

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.

02 A Roof over our Heads

Lead Contact: Graham Davey, Cllr Martin Wrigley

Programme Status:

Caution

Summary Statement:

3 indicators well ahead of target, 1 ahead of target, 2 caution 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 completed. 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. However, at the end of Q3 312 homes have been delivered against a target of 565.

There is therefore, a continued under delivery of housing may or 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.

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

Deliver affordable housing

The net additional homes remains a concern with only 312 delivered in the first half of the year. The affordable homes delivery however, have recovered with 109 delivered against a target of 96. This is due to RP partners purchasing additional units from developers and some delivery in the DNP. Covid19 and planning issues have 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. However we now have a robust Community Led Affordable housing programme of 155 units

- 13 completed Denbury, Ashburton and Haccombe in Coombe
- 65 consented (39 on site) Widecombe, Ashburton, Buckfastleigh and Moretonhampstead
- 59 with planning applications submitted and 18 at pre application stage

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 February / March 2022. The next phases of the Teignbridge 100 Housing Delivery Programme will be the Chudleigh Shared Equity Scheme launched in July 2021, the purchase of a large house for temporary accommodation to compliment Albany House and reduce B and B use and the Rough Sleeper Accommodation Programme to purchase five 1 bed roomed flats for homelessness purposes. Four sites in Teignbridge ownership have been submitted for Planning pre application advice.

Improve housing conditions and reduce empty homes

The number of dwellings improved by Council intervention has fallen short of its target due to delays in the supply chain. The number of vulnerable and elderly residents assisted to remain in their home is still well ahead of target. The number of empty properties impacting on New Homes Bonus had 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 remains well ahead of target. However helping clients into alternative accommodation remains a concern due to the current lack of privately rented housing. The rough sleeper statistics have decreased from 7 to 4. 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	+	565 (3/4)	72	205	328		Michelle Luscombe, Fergus Pate	<p>Quarter 1 - 3) 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.</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. (FP)</p>

CSROH02	Number of self-build homes provided	Planning	+	29 (3/4)	5	8	15		Michelle Luscombe, Fergus Pate	(Quarter 3) Self build completions continue to track overall trends in housing development rates. Fall below target on one and the other follows. We are, however, beginning to see a number of larger development sites being developed, which will include self build plots. (FP)
CSROH07	Deliver 5 affordable homes a year that are fully wheelchair accessible	Communities, Housing & IT	+	4 (3/4)	0	2	2		Graham Davey	(Quarter 3) 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	+	200 (3/4)	29	84	148		Tony Mansour	(Quarter 3) 21 Relief 43 Prevention (TH)

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	-	261.00kg (3/4)	94.90kg	188.00kg	279.10kg			(Quarter 1 - 3) estimate as still awaiting residual data from DCC for Q2. Estimate is 95kg making the cumulative figure 279.10kg (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.

09 Strong communities

Lead contact: Rebecca Hewitt, Cllr Martin Wrigley

Programme Status: On track