

01 Action on Climate

Lead contact: David Eaton, Cllr Jackie Hook

Programme Status: On track

02 A Roof over our Heads

Lead Contact: Graham Davey, Cllr Martin Wrigley

Programme Status: Caution

Summary Statement:

4 indicators well ahead of target and 5 reported as a concern.

3 indicators are annual and therefore no data is reportable in Quarter 2

Details of these are summarised below and a fuller explanation is in the Performance Indicator section of the report. All of the areas of concern are as a direct result of Covid19 and lockdown especially in respect of the housing delivery chain.

Of the 14 projects 10 are on track with 4 raising concern. Projects have still been able to be progressed due to staff working from home and now gradually returning to the Office.

Make sure plans take full account of all housing needs

Following the formal withdrawal of East Devon District Council from the Greater Exeter Strategic Partnership it has been agreed that a joint statutory plan will not be progressed. We will therefore pursue our Local Plan, consolidating strategic and non-strategic matters. Consolidation will cause delay resulting in a revised Local Development Scheme (timetable) to be taken to Executive in December 2020 for approval.

Deliver affordable housing

The net additional homes is a concern with only 111 delivered against a target of 380 in the first two quarters. The target for affordable homes delivery in Q2 of 64 has not been met with only 33 new affordable homes completed. However end of year projections total 107 and a delivery of over 200 in the next financial year is currently projected unless there is a further slowdown in the market.

Drake Road and East Street, Newton Abbot schemes both granted planning consent and successfully tendered. Start on site delayed due to Covid 19 but will now start on site in late October and early November respectively. Sherborne House, Newton Abbot also acquired with 10 social rented homes to commence in January 2021, completing in July 2021.

Further schemes are being worked up on Teignbridge land to form a pipeline of future delivery. A potential site acquisition for supported housing to alleviate homelessness has not been progressed on viability grounds. Work has not yet commenced on the shared housing project.

Improve housing conditions and reduce empty homes

The number of dwellings improved by Council intervention is well ahead of target although the number of vulnerable and elderly residents assisted to remain in their home is below target due to the Pandemic. The number of empty properties impacting on New Homes Bonus, whilst below last year's figure of 323 has exceeded the revised target of 450. Reaching a figure of 345 is a considerable corporate achievement bearing in mind that a number of staff were furloughed and that there was limited scope for property inspections.

Prevent homelessness wherever possible

Both targets to prevent homelessness, either by enabling people to stay in their own home or finding them alternative accommodation are again ahead of target. The rough sleeper statistics have however increased. Therefore this will continue to be an area of concentrated Officer work during the Covid 19 Pandemic, supported by a dedicated outreach team.

PI Code	Title	Executive Member	+/-	Current Target	Q1 Act	Q2 Act	Q3 Act	Q4 Act	PI Verifying Manager	Officer Notes
CSROH01	Net additional homes provided	Planning	+	380 (2/4)	32	111			Michelle Luscombe, Fergus Pate	<p>(Quarter 2) Reason: Covid 19 lockdown coincided with Quarter 1, numbers have increased in Quarter 2 as builders are back on site but due to social distancing there is still a downturn. It is considered very unlikely that the housing target of 760 dwellings will be met this year. Even before the impact of Covid 19 was felt, the 760 dwelling target was not being met. The target had increased in line with the Government's standard method for calculating housing need once the current Local Plan turned 5 years old. Before then, the Local Plan target had been 620 homes per year and average completions had been more than 640 dwelling per year.</p> <p>Government is now consulting on a new standard method for calculating housing need.</p> <p>Improvement plan: The Local Plan Review process is underway. This is the formal mechanism for responding to updated housing targets. Teignbridge's new plans are due to be in place by 2023. Government is consulting on a planning White Paper, which promotes the preparation of a new type of Local Plan to similar timescales. It is considered very unlikely that the housing target of 760 dwellings will be met this year. (HW)</p>

PI Code	Title	Executive Member	+/-	Current Target	Q1 Act	Q2 Act	Q3 Act	Q4 Act	PI Verifying Manager	Officer Notes
CSROH05	Deliver an average of 128 affordable homes in urban areas as per Local Plan target (E1)	Communities, Housing & IT	+	64 (2/4)	0	33			Graham Davey	(Quarter 2) Following 3 months non activity due to Covid 19, year end projections now increased to 100 homes. 70 rent and 30 intermediate. (GD)
CSROH06	Deliver 29 affordable homes in rural areas to include delivery within the DNPA (E1)	Communities, Housing & IT	+	10 (2/4)	0	0			Graham Davey	(Quarter 2) There have been no completions in the first 2 quarters but 10 homes at Denbury well under construction, planning application submitted for 8 homes at Widecombe in the Moor and TDC schemes being worked up in Ideford and Kenn (GD)
CSROH07	Deliver 5 affordable homes a year that are fully wheelchair accessible (E1)	Communities, Housing & IT	+	3 (2/4)	0	0			Graham Davey	(Quarter 2) No delivery so far this year but scheme at Denbury includes 5 bungalows built to a wheelchair accessible standard which are due to complete in 2020/21. (GD)
CSROH10	Number of vulnerable & elderly residents assisted to remain in their own home (P1)	Communities, Housing & IT	+	125 (2/4)	34	101			Alison Dolley, Tony Mansour	(Quarter 2) In total 101 households have been assisted to remain independent in their own home. Since the easing of lockdown we have seen an increase in the number of disabled facility grant cases currently within the system with 110 grants that have been approved and 55 applications pre approval. It is likely that these will be completed in Q3 and Q4 (AD)

Project Status	Code	Title	Executive member	Last Review Date	Progress Review	Project Responsible Officer
Caution	CS01	Delivery of the Local Plans*	Planning	05/10/2020	Reason: Following the formal withdrawal of East Devon District Council from the Greater Exeter Strategic Plan, it has been informally agreed by all partner authorities that a joint statutory plan will not be progressed. Each Local Authority will now proceed with preparing individual Local Plans to cover both strategic and non-strategic planning matters. Because of the need to consolidate two plans into one, there has been a delay to the preparation of the Local Plan while we review our Local Development Scheme. Improvement Plan: It is anticipated that a new Local Development Scheme (timetable) will be taken to the Executive in December 2020 for approval.	Michelle Luscombe, Fergus Pate
Caution	CS04	Set up 13 shared ownership schemes in Chudleigh	Communities Housing & IT	13/10/2020	Reason: Scheme details delayed due to Covid 19. Improvement Plan: However Chudleigh Town Council are still keen to develop the scheme now that the housing market is returning to some normality, so further work to take place in association with Chudleigh TC during November 2020	Graham Davey
Caution	CS06	Develop 10 units of supported accommodation to help households find more permanent homes	Communities Housing & IT	14/10/2020	Reason: Proposal is based on a further scheme of 10 units using the "Albany House" model. An opportunity was considered based on the acquisition of a building in central Newton Abbot but was not pursued due to the capital costs of acquisition, demolition and rebuild. Plan: A further scheme may require additional management staff resources also placing pressure on revenue budgets	Graham Davey

Project Status	Code	Title	Executive Member	Last Review Date	Progress Review	Project Responsible Officer
Caution	CS07	Develop a plan for a shared housing scheme for single households	Communities Housing & IT	13/10/2020	Work has commenced on trying to locate a suitable property for acquisition whilst purpose built options are also being investigated. This project is to be included within a larger pipeline of Teignbridge developments.	Graham Davey

03 Clean Scene

Lead contact: Chris Braines, Cllr Alistair Dewhirst

Programme Status:

On track

PI Code	Title	Executive Member	+/-	Current Target	Q1 Act	Q2 Act	Q3 Act	Q4 Act	PI Verifying	Officer Notes
CSCLS 3.2	Street cleaning & litter responsibilities. £'s per household	Waste Management and Environmental Health	-	£11.44 (2/4)	£6.33	£13.16			Chris Braines	(Quarter 2) Reason: Prepaid vehicle leases have been adjusted so costs are for half year only. (SW)
CSCLS 5.3	Residual household waste per household	Waste Management and Environmental Health	-	174.50kg (2/4)	96.20kg	188.40kg			Chris Braines	(Quarter 1 - 2) Reason: Cumulative figure under target due to Qtr 1 having higher than normal residual tonnages due to Covid-19 and lockdown. Improvement Plan: Further awareness and campaigns to reduce waste as well as some sort of return to normality in the next few quarters should bring residual down (EB)

09 Strong communities

Lead contact: Rebecca Hewitt, Cllr Martin Wrigley

Programme Status:

On track