support to residents, whilst reducing costs to the Council. Its success is now leading the Council to consider another bespoke project to further reduce B&B costs for an increasing number of local, single households. On average 291 households access support each year.

Custom and self build homes

Teignbridge Council is supporting people who want to build their own affordable home. Applicants will need to provide evidence they qualify by meeting the local connection and income requirements, find a suitable site and be able to take out a mortgage. This can include a single plot exception site. The policy is aimed at those who cannot afford to meet their own housing needs on the open market. The home will be subject to a number of restrictions to ensure it remains affordable to future buyers. A guide on affordable custom and self-build homes is available and applicants are encouraged to register on the Council’s self-build register.

[TDC custom and self-build](#)

Number of custom, self build homes provided, including affordable



Shared housing

The housing register regularly records that half of applicants are single households on low incomes, reflecting a sustained local demand for single affordable housing units. Often people find shared accommodation more affordable than renting alone and in an area when the average house price is over ten times the average salary, local people, particularly the young, need all the help they can get.

House sharing is commonly defined as two or more people living in accommodation together. Usually, each person will have their own bedroom and will typically share communal areas, such as the kitchen, bathroom, and/or a living room.

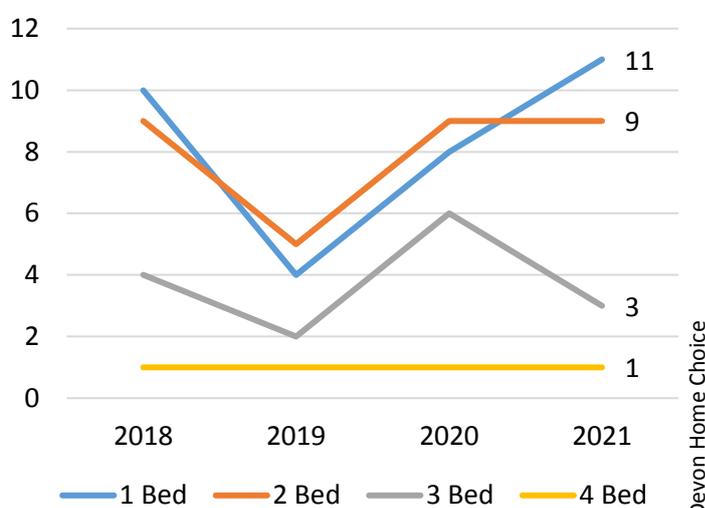
Work has started on trying to locate suitable land, or property to accommodate a shared housing project. The Council's Assets Team are aware and our Empty Homes Officer is also looking for suitable opportunities for acquisition.

Specialist, supported housing and extra care

People's care and support needs change over time and so might the housing and accommodation that they choose to support them to live as independently as possible. We will increase the range of good quality, accessible homes across Teignbridge, including fully wheel-chair accessible, and make it easier for people to remain in their current home, or to move between different housing options to develop their independence, moving away from traditional residential care models.

Much of this work will be carried out working in partnership with Devon County Council (DCC). We are currently awaiting the devolved 18+ Adult Homelessness Contribution Funding from DCC to enable this work.

Applicants requiring wheelchair access, Teignbridge 2018/20



4.3 To achieve this aim we will:

1. Enable gypsy and traveller sites in accordance with Local Plan targets*
2. Work with partners to bring forward a plot of land suitable for gypsy and traveller transit provision*
3. Develop homes to help households 'downsize', freeing-up bigger rented homes for larger households*
4. Promote custom and self-build sites and monitor demand*
5. Investigate funds, suitable land, or property to accommodate a shared housing project*
6. Investigate funding to develop a temporary accommodation scheme, providing tailored support to residents*
7. Work with Devon County Council to 'increase the supply of accessible homes through new developments' (Supporting people to live independently in Devon, 2020/25, Priority 2)*
8. Deliver 5 affordable homes a year that are fully wheelchair accessible*

* Housing Services Action Plan – monitoring quarterly performance

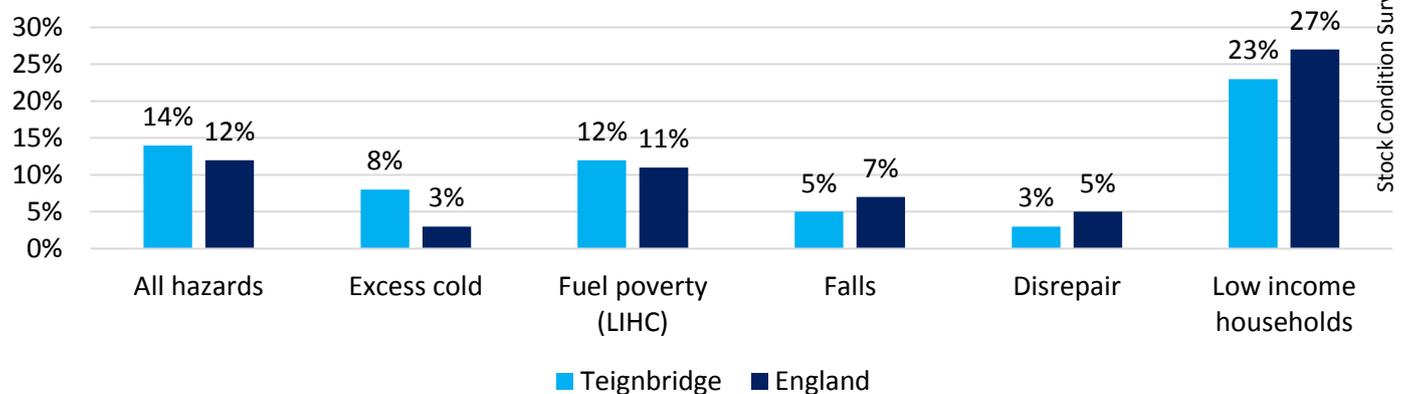
5 Improve homes

Housing has a key role to play in health and wellbeing. The poor condition of a property can negatively affect the physical and mental health of our residents. Similarly, some people’s physical health needs, particularly for older residents, can restrict their ability to live an independent life without some adaptations to the home.

The performance of the housing stock in Teignbridge compared to the England average is mixed. Teignbridge performs notably worse for excess cold (8% compared to 3%) and slightly worse for all hazards (14% compared to 12%), and fuel poverty (LIHC definition) (12% compared to 11%), but better for falls (5% compared to 7%), disrepair (3% compared to 5%) and low income households (23% compared to 27%). When comparing Teignbridge to the South West region, the picture is similar.

In Teignbridge, 29% of households rent a home, with 20% renting from a private landlord. In general, the condition of the social housing stock in Teignbridge is better than other tenures for indicators relating to hazards, disrepair and energy efficiency. This is due to government requirements placed upon registered providers, aka housing associations, for example, through the Decent Homes Programme.

Performance of the housing stock in Teignbridge compared to the England, 2019

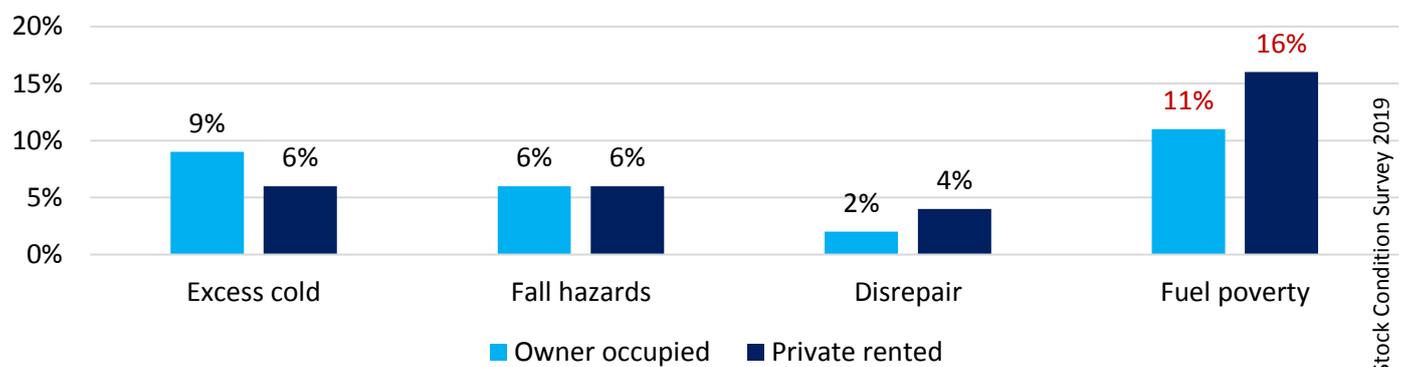


The proportion of dwellings in the private sector with category 1 HHSRS hazards is 14% (8,187). The majority (79%) are in the owner occupied sector, and the remainder (21%) in the private rented sector. The total cost of mitigating these hazards is estimated to be £22.4 million.

Private rented homes

Whilst the owner occupied and private rented sectors share 14% of all category 1 hazards, we focus our work on the private rented sector because tenants have little control over getting remedial works carried out. There is also a greater percentage of low income households renting privately, driving up fuel poverty.

Homes meeting key hazard criteria by tenure, Teignbridge 2019

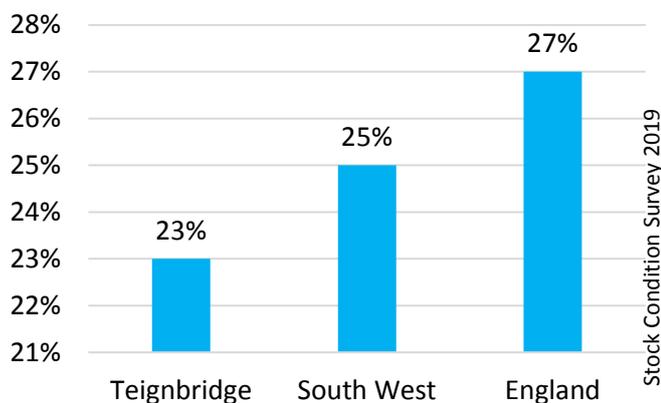


The private rented stock has more than twice the proportion of low income households compared to the owner occupied stock (14% compared to 30%). A low income household is defined as a household in receipt of one, or a number of benefits. Low income is a contributor to fuel poverty and as such 16% of households who privately rent find themselves in fuel poverty, compared to 11% of home owners.

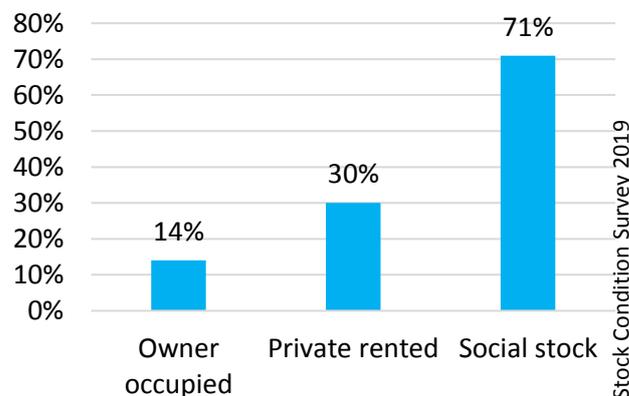
The private rented sector offers a flexible form of tenure and contributes to labour market mobility, however housing conditions in this sector are worse than for any other. Once the domain of younger people it is now home to a wider range of age groups, in particular those aged 35 to 44.

However it is acknowledged that 14% of home owners are on low incomes (cash poor/asset rich), so we maintain a loans and grants policy to assist with repairs.

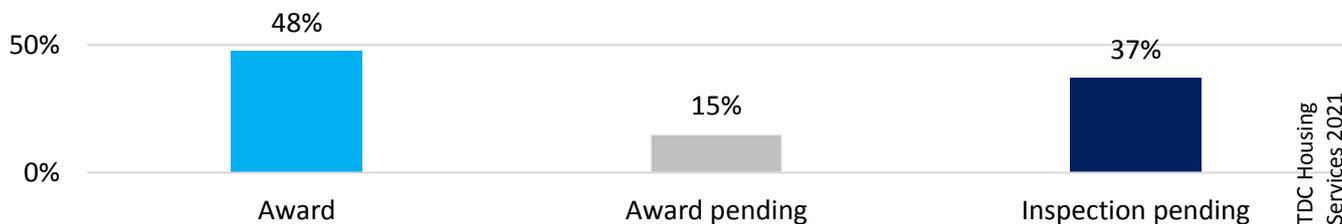
Percentage of dwellings with low income households, Teignbridge, SW and England 2019



Percentage of dwellings with low income households, by tenure Teignbridge



Property Agent Rating Scheme 2021

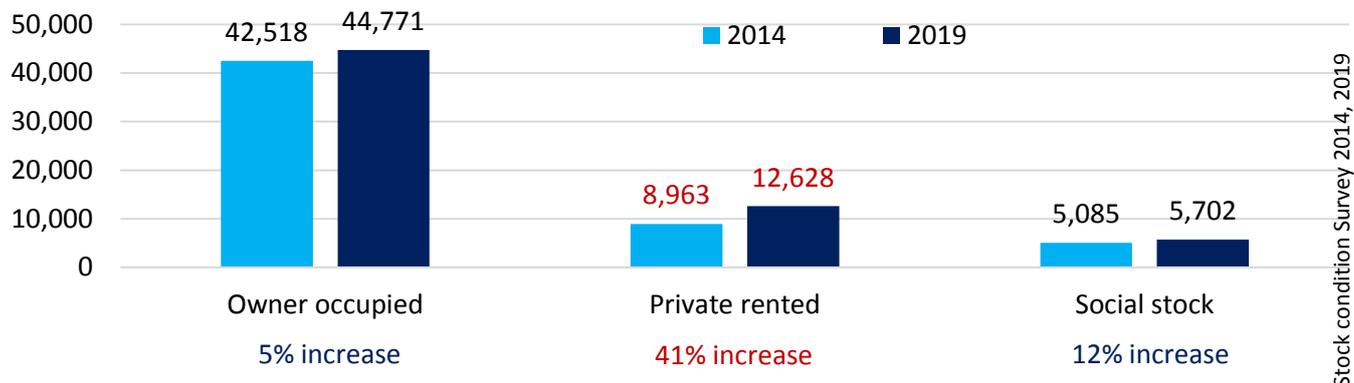


Our 'Property Agent Rating Scheme' (PARS), similar to the familiar 'food hygiene rating scheme', has seen participating letting agents provide an outstanding service for both landlords and tenants. To date 25 of our 40 local agents have participated in the scheme, with 19 receiving positive ratings; 6 are pending assessment. These Agents manage around 34% (4,290) of the, private rented homes in Teignbridge. We have risk assessed the agents who are not already signed up to PARS and will be carrying out checks to ensure compliance with all letting related legislation, on a 'worst –first' basis.

5.1 Improve housing conditions

Making sure that the quality and standard of the private rented sector is a priority for us. We are using all the tools to take action against poor standards.

Housing tenure, Teignbridge, 2014 to 2019



Since 2014, there has been a 41% increase in households privately renting in Teignbridge (8,963 to 12,628). The private rented sector now equates to 20% of the total housing stock.

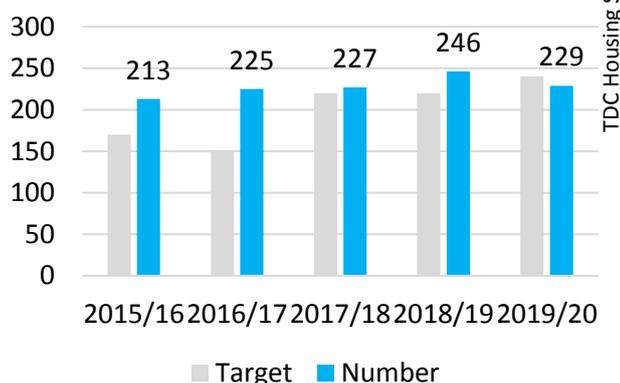
Enforcement

During the lifetime of the last strategy we received 2,000 complaints about the condition of private rented properties.

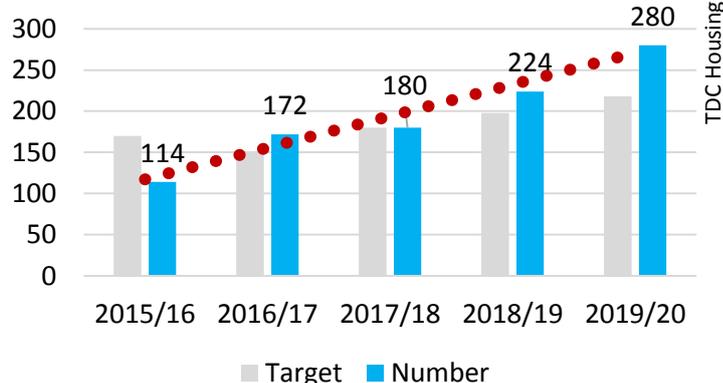
The Council will take action against landlords who do not comply with legislation in line with the Housing Enforcement Policy

[TDC Enforcement Policy](#)

Category 1 and high scoring category 2 hazards remedied



Number of homes improved through intervention by the council



Grants and loans

We understand the expense of maintaining a home. Our home improvement loans cover a range of repairs, improvements, or adaptations. For example, boilers, electrics, plumbing, roof repairs, thatch repairs, structural repairs, damp remedy, disability adaptations and much more.

The Council provides loans via our partner agency Lendology CIC. In certain circumstances grants may be available to assist vulnerable home owners.

[TDC grant and loan policy](#)

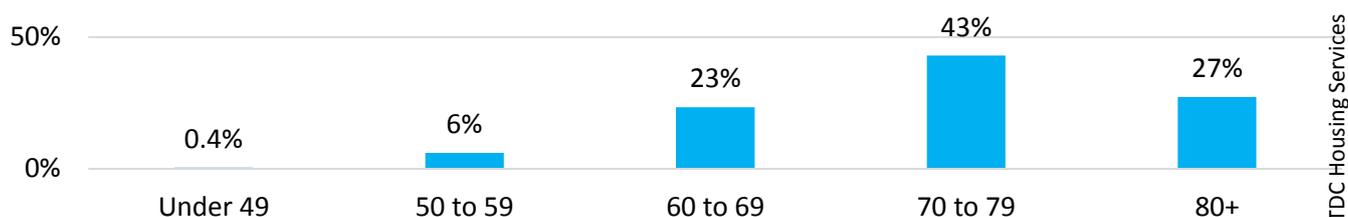
Park homes

A park home is a permanently occupied, prefabricated building located with others in a dedicated area. Downsizing to a park home is often viewed as the ideal move for cash-strapped pensioners. Retirees can swap urban life for a quieter one in the countryside, or by the sea, surrounded by people in the same age group.

On the whole park homes are cheaper than traditional bricks and mortar, but the costs don't stop at the purchase of the property. Residents will also need to pay a 'pitch fee' or ground rent to the site owner, which increase in line with retail prices index (RPI) inflation each year.

Additionally, heating is primarily provided through high cost fuels, including liquefied petroleum gas (LPG), non-central heating, electric plug-in and storage heating. Coupled with the structure of the home this makes them difficult to heat. The poor thermal conditions, high fuel costs and the occupants' low income mean that these households count as 'fuel poor'.

Age groups living in park homes, Teignbridge 2017



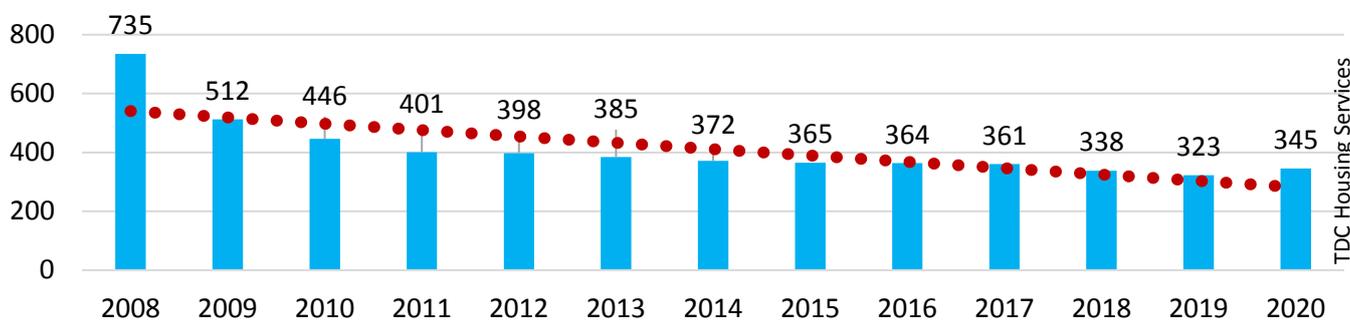
Teignbridge has a disproportionately high number of park homes compared to other Devon districts. In 2011 the Census recorded 1,174 'caravans, mobiles, or temporary structures'. In 2017 we surveyed 2,219 park homes, located on 76 licenced sites; it confirmed that park home are mainly occupied by elderly residents on low incomes.

Empty homes

The Council is committed to helping local owners bring empty homes back into use. This is a sustainable way of bringing forward much needed homes and also reduces the negative, anti-social impacts of empty property upon communities. Where necessary, we will bring empty homes back into use and rent at social, or affordable rents.

In 2008 there were 735 empty homes in Teignbridge. In 2020 there were 345, a reduction of 53%, representing 0.5% of the housing stock in Teignbridge. The majority (62%) are unoccupied for short periods as a result of an occupant moving out, or during renovation work. These properties tend to be brought back into occupation without our intervention.

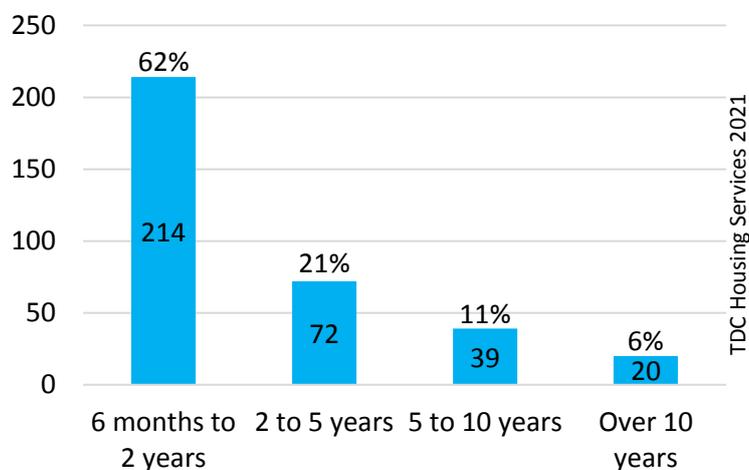
Total empty homes, Teignbridge



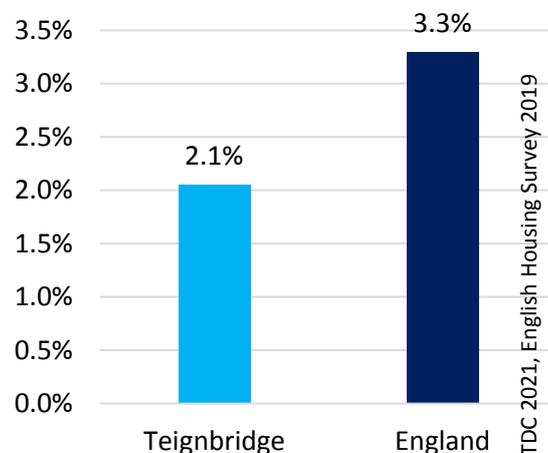
Just over a third of empty homes (131 – 0.2% of housing stock) have been empty for over two years and are known as 'long-term empty'. These properties are more challenging because they exhibit a variety of complex issues that make them harder to bring back into use, often requiring financial resources.

We propose to continue to work with owners to bring empty homes back into use, but to specifically target 'long-term' empty homes by working collaboratively across the Council, using a range of enforcement measures where necessary.

Empty homes, Teignbridge 2021



% second homes, 2021



5.1 To achieve this aim we will:

1. Reduce the number of empty homes by working with property owners, targeting those empty for over 2 years*
2. Review our Enforcement Policy to regulate and raise standards in the private rented sector*
3. Deliver forums and other networking opportunities for private landlords and letting agents, giving quality advice and support to promote high standards in the private rented sector*
4. Promote our Property Agent Rating Scheme to improve property, promote confidence in landlords using agents, to protect tenants and ensure agents comply with legislation*
5. Monitor and proactively target non-compliant landlords, taking appropriate action where standards are not being met, to tackle disrepair and poor housing conditions in the private rented sector
6. Promote low interest loans to support the improvement of housing conditions

* Housing Services Action Plan – monitoring quarterly performance

5.2 Improve energy efficiency and reduce fuel poverty

A key theme running through the Council Strategy and local plan is a commitment to become a carbon neutral district. All Council decisions now consider climate change implications by implementing Council policies to reduce greenhouse gas emissions. The carbon emissions from our area will fall as our homes and businesses become more energy efficient.

Reduce fuel poverty

A household is said to be in fuel poverty if its income is below the poverty line, taking into account energy costs, and its energy costs are higher than typical for its household type. This is what's known as the 'Low Income, High Cost' definition.

Fuel poverty is caused by a number of factors:

- Low income.
- High energy prices, which are often made worse by higher tariffs for both low-volume users and those not able to pay via direct debit such as pre-payment customers and residents unable to access the cheapest 'online only' deals.
- Poor energy efficiency – for example, inadequate insulation and old or inefficient heating systems.
- Under-occupancy. Quite often, those suffering from fuel poverty live in larger than average homes.

Fuel poverty is most common among vulnerable households:

- Those on low incomes.
- People with children under the age of 16.
- People with disabilities or suffering from a long-term illness.
- Older people

12% of Teignbridge residents are living in fuel poverty, making it difficult to heat their homes. Within tenure, 16 % live in the private rented sector, 12% in social rented homes and 11% in owner occupied homes.

It is estimated that 17% of households in Teignbridge, mainly in rural areas, are not connected to the gas grid and are dependent on high cost fuels, such as, oil, liquefied petroleum gas (LPG), or electrical heating. This, often coupled with a solid wall structure, makes them difficult to heat. If combined with low incomes, it makes these households fuel poor.

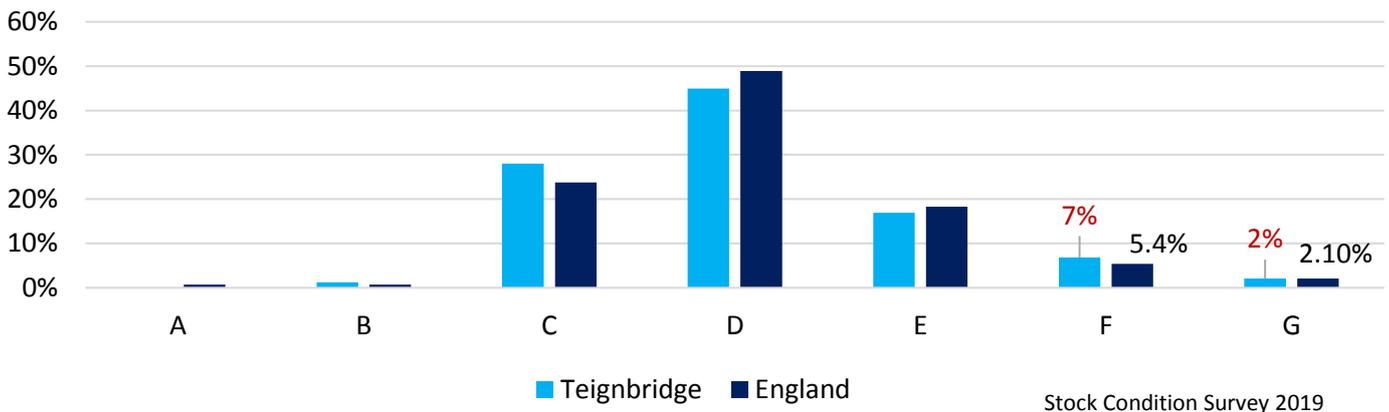
Furthermore, 15% (8,891) of Teignbridge’s private sector stock has less than the minimum recommended 100mm of loft insulation, 9% with 50mm of insulation and 6% having no loft insulation at all.

Improve energy efficiency

An energy performance certificate rating (EPC) is a measure of the energy efficiency performance of a building and is rated from band A to G, with A representing the best performance. The better the energy performance the more economical it is to heat the home.

Under regulations made under the Energy Act 2011, landlords must ensure that their properties meet a minimum energy efficiency standard of band E, yet in the private rented sector, 9% of dwellings are estimated to have an

Private rented stock falling into EPC rating bands



energy performance rating (EPC) below band E. Under new legislation these properties, unless exempt, would not be eligible to be rented out to new, or renewed tenancies.

5.2 To achieve this aim we will:

Use the following actions to meet Council Strategy objective ‘Action on climate’:

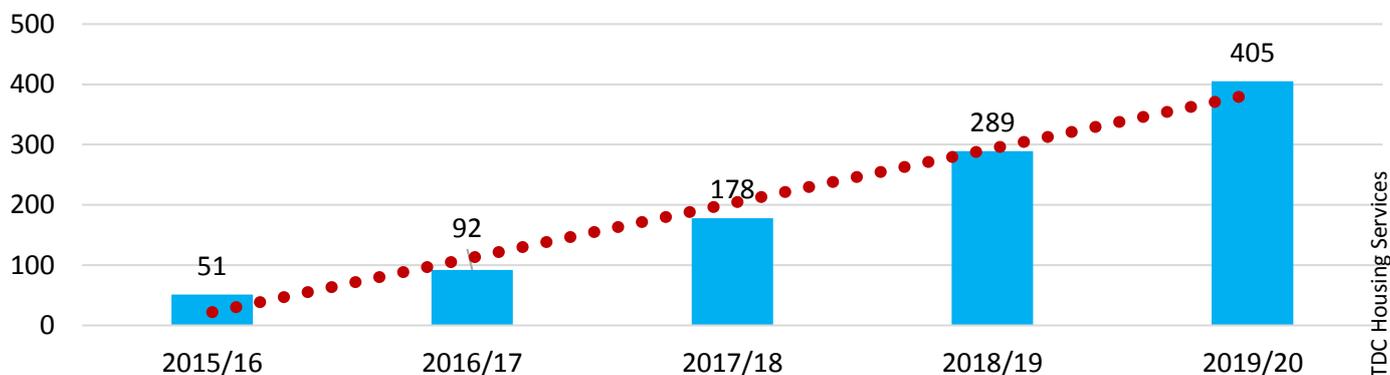
To ‘tackle climate change we will’

1. Take measures to reduce the carbon footprint of existing housing in line with the Council Strategy, local plan and Devon carbon reduction plan
2. Apply for funding to target those most in need to improve energy efficiency, tackle fuel poverty and reduce carbon emissions, supporting a whole house retrofit approach*
3. Promote energy advice through our Local Energy Advice Partnership to ensure that householders can access funding for energy measures, fuel switch and access income maximisation advice

4. Work with our partners CosyDevon (a partnership of all Devon local authorities and community energy groups) to access funding and explore joint working opportunities, for example, Solar Together (Devon wide scheme for installation of solar panels)
5. Use enforcement action to target landlords not meeting the minimum energy efficiency standards
6. Target park home households to improve thermal comfort, reduce fuel poverty and improve energy efficiency

* Housing Services Action Plan – monitoring quarterly performance

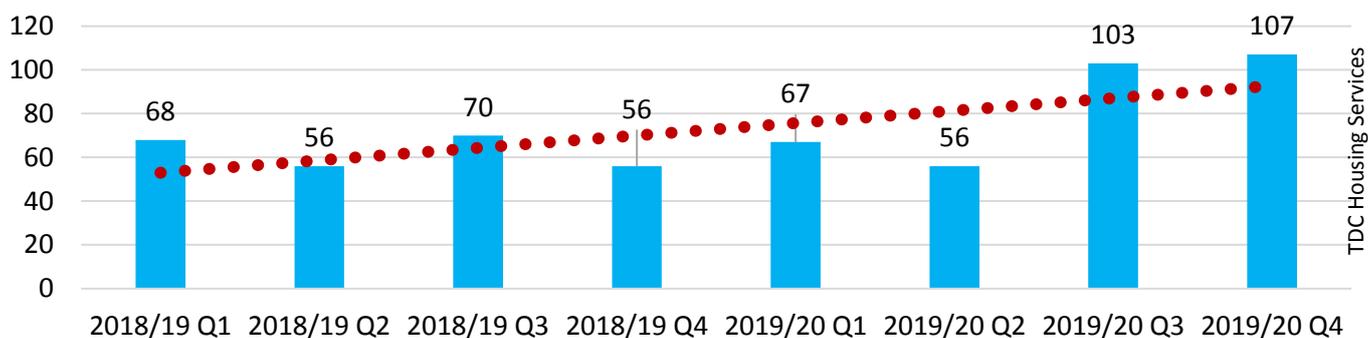
Number of properties receiving free or subsidised energy efficiency measures



5.3 Keep people independent at home

It is important for us to help residents lead safe, independent lives. We will do this by using our own resources and by working with partners, including Devon County Council. Adaptations, via our disabled facilities grants help people remain in their home for as long as they can manage to do so independently. An in-house survey asking about the effectiveness of these adaptations found that 99% of people said that this work improved their health and wellbeing.

Number of vulnerable and elderly residents assisted to remain in their own home



We also financially support other works to help more vulnerable households remain independent at home through our grants and loans policy, namely:

- Repairs works and eliminating Category 1 hazards or high scoring Category 2 hazards
- Improving the energy efficiency of people’s homes, including heating
- Assisting people to move where appropriate
- And providing top up adaptation funding, where appropriate

This work is very important in helping people remain safe and independent, but also reduces the need and costs of more acute health interventions.

5.3 To achieve this aim we will:

1. Work with Devon County Council to 'increase the supply of accessible homes through adaptations to existing homes' (Supporting people to live independently in Devon, 2020/25, Priority 2)*
2. Review, deliver and promote our grants and loan policy to ensure that it reflects the needs of the householders and meets identified local need*
3. Provide advice and support for self-funded disabled adaptations so people can make informed choices regarding adaptations
4. Proactively support independent living and make best use of the Better Care Funding stream to target and improve housing for vulnerable households

To 'put the customer first' we will

5. Work with social care and other services to ensure a joined-up approach and understanding of support available for those wishing to remain independent at home
6. Survey all households receiving adaptations to improve service design and delivery

* Housing Services Action Plan – monitoring quarterly performance

6 Prevent homelessness and address rough sleeping

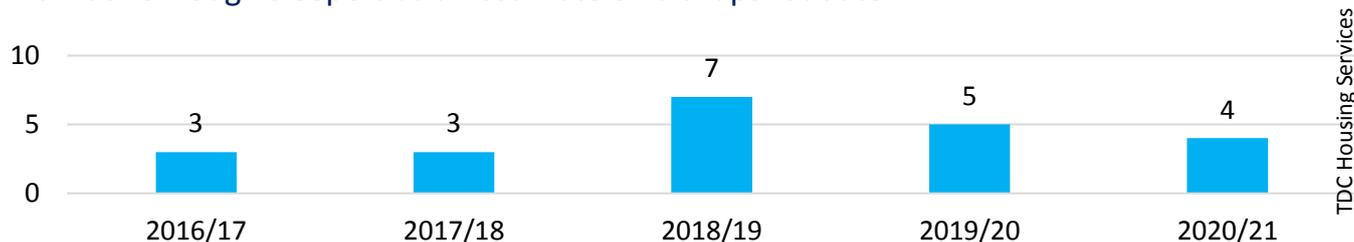
Homelessness has a serious and harmful effect on those who experience it. No household should ever have to experience homelessness. Our approach is to prevent homelessness at the earliest opportunity, before individuals, or families lose their home. We are developing a separate homelessness and rough sleeping strategy that will be published during the life of this strategy. It will contain a lot more detail about how we intend to tackle homelessness and its causes.

6.1 Prevention

Early intervention is essential to helping prevent homelessness.

Although there are many reasons for homelessness, the most common reasons recorded locally are the loss of a private rented home and family and friends who are no longer willing, or able to accommodate. Other reasons include relationship breakdowns, evictions from supported housing, the end of a social tenancy and violence and harassment, including domestic violence. For many people there will be a number of reasons, and for some there will be multiple complex needs.

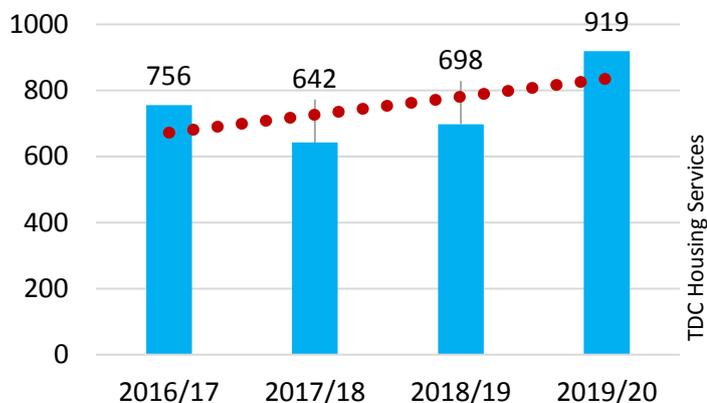
Number of rough sleepers as an estimate on a snapshot date



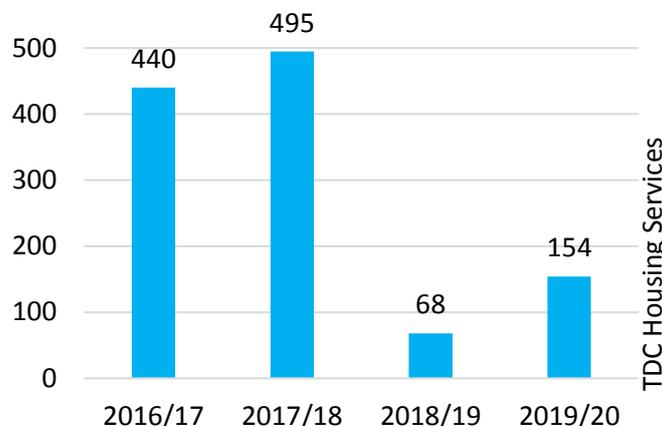
For those people who approach our service for help when threatened with homelessness, our primary focus is upon helping them to remain in their own home, provided that it is safe and suitable for them to do so.

There are a number of services available to help people remain in their homes, including: financial and debt advice; work with landlords and lettings agents; mediation with family and friends with whom the person at risk is living; a tenancy sustainment approach to support both private and social housing tenants; partnership work to tackle anti-social behaviour, harassment and domestic abuse; and taking a trauma informed approach to supporting those with complex needs.

Number of new Housing Solutions cases each year



Homelessness prevented by helping client remain at home



Following the introduction of the Homelessness Reduction Act, which came into force in April of 2018, legislative changes meant that local authorities had to change their approach to recording homelessness preventions. For the first eighteen months following the Act’s implementation, this led to a significant reduction in our prevention figures. Additional processes were then put in place that have enabled us to capture and record prevention work more effectively, particularly in relation to the provision of disabled facility grants, and discretionary housing payments.

6.1 To achieve this aim we will:

1. Continue to improve the Housing Solutions Service, to make sure that we give residents high quality advice when they need it
2. Continue to recognise the strong links between mental health, substance misuse and homelessness, and work with Devon County Council to ensure that service design supports tenancy sustainment and homelessness prevention
3. Improve our approach to preventing private sector evictions and to preventing homelessness for people living with family, or friends through targeted and proactive mediation
4. Explore further tenancy rescue solutions for private tenants including the potential for targeted grants and loans
5. Review the financial advice services available to identify any gaps, duplication, or problems with accessing services
6. Continue to work with housing providers operating locally, through which we have agreed common policies and approaches and help minimise the number of social housing evictions
7. Improve how we capture the reasons for homelessness and identify trends
8. Improve our understanding of what impact COVID-19 might have on the risk of homelessness, so that we can plan and respond according*
9. Prevent homelessness by helping clients remain at home, or with alternative accommodation*

To ‘put the customer first’ we will:

10. Work with members, partners and clients to develop homelessness and rough sleeping strategy that is fit for purpose and meets statutory and legislative requirements*
11. Improve engagement with private landlords, letting agencies, social housing providers and tenants; and promote the importance of those threatened with homelessness seeking help at an early stage

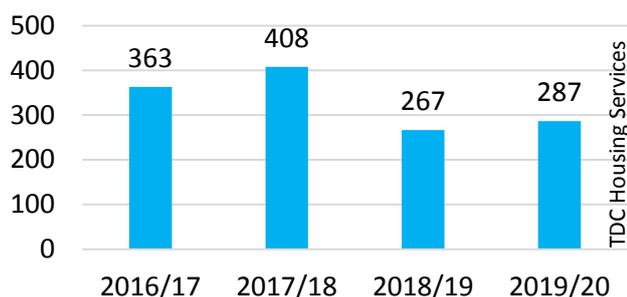
* Housing Services Action Plan – monitoring quarterly performance

6.2 Intervention

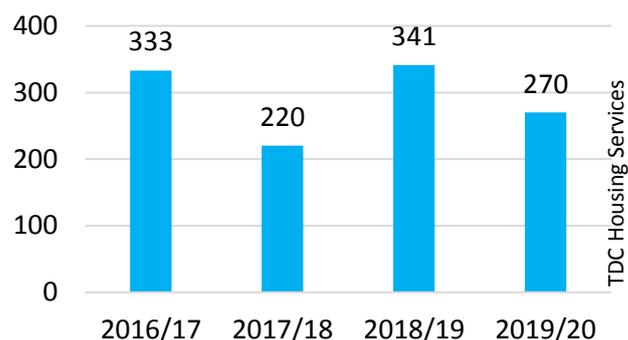
It is not always appropriate for people to remain in their existing home and sometimes it is not possible to prevent homelessness. Intervention covers a broad range of activities that ensure that local people who are made homeless are given the support and help they need to access and sustain suitable accommodation.

In order to intervene effectively to relieve homelessness, we will: seek to improve access to a range of accommodation options both temporary and permanent; act to minimise the use of unsuitable emergency accommodation; improve access to and the effectiveness of support services; and continue to build on our commitment to end rough sleeping within the district through the use of targeted outreach and the development of homelessness and health pathways.

Homelessness prevented by helping client with alternative accommodation



Number of households placed into temporary accommodation



6.2 To achieve this aim we will:

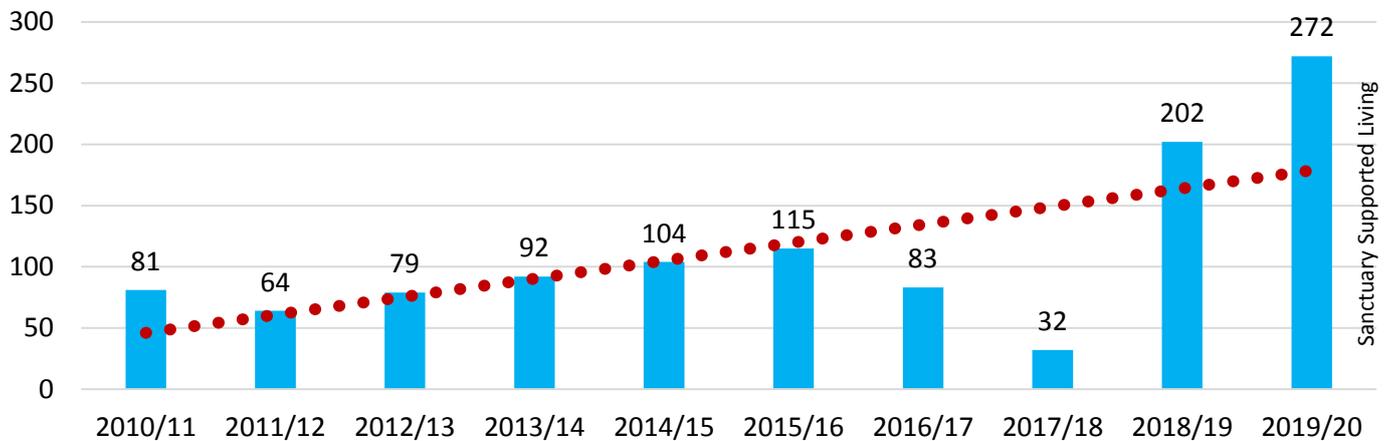
1. Review the Devon Home Choice Policy and our approach to Local Lettings Plans in the context of access to housing for those with high levels of need*
2. Review the extent to which housing related debt should remain a barrier to being offered a home
3. Work with housing providers to explore how better use might be made of existing homes
4. Encourage and promote the take-up of private rented housing options, considering additional incentives and improving upon the support available to landlords and tenants*
5. Investigate the feasibility of delivering more specialist forms of housing, such as the acquisition of houses of multiple occupation to provide more housing options for young people on low and middle incomes*
6. Further develop our existing plans to reduce reliance on the use of Bed and Breakfast style emergency accommodation
7. Look for alternative ways of providing temporary and emergency accommodation to more effectively support those with complex needs
8. Develop a model of accommodation based and floating support that meets the housing and health needs of our service users*
9. Build on the work of our Rough Sleeper Multidisciplinary Team, and explore how working arrangements with mental health, substance misuse and social services can be improved including the potential of some co-location of service

* Housing Services Action Plan – monitoring quarterly performance

6.3 Sustainment

We need to make sure that our interventions are focused towards helping people to sustain safe and suitable accommodation in the long term. Sustainment means breaking the cycle of repeat and chronic homelessness, and enabling people to lead healthy and productive lives.

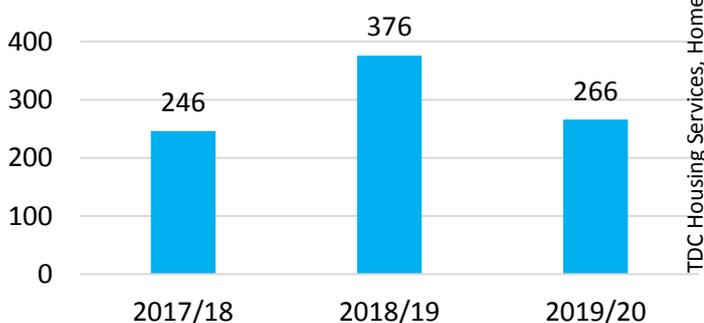
Demand for floating support for those with complex needs



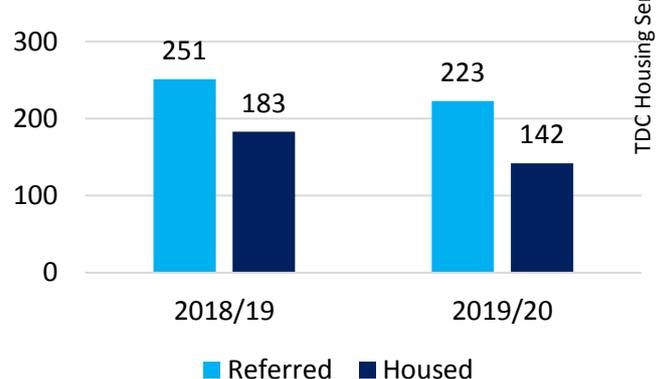
To build a model of sustainment we will: ensure that tackling the social, economic and health impact of homelessness is made the business of all local services; adopt an inclusion health approach aimed at improving the health outcomes for those at risk of, or already homeless; work with local landlords and social housing providers to support people before they reach a point of crisis; and develop pathways through which people who have experienced homelessness can access employment and training opportunities, building their resilience and independence.

The majority of households referred through our private rented access service (68%) are successfully accommodated. The remainder are either successfully rehoused via the housing register prior to a private rented property being secured, or are able to resolve their own situation without the need for further intervention.

Number of money advice clients, Homemaker



Households supported into private rented homes



6.3 To achieve this aim we will:

1. Review the scope and effectiveness of accommodation based and floating support, particularly in relation to move on advice and maintaining settled homes
2. Continue to provide financial inclusion advice and support for those at risk of or already homeless.
3. Work with the Department of Works and Pensions and the community and voluntary sector to improve options for employment, education and training for people who have experienced homelessness.
4. Improve collaboration with statutory partners at a strategic level to address the underlying causes of homelessness.

5. Ensure that we are able to provide the support to landlords and social housing providers experiencing issues with tenants so that we can resolve problems before they reach a point of crisis.

To 'put the customer first' we will:

6. Actively involve clients with a lived experience of homelessness to shape our services
7. Strengthen work with partners to provide a joined-up approach to preventing and tackling drug and alcohol related anti-social behaviour.

7 Put the client first

As a service we are looking to deliver support and advice from a client, or customer, point of view. Clients want our help at a time they need it, so part of this strategy is about listening to make sure that everything we do is customer led, so that our services are accessible to everyone.

7.1 Consultation

We actively survey clients and customers about the services we provide and will re-design our approach, making reasonable adjustments where necessary. For example, each year we ask new home owners about their new dwellings, and those receiving adaptations to stay at home if they made a positive difference to their lives. We also use consultation to support decision making and to drive change.

Similarly, by measuring service requests and by acting upon information from customers we can better manage customer demand.

7.2 Comments, complaints and compliments

At Teignbridge, we like to hear people's ideas, comments and compliments. We also want to hear if clients are unhappy with the standard of a service we provide, because it helps us to put things right and ensures we do things better in the future.

[Comments, complaints and compliments](#)

7.3 Customer charter

Our Council-wide charter describes our commitment to customers and the standards they can expect from us.

[TDC customer charter](#)

7 To achieve this aim we will:

Meet Council Strategy objective to 'actively engage with customers so feedback can be used to support decision making and future change' (Vital, viable council) by using the actions in Sections 4, 5 and 6 above to 'Put the client first'

8 Tackle climate change

In June 2019 Teignbridge Council formally declared a climate emergency. This commits us to do what is within our powers to be a carbon neutral district, and to lead by example in our own activities, travel and energy use. By signing the Devon Declaration we are committed to working with other councils across the wider area of Devon to meet our carbon neutrality goal. The intention is to reduce our greenhouse gas emissions, whilst working with our communities and using our various legal powers to encourage others to do the same.

The Council will lead the way, together with partners, to tackle emissions in the building and transport sectors, as well as becoming a carbon neutral council in its own operations. We will be creative when it comes to protecting our local environment, working with housing developers to make sure that any development is full of environmental schemes to benefit residents and our environment.

Our communities will be cleaner and greener, with new, high quality neighbourhoods, our families living in better quality, affordable and energy efficient homes.

Our existing adopted local plan (2013 – 2033) requires all new major development applications to demonstrate a 48% emissions reduction relative to the 2006 building regulations that will deliver lower carbon housing. The new Local Plan (2020 – 2040), which is yet to be adopted, contains requirements on new developments to achieve carbon neutrality. Developers can demonstrate compliance by submitting a completed carbon calculator.

[TDC climate emergency](#)
[Devon climate emergency](#)
[Carbon calculator](#)

8 To achieve this aim we will:

Meet Council Strategy objective to ‘ensure all Council decisions consider climate change implications by using the actions in Sections 4, 5 and 6 above to ‘Tackle climate change:

Also to:

1. Support emerging actions from the Devon Carbon Plan
2. Improve our online access to reduce travel

9 Action plans

We will publicly review the effectiveness of our actions via the scrutiny of elected members on a quarterly basis. We will also review these actions annually to make sure that they remain effective as government and local policy emerges. To this end we intend to regularly consult with elected members and stakeholders every year before finalising plans and then putting them into action.

Action plans are recorded in our 'Service, Performance and Risk' monitoring system and are reported quarterly to the Overview and Scrutiny and Executive Committees, where they are debated publicly.

[Housing Services action plan](#)

10 Contact details, alternative versions

If you need this information in another format, please contact us.

Front cover: The house pictured is part of a small development in Teignbridge of nine homes; seven affordable rent and two shared ownership, with a self-build plot. The homes are the result of a collaboration between Willow Tree Housing Partnership, Teignbridge District Council, Homes England, Denbury Parish Council and local construction firm, Classic Builders.



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Ref No: HS2019

Proposal: Housing strategy 2020 to 2025

Draft Business Impact Assessment ¹

Conducted by: Housing Services

Date: April 2021

1. Aims of the proposal

That the proposals, priorities and actions in the housing strategy are adopted and that Housing remains a priority for Teignbridge District Council.

2. Methodology

This assessment uses the methodology and approach set out in Teignbridge's Engagement Strategy toolkit. Every new, or revised, strategy requires the undertaking of such an assessment to make sure that the proposals within the strategy address the Council's equalities policies and statutory requirements.

The BIA has considered the draft housing strategy's proposals and has analysed whether they are likely to have a positive, or negative, impact upon the environment and the community. Action to be taken to prevent direct and indirect discrimination and to positively promote harmonious community relations is set out below. Action references refer to our priorities below.

Housing strategy themes

1 Build affordable homes

- 1.1 Build rented homes
- 1.2 Build homes for low cost ownership
- 1.3 Develop innovative and specialist homes

2 Improve homes

- 2.1 Improve housing conditions
- 2.2 Improve energy efficiency and reduce fuel poverty
- 2.3 Keep people independent at home

3 Prevent homelessness and address rough sleeping

- 3.1 Prevention
- 3.2 Intervention
- 3.3 Sustainment

4 Put our clients first

Cuts across all of the things we do

5 Tackle climate change

Cuts across all of the things we do

3. Environment impacts

The proposal indicates the following impacts on the environment.	<i>Please score</i>
	+3 ← 0 → -3
a. Natural environment (wildlife, landscape, trees)	-1
b. Built environment (townscape, design, archaeology, conservation)	+1
c. Climate change (adaptation, mitigation)	+1
d. Resource use (land, energy, water, minerals)	+1

3a. Natural environment (wildlife, landscape, trees) -1

All development, particularly in rural areas, will have an impact upon the natural environment, however each planning application is assessed on its own merits by the Planning Department and is ratified by the Planning Committee, should there be a need to do so. The Council Strategy ensures that all decisions consider climate change implications and the Local Plan includes various measures to tackle the climate emergency, including the requirement that all new development should be carbon neutral.

We will enable as many affordable homes to be developed on brown field sites as financially viable. Unfortunately, we do not have enough brownfield land to provide all the homes we need.

3b. Built environment (townscape, design, archaeology, conservation) +1

To positively impact on the built environment the strategy will:

Actions	Priority
Meet council strategy objective to 'manage, maintain and review use of our own assets to support our objectives, maximise income and improve the customer experience' (Vital, viable council)	1.1
Enable as many affordable homes on available brown field sites as financially viable	1.1
Survey residents of new affordable homes to improve service design, delivery and allocation	1.1
Reduce the number of empty homes by working with property owners, targeting those empty for over 2 years	2.1

3c. Climate change (adaptation, mitigation) +1

To positively impact on climate change the strategy will:

Action	Priority
Enable as many affordable homes on available brown field sites as financially viable	1.1
Develop as many low carbon, affordable homes as possible, according to viability	1.1
Take measures to reduce the carbon footprint of existing housing in line with the council strategy, local plan and Devon carbon reduction plan	2.2
Apply for funding to target those most in need to improve energy efficiency, tackle fuel poverty and reduce carbon emissions, supporting a whole house retrofit approach	2.2
Promote energy advice through our Local Energy Advice Partnership to ensure that householders can access funding for energy measures, fuel switch and access income maximisation advice	2.2
Work with our partners CosyDevon (a partnership of all Devon local authorities and community energy groups) to access funding and explore joint working opportunities, for example, Solar Together (Devon wide scheme for installation of solar panels)	2.2

Use enforcement action to target landlords not meeting the minimum energy efficiency standards	2.2
Target park home households to improve thermal comfort, reduce fuel poverty and improve energy efficiency	2.2
Proactively support independent living and make best use of the Better Care Funding stream to target and improve housing for vulnerable households	2.3

3d. Resource use (land, energy, water, minerals) +1

To positively impact on resource use the strategy will:

Action	Priority
Meet council strategy objective to 'manage, maintain and review use of our own assets to support our objectives, maximise income and improve the customer experience' (Vital, viable council)	1.1
Enable as many affordable homes on available brown field sites as financially viable	1.1
Enable affordable homes using our own land and assets to keep rents low	1.1
Develop homes to help households 'downsize', freeing-up bigger rented homes for larger households	1.3

4. Value and financial impacts

The proposal indicates the following financial impacts.	<i>Please score</i>
	+3 ← 0 → -3
a. Jobs, or training opportunities	+1
b. Business investment within the area	+1
c. Tourism	0
d. The supply, or quality of housing	+3
e. Access to services and benefits	+2
f. Reduce cost, or increase income	+2
g. Increase capital receipts/funding	+2

4a. Jobs, or training opportunities +1

To positively impact on jobs, and/or training the strategy will:

Action	Priority
Reduce the number of empty homes by working with property owners, targeting those empty for over 2 years	2.1
Enable the building of affordable, rented homes according to Local Plan targets	1.1
Work in partnership with preferred registered providers to meet affordable housing priorities and targets	1.1
Develop as many low carbon, affordable homes as possible, according to viability	1.1
Levy a partner fee from registered providers on each new affordable home to enhance the council's capacity to deliver	1.2
Promote custom and self-build sites and monitor demand	1.3
Review our Enforcement Policy to regulate and raise standards in the private rented sector	2.1

Work with our partners CosyDevon (a partnership of all Devon local authorities and community energy groups) to access funding and explore joint working opportunities, for example, Solar Together (Devon wide scheme for installation of solar panels)	2.2
Work with Devon County Council to 'increase the supply of accessible homes through adaptations to existing homes' (Supporting people to live independently in Devon, 2020/25, Priority 2)	2.3
Work with the Department of Works and Pensions and the community and voluntary sector to improve options for employment, education and training for people who have experienced homelessness.	3.3

4b. Business investment within the area +1

The positively impact on business investment we will:

Actions	Priority
Work in partnership with preferred registered providers to meet affordable housing priorities and targets	1.1

4d. The supply, or quality of housing +3

To positively impact on the supply, or quality of housing we will:

Actions	Priority
Enable the building of affordable, rented homes according to Local Plan targets	1.1
Work with town and parish councils to identify suitable sites for affordable housing to meet local need	1.1
Develop as many low carbon, affordable homes as possible, according to viability	1.1
Enable gypsy and traveller sites in accordance with Local Plan targets	1.3
Promote custom and self-build sites and monitor demand	1.3
Work with DCC to 'increase the supply of accessible homes through new developments' (Supporting people to live independently in Devon, 2020/25, Priority 2)	1.3
Reduce the number of empty homes by working with property owners, targeting those empty for over 2 years	2.1
Review our Enforcement Policy to regulate and raise standards in the private rented sector	2.1
Deliver forums and other networking opportunities for private landlords and letting agents, giving quality advice and support to promote high standards in the private rented sector	2.1
Promote our Property Agent Rating Scheme to improve property, promote confidence in landlords using agents, to protect tenants and ensure agents comply with legislation	2.1
Monitor and proactively target non-compliant landlords, taking appropriate action where standards are not being met, to tackle disrepair and poor housing conditions in the private rented sector	2.1
Promote low interest loans to support the improvement of housing conditions	2.1
Use enforcement action to target landlords not meeting the minimum energy efficiency standards	2.2
Target park home households to improve thermal comfort, reduce fuel poverty and improve energy efficiency	2.2

Work with Devon County Council to 'increase the supply of accessible homes through adaptations to existing homes' (Supporting people to live independently in Devon, 2020/25, Priority 2)	2.3
Review, deliver and promote our grants and loan policy to ensure that it reflects the needs of the householders and meets identified local need	2.3
Provide advice and support for self-funded disabled adaptations so people can make informed choices regarding adaptations	2.3
Proactively support independent living and make best use of the Better Care Funding stream to target and improve housing for vulnerable households	2.3
Survey all households receiving adaptations to improve service design and delivery	2.3
Work with housing providers to explore how better use might be made of existing homes	3.2
Investigate the feasibility of delivering more specialist forms of housing, such as the acquisition of houses of multiple occupation to provide more housing options for young people on low and middle incomes	3.2

4e. Access to services and benefits +2

T positively impact on the access to services and benefits we will:

Actions	Priority
Continue to improve the Housing Solutions Service, to make sure that we give residents high quality advice when they need it	3.1
Continue to recognise the strong links between mental health, substance misuse and homelessness, and work with Devon County Council to ensure that service design supports tenancy sustainment and homelessness prevention	3.1
Improve our approach to preventing private sector evictions and to preventing homelessness for people living with family, or friends through targeted and proactive mediation	3.1
Explore further tenancy rescue solutions for private tenants including the potential for targeted grants and loans	3.1
Review the financial advice services available to identify any gaps, duplication, or problems with accessing services	3.1
Continue to work with housing providers operating locally, through which we have agreed common policies and approaches and help minimise the number of social housing evictions	3.1
Improve how we capture the reasons for homelessness and identify trends	3.1
Improve our understanding of what impact COVID-19 might have on the risk of homelessness, so that we can plan and respond according	3.1
Work with members, partners and clients to develop homelessness and rough sleeping strategy that is fit for purpose and meets statutory and legislative requirements	3.1
Improve engagement with private landlords, letting agencies, social housing providers and tenants; and promote the importance of those threatened with homelessness seeking help at an early stage	3.1
Review the Devon Home Choice Policy and our approach to Local Lettings Plans in the context of access to housing for those with high levels of need	3.2

Look for alternative ways of providing temporary and emergency accommodation to more effectively support those with complex needs	3.2
Develop a model of accommodation based and floating support that meets the housing and health needs of our service users	3.2
Build on the work of our Rough Sleeper Multidisciplinary Team, and explore how working arrangements with mental health, substance misuse and social services can be improved including the potential of some co-location of service	3.2
Review the scope and effectiveness of accommodation based and floating support, particularly in relation to move on advice and maintaining settled homes	3.3
Continue to provide financial inclusion advice and support for those at risk of or already homeless.	3.3
Ensure that we are able to provide the support to landlords and social housing providers experiencing issues with tenants so that we can resolve problems before they reach a point of crisis.	3.3
Actively involve clients with a lived experience of homelessness to shape our services	3.3
Strengthen work with partners to provide a joined-up approach to preventing and tackling drug and alcohol related anti-social behaviour.	3.3

4f. Reduce cost, or increase income +2

T positively impact on reduced cost, or increased income we will:

Actions	Priority
Continue to recognise the strong links between mental health, substance misuse and homelessness, and work with Devon County Council to ensure that service design supports tenancy sustainment and homelessness prevention	3.1
Improve our approach to preventing private sector evictions and to preventing homelessness for people living with family, or friends through targeted and proactive mediation	3.1
Continue to work with housing providers operating locally, through which we have agreed common policies and approaches and help minimise the number of social housing evictions	3.1
Work with members, partners and clients to develop homelessness and rough sleeping strategy that is fit for purpose and meets statutory and legislative requirements	3.1
Actively involve clients with a lived experience of homelessness to shape our services	3.3
Strengthen work with partners to provide a joined-up approach to preventing and tackling drug and alcohol related anti-social behaviour.	3.3

4g. Increase capital receipts/funding +2

To positively impact on increased capital receipts/funding we will:

Actions	Priority
Work with members, partners and clients to develop homelessness and rough sleeping strategy that is fit for purpose and meets statutory and legislative requirements	3.1
Enable the building of affordable, rented homes according to Local Plan targets	1.1
Reduce the number of empty homes by working with property owners, targeting those empty for over 2 years	2.1
Proactively support independent living and make best use of the Better Care Funding stream to target and improve housing for vulnerable households	2.3
Apply for funding to target those most in need to improve energy efficiency, tackle fuel poverty and reduce carbon emissions, supporting a whole house retrofit approach	2.2
Work with our partners CosyDevon (a partnership of all Devon local authorities and community energy groups) to access funding and explore joint working opportunities, for example, Solar Together (Devon wide scheme for installation of solar panels)	2.2

5. Social impacts and duties

The proposal indicates the following social impacts.	% of population	Please score +3 ← 0 → -3
a. Age Children (Under 16)	16.25%	+1
Young (16-24)	7.88%	+2
Working age (25-59)	42.51%	+1
Older (60+)	31.82%	+2
b. Women	51.4%	+2
c. Men	49.85%	+1
d. Transgender	0.01%	0
e. BAME (Black, Asian, minority ethnic)	3.8%	+1
f. LGB (lesbian, gay, bisexual)	5%	0
g. Marriage and Civil Partnership	52%	0
h. Religion and belief (or none)	71.9%	0
i. Disability	20.6%	+3
j. Pregnancy and Maternity		0
k. Rural	27%	+2
l. Economic Deprivation	21.8%	+2

Bold = 'Protected characteristics'

5a. Age

To positively contribute to the following characteristics we will:

Children +1

Actions	Priority
Further develop our existing plans to reduce reliance on the use of Bed and Breakfast style emergency accommodation	3.2

Young +2

Actions	Priority
Promote custom and self-build sites and monitor demand	1.3
Investigate the feasibility of delivering more specialist forms of housing, such as the acquisition of houses of multiple occupation to provide more housing options for young people on low and middle incomes	3.2
Promote and monitor local interest in the Help to Buy Scheme	1.2
Develop homes to help households 'downsize', freeing-up bigger rented homes for larger households	1.3
Investigate funds, suitable land, or property to accommodate a shared housing project	1.3
Investigate funding to develop a temporary accommodation scheme, providing tailored support to residents	1.3

Working age +1

Actions	Priority
Promote custom and self-build sites and monitor demand	1.3
Promote and monitor local interest in the Help to Buy Scheme	1.2
Develop homes to help households 'downsize', freeing-up bigger rented homes for larger households	1.3

Older +2

Actions	Priority
Develop homes to help households 'downsize', freeing-up bigger rented homes for larger households	1.3
Proactively support independent living and make best use of the Better Care Funding stream to target and improve housing for vulnerable households	2.3
Work with DCC to 'increase the supply of accessible homes through new developments' (Supporting people to live independently in Devon, 2020/25, Priority 2)	1.3
Target park home households to improve thermal comfort, reduce fuel poverty and improve energy efficiency	2.2
Work with Devon County Council to 'increase the supply of accessible homes through adaptations to existing homes' (Supporting people to live independently in Devon, 2020/25, Priority 2)	2.3
Provide advice and support for self-funded disabled adaptations so people can make informed choices regarding adaptations	2.3
Survey all households receiving adaptations to improve service design and delivery	2.3
Work with social care and other services to ensure a joined-up approach and understanding of support available for those wishing to remain independent at home	2.3

5e. Ethnicity +1

To positively contribute to this characteristic we will:

Actions	Priority
Enable gypsy and traveller sites in accordance with Local Plan targets	1.3
Work with partners to bring forward a plot of land suitable for gypsy and traveller transit provision	1.3

5i. Disability +3

To positively contribute to this characteristic we will:

Actions	Priority
Maintain and regularly review our allocations policy to fairly allocate rented homes via Devon Home Choice	1.1
Work with DCC to 'increase the supply of accessible homes through new developments' (Supporting people to live independently in Devon, 2020/25, Priority 2)	1.3
Work with Devon County Council to 'increase the supply of accessible homes through adaptations to existing homes' (Supporting people to live independently in Devon, 2020/25, Priority 2)	2.3
Provide advice and support for self-funded disabled adaptations so people can make informed choices regarding adaptations	2.3
Proactively support independent living and make best use of the Better Care Funding stream to target and improve housing for vulnerable households	2.3
Work with social care and other services to ensure a joined-up approach and understanding of support available for those wishing to remain independent at home	2.3
Survey all households receiving adaptations to improve service design and delivery	2.3

5k. Rural Communities +2

To positively contribute to this characteristic we will:

Actions	Priority
Work with town and parish councils to identify suitable sites for affordable housing to meet local need	1.1
Enable as many affordable homes on available brown field sites as financially viable	1.1
Assist, promote and monitor the shared equity scheme at Chudleigh to help up to 13 households get onto the housing market	1.2

5l. Economic deprivation +2

To positively contribute to this characteristic we will:

Actions	Priority
Maintain and regularly review our allocations policy to fairly allocate rented homes via Devon Home Choice	1.1
Enable affordable homes using our own land and assets to keep rents low	1.1
Investigate funds, suitable land, or property to accommodate a shared housing project	1.3
Investigate funding to develop a temporary accommodation scheme, providing tailored support to residents	1.3

Promote energy advice through our Local Energy Advice Partnership to ensure that householders can access funding for energy measures, fuel switch and access income maximisation advice	2.2
Work with our partners CosyDevon (a partnership of all Devon local authorities and community energy groups) to access funding and explore joint working opportunities, for example, Solar Together (Devon wide scheme for installation of solar panels)	2.2
Target park home households to improve thermal comfort, reduce fuel poverty and improve energy efficiency	2.2
Work with Devon County Council to 'increase the supply of accessible homes through adaptations to existing homes' (Supporting people to live independently in Devon, 2020/25, Priority 2)	2.3
Proactively support independent living and make best use of the Better Care Funding stream to target and improve housing for vulnerable households	2.3
Work with social care and other services to ensure a joined-up approach and understanding of support available for those wishing to remain independent at home	2.3
Survey all households receiving adaptations to improve service design and delivery	2.3
Continue to improve the Housing Solutions Service, to make sure that we give residents high quality advice when they need it	3.1
Continue to recognise the strong links between mental health, substance misuse and homelessness, and work with Devon County Council to ensure that service design supports tenancy sustainment and homelessness prevention	3.1
Improve our approach to preventing private sector evictions and to preventing homelessness for people living with family, or friends through targeted and proactive mediation	3.1
Explore further tenancy rescue solutions for private tenants including the potential for targeted grants and loans	3.1
Review the financial advice services available to identify any gaps, duplication, or problems with accessing services	3.1
Continue to work with housing providers operating locally, through which we have agreed common policies and approaches and help minimise the number of social housing evictions	3.1
Improve our understanding of what impact COVID-19 might have on the risk of homelessness, so that we can plan and respond according	3.1
Prevent homelessness by helping clients remain at home, or with alternative accommodation	3.1
Work with members, partners and clients to develop homelessness and rough sleeping strategy that is fit for purpose and meets statutory and legislative requirements	3.1
Improve engagement with private landlords, letting agencies, social housing providers and tenants; and promote the importance of those threatened with homelessness seeking help at an early stage	3.1
Review the Devon Home Choice Policy and our approach to Local Lettings Plans in the context of access to housing for those with high levels of need	3.2
Review the extent to which housing related debt should remain a barrier to being offered a home	3.2

Encourage and promote the take-up of private rented housing options, considering additional incentives and improving upon the support available to landlords and tenants	3.2
Look for alternative ways of providing temporary and emergency accommodation to more effectively support those with complex needs	3.2
Build on the work of our Rough Sleeper Multidisciplinary Team, and explore how working arrangements with mental health, substance misuse and social services can be improved including the potential of some co-location of service	3.2
Review the scope and effectiveness of accommodation based and floating support, particularly in relation to move on advice and maintaining settled homes	3.3
Continue to provide financial inclusion advice and support for those at risk of or already homeless.	3.3
Work with the Department of Works and Pensions and the community and voluntary sector to improve options for employment, education and training for people who have experienced homelessness.	3.3
Improve collaboration with statutory partners at a strategic level to address the underlying causes of homelessness.	3.3
Ensure that we are able to provide the support to landlords and social housing providers experiencing issues with tenants so that we can resolve problems before they reach a point of crisis.	3.3

6. Summarise potential impacts and planned mitigations:

Have representatives of those likely to be affected by the proposal been consulted ?	Yes
Are there ongoing plans to monitor the impact of the proposals	Yes
Are there any relevant Human Rights considerations?	No

Consultation

The consultation details were sent via the following groups and platforms:

- Affordable Housing Partnership (27)
- Devon Home Choice applicants (978)
- Gypsy and Traveller Forum
- Living Options
- Members' Newsletter (47)
- Housing Partner Newsletter (136)
- Plymouth and Devon Racial Equality Council (social media)
- Senior Voice of Devon
- Staff Newsletter (600)
- Teignbridge Association of Local Councils
- Teignbridge Council website, Facebook and Twitter
- Teign Housing (social media)
- Town and Parish Councils (50)
- Welfare Reform Group* (47)

*The Welfare Reform Group includes local agencies, such as the Department of Work and pensions, registered providers, foodbanks, SSAFA, British Legion, Cass Pluss (court advocacy), SW Water, Citizens Advice, Community Voluntary Service and Young Devon.

From the consultation we received 569 survey responses and have directly responded to 295 comments and questions, many of which can be categorised under 14 main headings. These are discussed in further detail in the Committee reports.

Monitoring

We will publicly review the effectiveness of our actions via the scrutiny of elected members on a quarterly basis. We will also review these actions annually to make sure that they remain effective as government and local policy emerges. To this end we intend to regularly consult with elected members and stakeholders every year before finalising plans and then putting them into action.

Action plans are recorded in our 'Service, Performance and Risk' monitoring system and are reported quarterly to the Overview and Scrutiny and Executive Committees, where they are debated publicly.

7. Duties

Under the Equality Act 2010 s.149 the Council must annually publish what actions we have taken in response to our three equality duties. This proposal contributes to the duties in the following ways:

a] The elimination of discrimination, harassment, victimisation and other prohibited conduct by:

People experiencing domestic abuse, or harassment, remain in priority need under the Housing Act

b] The advancement of equality of opportunity by:

The housing strategy broadens the social housing offer and identifies the need to create a comprehensive suite of housing options tailored to all local residents, taking into account their circumstances.

By linking tenants and customers to financial assistance, education, children and young people services, health services, as well as employment related agencies, this strategy promotes equal opportunities and overall has a positive impact.

In relation to equalities the housing strategy is focused on providing services to residents that are accessible and designed to meet the needs of those communities being served. An important aim of the strategy is to provide advocacy and choice for customers and we are striving to improve communications with all members of the community to encourage greater participation in service delivery.

c] The fostering of good relations between people by:

1. Contributing to the Teignbridge Gypsy and Travellers Forum
2. Hosting a quarterly welfare reform forum with partners who work with vulnerable people, for example Community Voluntary Service, foodbanks. Citizen’s Advice and the Job Centre Plus
3. Integrating housing services into the health and voluntary sector via the Teignmouth and Dawlish trips and falls hub

Service information here: www.teignbridge.gov.uk/equalityduties

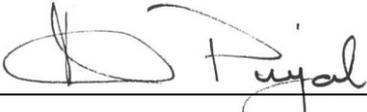
8. Managers’ evaluation

<input checked="" type="checkbox"/>	No major change required
<input checked="" type="checkbox"/>	Adjustments have been made to better advance equality
NA	Continue despite having identified some potential for adverse impacts.
<input checked="" type="checkbox"/>	Cease the proposal. It shows actual or potential unlawful discrimination.

9. Recommended action

That the housing strategy is adopted and that Housing remains a priority for the Council

10. Sign off

	Business Manager		BID
	Amanda Pujol		Rebecca Hewitt
Signed		Signed	<i>Rebecca Hewitt</i>
Date	31 March 2021	Date	24 March 2021
Review date	NA	Review date	NA

11. Further information

If you need this information in another format, please contact us.

Email: housing@teignbridge.gov.uk

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TDC Housing strategy BIA

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