

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	CSZH1.9	Produce an Annual Carbon Footprint	Climate Change Emergency	12/08/2021	Officers have not been able to complete the 2019/20 Carbon footprint as the work on the Public Sector Decarbonisation Scheme projects is being prioritised. Officers are working with Action for Climate in Teignbridge (ACT) on custom emission factors for our scope 3 emissions. This will give a more accurate representation of our scope 3 carbon footprint. Scope 3 emissions cover our indirect carbon footprint and largely consist of the procurement of goods and services.	David Eaton

02 A Roof over our Heads

Lead Contact: Graham Davey, Cllr Martin Wrigley

Programme Status:

Caution

Summary Statement:

4 indicators well ahead of target, 1 ahead of target, 1 on target and 4 reported as a concern with 4 tracking performance indicators.

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

Of the 9 projects 8 are on track with 1 at caution. Projects have still been able to be progressed by staff working from home and reduced staff in the Office.

Make sure plans take full account of all housing needs

Following the formal ending of the Greater Exeter Strategic Partnership it has been agreed that a joint statutory plan will not be progressed. We are therefore pursue our Local Plan consolidating strategic and non-strategic matters.

Housing delivery remains low. Even before the impact of Covid 19 was felt, our housing target was not being met. The target had increased in line with the Government’s standard method for calculating housing need once the current Local Plan turned 5 years old. Before then, the Local Plan target had been 620 homes per year and average completions had been more than 640 dwelling per year. With new strategic sites now starting development, it is anticipated that completions will increase again.

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

Continued under delivery of housing will trigger the presumption in favour of sustainable development. This could result in unplanned development sites that are not allocated in the Local Plan coming forward.

Deliver affordable housing

The net additional homes remains a concern with only 205 delivered in the first half of the year. The affordable homes delivery have recovered with 66 delivered against a target of 64. This is due to RP partners purchasing additional units from developers and some delivery in the DNP. Covid19 and planning issues has delayed rural schemes and therefore three projected schemes for this financial year likely to be delivered in the following year. Delays have been caused by complex planning and legal issues as well as shortages of materials and labour.

Evaluate options for delivering affordable rented housing

Drake Road and East Street, Newton Abbot schemes both granted planning consent and successfully tendered. Drake Road is now complete and East Street is due for completion early next year. The next phases of the Teignbridge 100 Housing Delivery Programme will be the Chudleigh Shared Equity Scheme launched in July 2021 followed by a further pipeline to be presented to Executive in the autumn. In the meantime a successful bid will enable 5 one bedroomed flats to be purchased to provide homes for former rough sleepers moving out of temporary accommodation.

Improve housing conditions and reduce empty homes

The number of dwellings improved by Council intervention is ahead of target and the number of vulnerable and elderly residents assisted to remain in their home is currently well ahead of target. The number of empty properties impacting on New Homes Bonus has a starting point of 650 with work carried out during July and August to reduce to 305 by the assessment date of 4 th October 2021. This is the lowest level of Empty Homes ever recorded.

Prevent homelessness wherever possible

Target to prevent homelessness is again well ahead of target. However helping clients into alternative accommodation is a concern due to the current lack of privately rented housing. The rough sleeper statistics have increased from 5 to 7. This will continue to be an area of concentrated Officer work during the Covid 19 Pandemic supported by a dedicated outreach team to get people off the street.

Housing Strategy

The new Teignbridge Housing Strategy is completed with over 500 responses to the consultation. Strategy now approved by Full Council.

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	+	377 (2/4)	72	205			Michelle Luscombe, Fergus Pate	<p>(Quarter 1 - 2) Reason: Housing delivery remains low. Even before the impact of Covid 19 was felt, our housing target was not being met. The target had increased in line with the Government’s standard method for calculating housing need once the current Local Plan turned 5 years old. Before then, the Local Plan target had been 620 homes per year and average completions had been more than 640 dwelling per year. With new strategic sites now starting development, it is anticipated that completions will increase again.</p> <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> <p>(FP)</p>

CSROH02	Number of self-build homes provided	Planning	+	19 (2/4)	5	8			Michelle Luscombe, Fergus Pate	(Quarter 2) Self build completions continue to track overall trends in housing development rates. Fall below target on one and the other follows. (FP)
CSROH07	Deliver 5 affordable homes a year that are fully wheelchair accessible	Communities, Housing & IT	+	3 (2/4)	0	2			Graham Davey	(Quarter 2) 2 houses completed by TDC at Drake Road, NA which are wheelchair adaptable. 2 units which are fully wheelchair accessible are under construction at East Street, NA. (GD)
CSROH12	Relief duty ended through alternative or returning to accommodation	Communities, Housing & IT	+	67 (1/4)	29	84			Tony Mansour	(Quarter 2) The lack of affordable private rented options for low income households remain a critical concern in Teignbridge, and across the peninsular. We will continue to work with local landlords to try to improve access to the private rented sector, however the issue is largely the result of market forces which are beyond our control, and which have been exacerbated as a result of the Covid-19 Pandemic. (TM)

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	12/10/2021	This project has somewhat been superseded by work on other parts of the T100 programme where work is progressing to procure units as part of the successful RSAP and work is taking place to look at modular housing options for single people to be delivered as either an affordable or market rental product.	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 Manager	Officer Notes
CSCLS 5.3	Residual household waste per household	Waste Management and Environmental Health	-	174.00kg (1/4)	94.90kg	188.00kg				(Quarter 1 - 2) Estimate as awaiting residual data for Q2 from DCC (TF)

Note: Estimated data only available for Household waste recycled and composted and Residual household waste per household performance indicators. The actual data is usually available 8 weeks after the end of the quarter which will be towards the end of May.

09 Strong communities

Lead contact: Rebecca Hewitt, Cllr Martin Wrigley

Programme Status: On track