

## 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:

5 indicators well ahead of target, 1 on target, 2 ahead of target, 3 reported as a concern with 3 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 7 are on track with 1 caution and 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 pursuing our Local Plan consolidating strategic and non-strategic matters.

Housing delivery remains relatively low but appears to have started picking up. These changes are rarely immediate but this is the first time in three years that completions have exceeded 500 dwellings per annum. 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.

There is therefore, a continued under delivery of housing which 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 509 delivered in the 2021/22 financial year. The affordable homes delivery however, has recovered with 122 delivered against a target of 128. This is due to Registered Provider 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 nearing 150 units

- 13 completed Denbury, Ashburton and Haccombe in Coombe
- 65 consented (39 on site) Widdicombe, Ashburton, Buckfastleigh and Moretonhampstead
- Over 70 with planning applications submitted or 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 April 2022. The next phases of the Teignbridge 100 Housing Delivery Programme is the Chudleigh Shared Equity Scheme launched in July 2021, the purchase of a large house in Dawlish 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, one having already been purchased. Finally four sites in Teignbridge ownership have been submitted for Planning pre application advice which have received positive feedback.

#### **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<sup>th</sup> October 2021. This is the lowest level of Empty Homes ever recorded and will form the basis of this year's target.

#### **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 remained fairly constant at 6. 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. An event with stakeholders, to which all Members will be invited is scheduled for September 2022 at the Kenn Centre, Kennford.

PI Code	Title	Executive Member	+/-	Annual Target	Q1 Act	Q2 Act	Q3 Act	Q4 Act	PI Verifying Manager	Officer Notes
CSROH01	Net additional homes provided	Planning	+	753	72	205	328	509	Michelle Luscombe, Fergus Pate	<p>(Quarter 1 - 4) Reason: Housing delivery remains relatively low but appears to have started picking up. These changes are rarely immediate.</p> <p>This is the first time in three years that completions have exceeded 500 dwellings per annum. 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 continue to increase.</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. 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. (HW)</p>

CSROH08	Number of homes improved through intervention by the council	Communities, Housing & IT	+	400	39	101	220	273	Alison Dolley	<p>(Quarter 4) We have been unable to reach our target of 400 due to supply chain delays in work being carried out under both the Warm homes fund project and the Green homes grants scheme. Under these schemes 54 properties have been improved (target 200) with both schemes extended to the end of August 2022 and targets revised.</p> <p>Outside of these two schemes 153 properties have been improved through housing enforcement work, grants and loans and 66 properties through the Devon Solar together scheme, (AD)</p>
CSROH12	Homelessness prevented by helping client with alternative accommodation	Communities, Housing & IT	+	267	29	84	148	205	Tony Mansour	<p>(Quarter 4) Below target due to lack of affordable private rented homes within district or even extended areas such as Torbay/Exeter since the pandemic. Local housing allowance is significantly exceeded in most instances (TH)</p>

Project Status	Code	Title	Executive member	Last Review Date	Progress Review	Project Responsible Officer
Caution	CS04	Set up 13 shared ownership schemes in Chudleigh	Communities, Housing & IT	12/04/2022	Scheme launched and publicised through local media within Chudleigh. Further publicity to continue within the Town in early 2022 with review of progress to take place with the Town Council in June 2022. There has been no take up so far mainly due to scarcity of suitable properties for the scheme. Rising house prices may make the current scheme unviable.	Graham Davey

## 03 Clean Scene

Lead contact: Chris Braines, Cllr Alistair Dewhirst

Programme Status:

On track

## 09 Strong communities

Lead contact:

Rebecca Hewitt, Cllr Martin Wrigley

Programme Status:

On track