

EXECUTIVE

13 MAY 2021

Present:

Councillors Connett (Leader), Dewhurst (Deputy Leader), Keeling, MacGregor, Purser, Taylor and Wrigley

Member in Attendance:

Councillor Cook (spoke on minute.no.36)

Apologies:

Councillors J Hook and Jeffries

Officers in Attendance:

Christopher Morgan, Trainee Democratic Services Officer
Sarah Selway, Democratic Services Team Leader & Deputy Monitoring Officer
Trish Corns, Democratic Services Officer
Phil Shears, Managing Director

33. MINUTES

The minutes of the meeting held on 6 April 2021 were approved as a correct record and were signed by the Chair.

34. DECLARATIONS OF INTEREST

None.

35. EXECUTIVE FORWARD PLAN

RESOLVED that the Forward Plan be noted.

36. OPEN SPACE DELIVERY & MANAGEMENT IN NEW HOUSING DEVELOPMENTS

The Executive Member for Planning presented the report to review and consider the open space delivery and management in new housing developments.

A non-Executive Member spoke on this item.

Executive agreed that a Task and Finish Group be established to gather information from Councillors with open space management issues in their wards. Town and Parishes also be invited to give anecdotal evidence.

RESOLVED that:-

- (1) Interim Council Policy on open space provision and management standards be prepared;
- (2) A Template S106 obligation that reflects the Policy be created; and,
- (3) Further investigate procuring a panel of preferred open space management providers who can deliver against the Policy; and
- (4) A Task and Finish Group be established to gather information from Councillors with open space management issues in their wards. Town and Parishes also be invited to give anecdotal evidence. A report to be brought back to Executive later in the year.

37. HOUSING STRATEGY 2020 TO 2026

The Executive Member for Homes and Communities presented the report 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.

Overview and Scrutiny Committee (1) supported the draft Housing Strategy.

A non- Executive Member question and response are attached to the minutes.

RECOMMENDED to Full Council that the Teignbridge Housing Strategy 2021-2026 (in Appendix A) be adopted.

38. NOTICE OF MOTION - STANDARD COMMITTEE PROCESS CHANGE

The Notice of Motion on the Standards Committee process changes submitted by Cllr Eden to the [Full Council on Monday, 22nd February, 2021](#) was considered.

RESOLVED that the Notice of Motion on the Standards Committee process changes be referred to the Standards Committee.

39. NOTICE OF MOTION - CONSTITUTION

The Notice of Motion on the Constitution which was submitted by Cllr Patch to [Full Council on Monday, 22nd February, 2021. be referred to the](#) Procedure Committee was considered.

RESOLVED that the Notice of Motion on the Constitution be referred to the Procedures Committee.

The meeting started at 10.00 am and finished at 10.40 am.

Chair

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Member Questions Executive 13 May 2021

Agenda 7 - Housing Strategy

Question - Cllr Bullivant

Question. - Can the Executive confirm what level of rent would be appropriate for an x bed property costing £275,000 to build and one costing £150,000 to build.

1. *What would the open market rent be assessed at for each?*
2. *What would an affordable rent be assessed at for each?*
3. *What would a social rent be assessed at for each?*
4. *What housing benefit could be paid for a property with these values?*
5. *Could Housing Association figures also be provided?*

Response from Executive Member for Homes and Communities

From a Registered Provider’s perspective, the rent level is determined by the acquisition cost of the units having regard to either the discount, (negotiated via the Section 106 planning system), or the level of Homes England grant received to support the development.

Generally speaking rents are based on property sizes with rents increasing as the number of bedrooms increase. Affordable housing schemes need to be viable but most social housing providers are charities and therefore are driven by providing the best homes for their tenants not making a large financial return.

Taking this to one side the values of differing rental types is significant as the table below demonstrates, showing that social rents are the most “affordable” for tenants hence the desire for the Teignbridge Council housing building programme to meet these levels where possible.

The Council’s house building pipeline “The Teignbridge 100” is about delivering good quality, carbon efficient, spacious and well-designed homes to meet the needs of current and future generations. Whilst accepting that *pushing the envelope* to enhance space, thermal comfort, carbon emissions and future proof the dwellings has a cost this is offset by income generation from Homes England grant and prudent use of developer financial planning contributions. These primarily smaller schemes offer opportunities to use smaller local builders with local materials and labour.

We aim to offer councillors the chance to view the first development of 2 x 3 bedroomed houses at Buckland, Newton Abbot prior to their occupation this summer.

Rental comparisons - All figures are monthly					
Property Type	*Average Social Rent	**Average Affordable Rent	***Local Housing Allowance S. Devon	***Local Housing Allowance Exeter	****Ave Open Market Rent

1 bed	£ 377.00	£ 442.00	£ 448.76	£ 568.45	£ 498.00
2 bed	£ 429.00	£ 576.00	£ 598.35	£ 678.12	£ 661.00
3 bed	£ 472.00	£ 685.00	£ 728.00	£ 822.73	£ 815.00
4 Bed	£ 550.00	£ 854.00	£ 897.52	£ 1,096.98	£ 1,115.00

*Applies to the majority of Teign Housings stock. (Figures taken from Affordability Report presented to Overview and Scrutiny committee on 4th March 2019)

**Applies to most new build Housing Association properties. (Figures taken from Affordability Report presented to Overview and Scrutiny committee on 4th March 2019)

***We insist that all our Housing Association partners “cap” their rents at Local Housing Allowance rates including service charges.

**** Based on nationally published Government statistics. However Housing staff currently experiencing recent of examples 10% higher than these published figures.

Housing Benefit

The maximum amount of housing benefit or the housing element of Universal Credit that could be paid for social and affordable rents would match the level of rent charged. For private rents, the maximum rents would not exceed the Local Housing Allowance levels. In all cases, the award would depend on the family size and income but for those on the lowest incomes and in appropriately sized properties, their awards cover all of their rent liabilities.