

**Teignbridge District Council
Executive Committee
12 September 2022
Part i**

Teignbridge District Council Housing Development

Purpose of Report

To provide Members with an update on progress of the delivery of the Teignbridge 100 housing development programme and seek further approvals in respect of securing the next phases of development

Recommendations

The Committee RESOLVES to

1. Enter into a formal Memorandum of Understanding with Teign Housing relating to two parcels of Teignbridge owned land valued, and to be disposed of, at £10,000 per plot to secure the delivery of an estimated ten truly affordable homes for local applicants.

The Committee RECOMMENDS to Full Council to

- 1 Allocate a capital budget as outlined in the Part ii report for the next phases of development.

Financial Implications

Financial implications are outlined in Part ii of the report

Martin Flitcroft
Email: martin.flitcroft@teignbridge.gov.uk

Legal Implications

Legal implications are indicated in Part ii of the report

Paul Woodhead
Email: paul.woodhead@teignbridge.gov.uk

Risk Assessment

The Risk Assessment is contained as Appendix A in Part ii report

Graham Davey, Housing Enabling and Development Manager
Email: graham.davey@teignbridge.gov.uk

Environmental/ Climate Change Implications

These implications are taken into consideration with all proposed development to ensure compliance with Council Carbon Reduction Plan. The first two new build developments completed meet the Carbon Zero rating with SAP and EPC rating of A. all further expected to do likewise.

Report Author

Graham Davey, Housing Enabling and Development Manager (HE&DM)
Email: graham.davey@teignbridge.gov.uk

Executive Member

Councillor Martin Wrigley Executive Member for Communities, IT and Cost of Living Crisis.

1. Background.

On 5th July 2021 the Executive resolved that the Teignbridge 100 housing development project be progressed to increase the delivery of social and affordable housing across Teignbridge to meet the evidenced need of the district, including within the Dartmoor National Park. On 3rd May 2022 Members were advised that the commencement of the Teignbridge 100 housing development pipeline has produced our first new Council Homes for many years.

Teignbridge's first 2 houses at Drake Road, Newton Abbot were completed in the summer of last year and our second scheme of 5 apartments at East Street, Newton Abbot known as Well House is also completed and allocated. All 7 properties have been rented to local applicants in housing need.

We have a contract in place with Teign Housing to carry out our management and maintenance of the properties which is working well, and Teign Housing staff assisted us in the allocations.

This arrangement is supported by a Management and Maintenance agreement with Teign Housing together with a Tenant Handbook and Rent Setting Policy approved by the Executive in May of this year. This is due to The Housing Regulator requiring all social landlords to conform to the Tenancy Standards set by the Regulator for Social Housing.

As insurance to ensure all our financial processes are working appropriately an Internal Audit has been conducted receiving a "Good" assessment which will come before the Audit Scrutiny Committee in due course. We are also receiving an external audit from Homes England as both schemes have attracted public subsidy. Both audits are welcomed to ensure that being new to Housing Development we are delivering to our tenants in the best way possible.

Next Phase Projects.

Terraced property, Dawlish.

Using Offsite developer contributions and homelessness grant funding Teignbridge has secured the purchase of a property in Dawlish. This substantial property will provide 5 units of accommodation with shared facilities to be used as an alternative to bed and breakfast accommodation. The property once refurbished will not only provide a better alternative to Bed and Breakfast accommodation but will also provide value for money for the Council. The works necessary have been identified, the works tendered, a contractor appointed with completion by 28th October 2022.

Rough Sleeper Accommodation Programme (RSAP)

Officers have secured funding from Homes England to assist with purchasing five x 1 bedroomed flats in Newton Abbot, Teignmouth and Dawlish to accommodate former rough sleepers. Currently we have completed the purchase of 2 flats, 1 occupied, 1 having minor repairs carried out and three further flats purchased subject to contract.

This project will deliver 5 further homes to assist local individuals with appropriate support and reduce temporary accommodation costs.

Chudleigh Section 106 Offsite Developer Contributions.

On 19th November 2019, Full Council approved the setting up of a Shared Equity Scheme to assist first time buyers get a foot on the housing ladder by way of Teignbridge taking a 25% share in their house purchase for a 10-year period to reduce the purchasers deposit and repayments. However due to rising prices in Chudleigh and the current housing market conditions there has been no take up of the scheme. Therefore, the Chudleigh Town Council and Ward Members who instigated the scheme wish to see the funds used by Officers to purchase a portfolio of properties in Chudleigh to be rented to tenants with a local connection to the Town from the Devon Home Choice Housing Register.

The terms of the Section 106 planning agreement state that the funds should be used for the delivery of affordable housing in Chudleigh for those with a Chudleigh connection in need of affordable housing assistance. The former and proposed schemes are both in accordance with the Section 106 planning agreement.

The HE&DM has held discussions with Homes England who have indicated that the purchase of 4 dwellings would attract grant funding to assist the purchases.

There is a need to move quickly in this matter as Officers have already managed to secure offers on two properties in Chudleigh namely a 2 bedroomed house and a 2 bedroomed bungalow.

Due to the value of the scheme and the urgency of the matter, consent has been approved through the Commercial Property and Investment Board (CPIB) to reallocate Section 106 affordable housing offsite developer contributions to accord with the

decision made by the Chudleigh Town Council and Chudleigh Ward Members to purchase four homes to rent.

Schemes facilitated by the release of Teignbridge land to Teign Housing

The Executive approved at the meeting on 5th July 2021 that three small exception sites in our ownership be disposed of at £10,000 per plot to Teign Housing provided they made meaningful progress in bringing them forward in an 18-month period which expires in September 2022. Capital receipt to be reinvested into the programme. Good progress has been made on two of the sites and therefore Members are recommended to approve entering into a formal Memorandum of Understanding with Teign Housing relating the two parcels of Teignbridge owned land to secure the delivery of an estimated ten truly affordable homes for local applicants.

Next schemes for own delivery on Teignbridge land.

HE&DM chairs a cross departmental internal T100 Development Group which meets periodically under the following Terms of Reference -

- To provide overall direction for the Teignbridge 100 Housing Development projects and formulate recommendations to the Executive.
- Review risk register and identify any new risks
- Seek appropriate Member approval via Portfolio Holder, Informal Executive, Executive and Council where appropriate.
- Oversee delivery of the project in line with approved Project Plan

The Group prioritised four sites in Teignbridge ownership which exhibited the greatest likelihood of deliverability, albeit all have constraints and risks. These will form part of the next phases of the pipeline as detailed in the Part ii report.

A numerical resume of pipeline is detailed below -

Teignbridge 100 Development Pipeline		
Completed	9	
Programme	79	
Reserve Schemes	61	
Partner Schemes	42	
Total		191