

Organisation	Tor Homes
Date	21 July 2008
Summary of Progress	<p>Development Activity in the South Hams: (Summary provided for the last 3-4 months)</p> <ul style="list-style-type: none"> • Stadiscombe – Tor Homes have 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. • Ivybridge Library Site – Tor Homes are working towards submitting a planning application for 3 houses and 1 bungalow on the former library site with a view to purchasing the site from Devon County Council.
Current Issues / Shared Issues	The credit crunch and impact on shared ownership sales remains a potential issue in respect of the well published withdrawal of lenders to the market and the setting of higher deposit and margin requirements that make the cost of shared ownership less affordable.
Achievements	<p>Respect Standard for Housing Management: As part of the company’s commitment to tackling anti-social behaviour, Tor Homes successfully signed up to the government’s “Respect Standard” in June 2007. This shows how the Company works with communities and other partners through six main commitments which are designed to prevent and respond to problems on estates.</p> <p>Community Action Days: In recognising opportunities to work with partner agencies to improve our residents’ satisfaction, Tor Homes has supported a series of Community Action Days, involving police, local authorities (including SHDC) and local communities to improve the environment on estates. This has resulted in some proactive partnership working on recycling and waste management.</p> <p>Estate Walks: During autumn 2007, Tor Homes commenced a programme of estate walks. This involved inviting residents, local councillors and the police to join Officers whilst they checked estates for abandoned</p>

vehicles, fly tipping, graffiti, untidy gardens, etc. It also provided an opportunity for those involved to discuss local issues. Following positive action that was taken as a result of the estate walks, Tor Homes is continuing its programme in various locations throughout 2008.

South West Pound:

The provision of financial inclusion is a key area in which Housing Associations can contribute to government priorities. In March 2008 the Communities and Local Government Agency (CLG) published guidance on the development of the Enhanced Housing Options Approach. This suggested that without positive interventions, housing problems may worsen over time so it is best to act before they reach crisis point. One of the issues for those who are financially excluded is the reliance on door step lenders who often recruit collection staff from the community and charge extortionate interest. As a result of this guidance Tor Homes agreed a three year contract commencing on 1 July 2008, with South West Pound who offer a number of services including a route out of the debt trap highlighted above.

Group Development Joint Homeless Strategy & Action Plan:

As part of the Devon and Cornwall Housing Group, Tor Homes are currently working with Devon & Cornwall Housing Association and Penwith Housing Association on a Joint Homeless Strategy and action plan. Tor Homes has provided SHDC with an outline plan for comment and for inclusion in their Homeless strategy.

Choice Based Lettings Scheme:

Tor Homes are working in partnership with SHDC to contribute to the Choice Based Lettings Scheme.

Totnes Travel to Work Tally:

Tor Homes are looking to participate in Devon County Council's Totnes Travel to Work Tally 2008 which aims to reduce traffic congestion in Totnes, thus improving the operational efficiency of businesses and providing easier access for customers to visit the town. This initiative promotes alternative ways in which people can journey to work such as, by walking, cycling, car-sharing and using public transport. Tor Homes will seek to encourage staff to complete the survey which is due to take place in June/July.