

Item 3 Partner Update

Organisation	Tor Homes
Date	8 June 2009
Summary of Progress	<p><u>Development Activity (Supported by SHDC)</u></p> <p>Staddiscombe scheme: As detailed at the last meeting, Tor Homes entered into contract with Taylor Wimpey at Carrollsland, Stadiscombe to deliver 48 affordable housing units (24 for rent, 24 for home buy). The affordable housing units are part of a mixed residential development. 16 units have now been handed over with the remainder being handed over by the end of the year.</p> <p>Ivybridge Library Site: Tor Homes started work in March 2009 for the construction of 3 houses and 1 bungalow. Completion is anticipated by the end of the year.</p> <p>Culverdale (phase 1), Totnes: A planning application has now been submitted for the development of 19 houses/flats in the first phase redevelopment of Culverdale, Totnes. A start on site is anticipated in July 2009 with completion the following summer.</p>
Current / Shared Issues	<p>The credit crunch remains an issue in respect of:</p> <ul style="list-style-type: none"> • Falling house prices and the effect that has on putting off people wanting to buy shared ownership properties; • Shortage of lending by the banks and thereby a shortage of mortgage finance which impacts on the ability to sell shared ownership properties; • Scaling back of activity of the national and local house builders which has led to a reduction in the number of affordable homes coming through planning gain, such as under Section 106 agreements.
Achievements	<p>During the Community Action Day in February 2008 the issue of rubbish storage and disposal was raised by our residents in Jubilee Close, Dartmouth. As a result, Tor Homes and SHDC's Waste Management team met and resolved the issues by providing larger trade waste bins and re-arranging collection times.</p> <p>In April Tor Homes organised a "Young Pavement Artists" competition in support of the Muscular Dystrophy Campaign at the Manor Primary School in Ivybridge. The winner of the competition was entered into the National Competition, with a chance of attending an awards ceremony in London.</p> <p>Tor Homes also organised a 'Bush Craft Adventure' Day at St John's C of E Primary School in Bridgetown, Totnes. The day was led by a qualified Ranger from Sharpham Outdoors, who taught the children bush craft skills. 20 places were available with priority given to Tor Homes' tenants; however children living in the Totnes area were invited to join in. All places were booked up and it was an extremely successful day.</p> <p>One of Tor Homes' objectives is to become a more environmentally responsible organisation. As such, Tor Homes has been working with staff and residents to seek ways to reduce the Company's impact on the environment. On 8th May, tenants were invited to attend a 'Green' Tenant's Group meeting to raise environmental awareness and to encourage green living for social housing residents.</p>