

01 Action on Climate

Lead contact: David Eaton, Cllr Jackie Hook

Programme Status:

On Track

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

Project Status	Code	Title	Executive member	Last Review Date	Progress Review	Project Responsible Officer
Caution	CSZH 3.4	Review use of single use plastics in Teignbridge Council’s operations and buildings	Climate change emergency	05/01/2021	Reason: At present work on this project has halted due to the pandemic and shift to home working. Once the lockdown is lifted and some office working returns, TDC Recycling Officer will look to resume review of single use plastics at council owned sites. Improvement Plan: The Recycling Officer has discussed running a lunchtime event with Plastic Free Newton Abbot to engage council staff in reducing single use plastics at home and in the workplace, showcasing plastic free alternatives. Event to be arranged pending the lifting of lockdown restrictions. The Recycling Officer will look to promote the recycling of crisp packets again once we are working back in the office.	Elizabeth Turner

02 A Roof over our Heads

Lead Contact: Graham Davey, Cllr Martin Wrigley

Programme Status:

Caution

Summary Statement:

5 indicators well ahead of target and 4 reported as a concern. 3 indicators are annual and therefore no data is reportable in Quarter 3
 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 national lockdowns especially in respect of the housing delivery chain.
 Of the 13 projects 10 are on track with 3 raising concern. Projects have still been able to be progressed due to staff working from home with only a skeleton staff in 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. A new Local Development Scheme (timetable) for the Local Plan was approved by Executive in December 2020 with the next key milestone being a draft plan including site options for public consultation in June 2021. Work is on track to meet this deadline.

Deliver affordable housing

The net additional homes is a concern with only 252 delivered against a target of 570 in the first three quarters. The target for affordable homes delivery in Q3 of 96 has not been met with only 81 new affordable homes completed. However end of year projections total 100 and delivery of over 200 next financial year is currently projected unless there is a further slowdown in the market

Evaluate options for delivering affordable rented housing

Drake Road and East Street, Newton Abbot schemes both granted planning consent and successfully tendered. Starts on site delayed due to Covid-19 but Drake Road, Newton Abbot now well under construction and East Street, Newton Abbot starting in January 2021.

Further schemes are being worked up on Teignbridge land to form a 100 home pipeline of future delivery. Funding and resources are currently being evaluated prior to report to Executive in April / May 2021

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 still 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 staff being furloughed and 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 gladly decreased. This will continue to be an area of concentrated Officer work during the Covid-19 Pandemic supported by a dedicated outreach team to get people off the street.

Housing Strategy

The drafting of the new Housing Strategy is nearing completion prior to a period of 6 weeks consultation before coming to Members of Overview and Scrutiny Committee and the Executive from April onwards.

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	+	570 (3/4)	32	111	252		Michelle Luscombe, Fergus Pate	<p>(Quarter 3) Reason: is still very low due to lack of confidence in the market, mortgage funding is harder to acquire and so far a wet winter. 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>Improvement plan: The Local Plan Review process is underway. This is the formal mechanism for responding to updated housing targets. Teignbridge's new plans are due to be in place by 2024. Local Development Scheme - Teignbridge District Council. Government has consulted on a planning White Paper, which promotes the preparation of a new type of Local Plan to similar timescales.</p> <p>Continued under delivery of housing will trigger the presumption in favour of sustainable development. This could result in unplanned development sites that are not allocated in the Local Plan coming forward.</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	+	96 (3/4)	0	33	81		Graham Davey	(Quarter 3) Following 3 months non activity due to Covid-19, yearend 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	+	22 (3/4)	0	0	10		Graham Davey	(Quarter 3) Scheme of 10 homes completed at Denbury. Widecombe in the Moor granted planning consent and Starcross has a submitted application (GD)
CSROH10	Number of vulnerable & elderly residents assisted to remain in their own home (P1)	Communities, Housing & IT	+	188 (3/4)	34	101	164		Alison Dolley, Tony Mansour	(Quarter 3) In total 164 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 83 grants that have been approved and 79 applications pre approval. It is likely that these will be completed in Q4 (AD)

Project Status	Code	Title	Executive member	Last Review Date	Progress Review	Project Responsible Officer
Caution	CS05	Develop 10 social rented apartments in Newton Abbot town centre (CS05)	Communities Housing & IT	06/01/2021	Reason: Due to Covid19 this project has slipped. Improvement Plan: Planning application has been submitted and awaiting determination. In the meantime, additional costs are being evaluated to comply with recently amended building regulations.	Graham Davey

Project Status	Code	Title	Executive member	Last Review Date	Progress Review	Project Responsible Officer
Caution	CS06	Develop 10 units of supported accommodation to help households find more permanent homes	Communities Housing & IT	08/01/2021	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. A further scheme may require additional management staff resources also placing pressure on revenue budgets. Improvement Plan: The "non viability" of this scheme has prompted an internal review of Temporary Accommodation to assess current and projected provision to form a gap analysis. This review may prompt a re-evaluation of whether a ten unit scheme is the best way forward or whether two smaller schemes would provide a more appropriate provision for the client group of mainly vulnerable single homeless persons.	Graham Davey
Caution	CS07	Develop a plan for a shared housing scheme for single households	Communities Housing & IT	07/01/2021	Reason & Plan: Financial modelling continues as does the evaluation of site opportunities. Once a suitable property is located, advice will be sought from the Private Sector Housing Team regarding compliance with House in Multiple Occupation regulations. A further viewing to take place imminently subject to Covid-19 restrictions.	Graham Davey

03 Clean Scene

Lead contact: Chris Braines, Cllr Alistair Dewhirst

Programme Status: On track

Note: Estimated data only available for Household waste recycled and composted and Residual household waste per household performance indicators, both are estimated as on track. The actual data is usually available 8 weeks after the end of the quarter which will be towards the end of February.

09 Strong communities

Lead contact: Rebecca Hewitt, Cllr Martin Wrigley

Programme Status: On track