

Item 3h Partner Updates

Organisation	Tor Homes
Date	14 December 2009
Summary of Progress	<p>Development Activity Supported by SHDC - Update</p> <p>5 houses for rent and one unit for shared ownership was completed at Chestnut Park, Beeson in October 2009 as part of a joint venture with Millwood Homes who completed 5 units for sale. This is the first Tor Homes scheme to achieve level 3 Code for Sustainable Homes.</p> <p>Ivybridge Library Site: Completion will be in January 2010 providing 3 houses and one bungalow to rent.</p> <p>Culverdale (phase 1): Planning approval for 19 units for rent has been received. Demolition will commence in January 2010.</p> <p>Stadiscoombe all 48 units are now complete.</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. – Availability and cost of new loan facilities to fund development schemes – Low Sept 2009 RPI (-1.4%) adversely impacting planned rent increases and thereby constraining ability to improve services and subsidise development <p>Uncertainty over level of 2010/11 Supporting People funding</p>
SHSP Action Recommended	None

Achievements	<p>The following tenant involvement projects are currently being undertaken within our various communities:</p> <p>Townstal Community Partnership – This is an ongoing partnership consisting of a group of tenants (from various landlords) and local agencies (social landlords, councils, schools and businesses) working together to improve the Townstal area.</p> <p>South Hams Connect – consisting of a number of agencies and housing organisations working together within the South Hams to attend local events, for example farmers markets, with the appropriate agencies led by South Hams District Council.</p> <p>Tenant training days with the Devon Tenant Participation Group – currently made up of 16 housing organisations across Devon. The group organises training days and a conference for tenants every year.</p> <p>DTF (Devon Tenants Forum) – This is the tenants’ version of the Devon Tenant Participation Group (see above), consisting of a group of tenants from 16 different housing organisations to discuss any housing issues that may be concerning them as well as inviting guest speakers to their meetings. Tor Homes has representatives on this group.</p> <p>Youth Involvement – we will be working with the Devon Youth Services to organise a street sports event in the summer 2010.</p>
--------------	--