



South Hams District Council

housing

strategy for the
South Hams



South Hams
District Council

2005-2010

HOUSING STRATEGY FOR THE SOUTH HAMS 2005 - 2010

EXECUTIVE SUMMARY

Introduction

Housing is a key issue for many people nowadays. In the South Hams house prices are higher than average and exceed the buying power of local wages. This has meant the Council's Housing Register has doubled in the last five years and many people are in need of information and advice in order to access housing in the district. In view of this the Council's corporate priority is to

'Secure a supply of housing for local people at affordable levels'

This leaflet gives you a brief summary of the housing situation in the South Hams and some of things we intend to do to improve things over the next five years. We have also listed our contact details if you need help and advice. If you would like to read about housing in more depth you can access our Housing Strategy on the Council's web site (see address below).

About us

We transferred our housing stock of just over 3,000 properties to Tor Homes in March 1999. We have twelve housing association partners altogether who between them have approximately 4,000 stock across the district. South Hams has achieved Beacon Status for affordable housing policies in 2005/06, one of only four councils in the country.

The Council's role is now to:

- hold and maintain the district Housing Register
- give advice on housing related matters
- give advice to people who are homeless or under threat of homelessness and if necessary place them in temporary accommodation

- give help and advice to private sector landlords in order for them to maintain the standard of their property
- understand the housing market and plan for future housing needs
- work with partners such as housing associations, Housing Corporation, Social Services etc. to ensure appropriate accommodation is built

Key facts about the South Hams

- There are 40,996 homes in the South Hams
- 84% are owner occupied, 9% are social housing and 7% are privately rented
- Almost 12% of the houses in the South Hams are holiday/second homes the third highest in the country behind London and the Scilly Isles
- House prices are approximately 35% above the national average, wages 17% below the national average
- We need to build 330 affordable homes per year to keep up with demand – on average we build approximately 100 per year

The Housing Strategy for the South Hams

The Government requires every council to have a housing strategy setting out the districts housing plans for 5 years. The strategy shows how we target limited resources to key areas. Below we have summarised the key priorities, the main strategy document is available to read or download from our web site

www.southhams.gov.uk

Key priorities for the housing strategy

The Members of the Council have considered the various competing housing needs of the district and have identified the following four main priorities (in order) for the Council in the next five years: -

- Meeting housing needs in the urban and rural parts of the South Hams by working in partnership with Housing Corporation, Housing associations and developers to provide housing that meets prevailing sustainability criteria - .
- Meeting the needs of homeless people.
- Supporting People – Meeting the needs of older people, particularly those with mobility problems
- Supporting People – Meeting the housing needs of vulnerable young People.

The medium priorities were identified as follows:

- Maximising effective use of private sector housing, particularly through the use of renovation grants or other appropriate assistance, private sector leasing, encouraging sub-division of larger properties, reducing under occupation, and maximising the use of empty homes.
- Supporting People - Meeting special housing needs
- Supporting People - Meeting the needs of the physically disabled
- Supporting People – Meeting the needs of those with a mental health problem
- Supporting People – Meeting the needs of those with a learning disability
- Supporting People – Meeting the needs of those who suffer with domestic violence
- Supporting People – Meeting the needs of those with a substance misuse problem

Listed below are some of the things we have already achieved and some we are on target to achieving.

1. **Meeting housing needs in the urban and rural parts of the South Hams by working in partnership with Housing Corporation, Housing associations and developers to provide housing that meets prevailing sustainability criteria –**

Achieved: Since transferring our housing stock to Tor Homes in 1999 we have delivered new affordable homes

To be achieved: Work with Housing Associations and Developers to achieve a minimum of 100 new affordable homes for rent and shared ownership in 2005/06

2. **Meeting the needs of homeless people.**

Achieved: We have appointed a Housing Options Officer to help prevent homelessness by liaising with landlords, Housing Benefit etc

To be achieved: We now have 70 units of temporary accommodation across the district and we hope to increase this to 80 units

3. **Meeting the needs of older people, particularly those with mobility problems**

Achieved: Signpost Housing Association are nearing completion of the only mixed tenure, rural extra care scheme in England. The scheme will enable elderly people to remain in their own homes and have the care come to them.

To be achieved: We are working towards the development of an extra care scheme in each of the four main towns. There has been an extra care scheme in Ivybridge for 5 years.

4. **Meeting the housing needs of vulnerable young People.**

Achieved: In partnership with Signpost Housing Association a single person, supported housing scheme was opened in Kingsbridge in 2004. There has been a similar scheme in Ivybridge for 6 years.

To be achieved: We are working towards the development of a single persons supported housing scheme in the two remaining market towns.

5. Maximising effective use of private sector housing, particularly through the use of renovation grants or other appropriate assistance, private sector leasing, encouraging sub-division of larger properties, reducing under occupation, and maximising the use of empty homes.

Achieved: We offer a number of interest-free renovation loans targeted at vulnerable people in sub-standard housing. We have also managed to secure Government Funding to encourage owners of holiday homes within the district to lease them to the Council to house vulnerable people in return for property improvements.

To be achieved: We will be changing our policies on assisting owner-occupiers in light of recent legislative changes. The changes will mean that we will be more able to respond to individuals needs.

6. Supporting People - Meeting special housing needs of physically disabled, those with a mental health problem, those with a learning disability those who suffer with domestic violence and those with a substance misuse problem

Achieved: We continue to work closely with all agencies concerned to provide appropriate housing and support wherever possible e.g. we liaise with Social Services occupational therapists to design specially adapted homes for those applicants with a physical disability and to nominate the applicant before building work commences.

To be achieved: To continue to work with other agencies to plan for applicants with special needs to secure appropriate housing and support is provided.

The issues around affordable housing affect most people at some time, if you would be interested in sharing your ideas on this subject you would be welcome to join us on the Housing Strategy Focus Group. Please contact Debbie Holloway on 01803 861359.

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HOUSING STRATEGY FOR THE SOUTH HAMS 2004 - 2009

Introduction and context

The South Hams covers an area of 342 square miles with 55 miles of coastline. 130 square miles (337 sq.km.) of the district is designated as an Area of Outstanding Natural Beauty (AONB) with 30 square mile coverage of Sites of Special Scientific Interest (SSSI). The district has a population of approximately 81,000 people that during the summer months swells to over 100,000. The population is older than average when compared with the rest of the country. The four main towns of the district are Totnes, Ivybridge, Kingsbridge, and Dartmouth. The northern part of the district is within the Dartmoor National Park. The district adjoins two Unitary Councils – Plymouth to the west and Torbay to the east. Key issues within the district include the problem that house prices are higher than average, and exceed the buying power of local wages, there is an uneven distribution of wealth, coupled with tension in balancing the management of an exceptional natural and built environment with the need to stimulate a strong local economy, provide appropriate levels of housing and achieve access to services when there is a high cost of providing them to an area that is relatively sparsely populated.

1.1 Corporate Context

The starting point for the Housing Strategy is the Council's vision and core objectives which have been prepared following consultation with Councillors, partners, and the wider community. This consultation took the form of a series of focus group meetings, member seminars and a consultation day (for more information see paragraph 1.6).

This consultation process raised the profile of 'affordable housing' corporately and is now the council's number one priority, it has also promoted a greater understanding of housing issues and constraints within the community and greater support for the provision of affordable housing for local people.

Vision for South Hams:

'To improve the wellbeing of the people of the South Hams'

Our vision is underpinned by the following corporate priorities: -

- CP1** Secure a supply of housing for local people at affordable levels.
- CP2** Create the conditions for the growth and maintenance of quality economic activity.
- CP3** Maintain the District's distinctive environment whilst enabling access and sensitive development.
- CP4** Maintain a clean environment.
- CP5** Work with others to improve access to key services.
- CP6** Improve core service performance in a cost-effective way.

In pursuit of the South Hams' priorities we have developed a series of measures to enable us to say what we are aiming to achieve and to tell us when we have got there. We know that some of these are very demanding targets and that we cannot achieve them on our own. They show the Council's commitment to improving our quality of life.

1.2 Key priorities for the housing strategy

The Members of the Council have considered the various competing housing needs of the district and have identified the following four main priorities (in order) for the Council in the next five years: -

1. Meeting housing needs in the urban and rural parts of the South Hams by working in partnership with Housing Corporation, Housing associations and developers to provide housing that meets prevailing sustainability criteria.
2. Meeting the needs of homeless people.
3. Supporting People – Meeting the needs of older people, particularly those with mobility problems
4. Supporting People – Meeting the housing needs of vulnerable young People.

The medium priorities were identified as follows:

5. Maximising effective use of private sector housing, particularly through the use of renovation grants or other appropriate assistance, private sector leasing, encouraging sub-division of larger properties, reducing under occupation, and maximising the use of empty homes.
6. Supporting People – Meeting Special Housing Needs: -
 - Physically disabled
 - Mental health
 - Learning disabled
 - Domestic violence
 - Substance misuse

These priorities are outlined in more detail in the main part of the strategy and are summarised in the Action Plan at the end of the Strategy. The establishment of clear priorities will provide greater focus to the Council's actions, and has helped establish clear outcomes to enable improved monitoring. Some of the targets are extremely demanding, and will not be achieved by the Council alone.

1.3 Links with other Corporate Strategies



The Housing Strategy has been produced with a strong emphasis on Members establishing clear priorities and ensuring strong links with the Council's core objectives. Therefore the update has taken into account the following key corporate documents: -

Council's Performance Plan published in June 2004 – This document reviews the performance of the overall housing service and summarises the outcome of the Best Value Review. The key aims in this plan are to:-

- Generate a shared South Hams vision and secure ownership
- Provide effective leadership and management
- Make South Hams District Council a place where people want to come to work
- Secure efficient use of resources and strong partnerships
- Secure consistent deployment of effective processes
- Engage communities and customers

- Social Inclusion
- Maintain and attain key performance
- Implement e government

The key issues the Council believes to be the most relevant for the South Hams are:

- House prices exceed the buying power of local wages
- Housing waiting lists are increasing
- The Housing Needs Survey shows the majority of new housing in the district needs to be affordable or social housing
- Levels of unfitness in the private sector are higher than the national average
- Wages are 75% of national average
- Due to the district's exceptional environment development is encouraged in ways that contribute towards the area's sustainable future
- Cost of travel and lack of public transport is a major concern as more than two thirds of the population live outside of the four main towns
- Due to geography and population of the district both public and private sector services can be more difficult and costly to deliver
- The population of the South Hams is older when compared with the rest of England and Wales
- The Council is seeking to improve it's links with and actively encourage support groups and agencies as part of it's work on community strategies

Community Strategy – published in 2003. The Council's overall future direction is outlined in the Community Strategy, which has been established in partnership with local people, and partner agencies. The Community Strategy incorporates

community plans being developed at the market town and parish level. The plan follows a 'bottom up' approach to community involvement using extensive consultation with partners and other organisations. Within that overall framework, and over time, there will be a clear hierarchy of strategies and plans for our core objectives, which will be brought together within the Performance Plan. Housing is the priority issue for the community, and is be a key element of the strategy. The Community Partnership Forum have launched a series of consultation events around the district on community facilities and services, economic well-being, use of public space and the planning framework which will take place in July 2005. Housing officers will attend each of the events.

Local Plan/ Local Development Framework (LDF) 2001- 2011 – The Local Development Framework (previously known as the Local Plan) details the strategic requirements of the Structure Plan. South Hams is identified as a major area for housing development, primarily to meet the existing needs of the sub-region (Plymouth and the South Hams area). The Housing Service has had a strong input into the LDF, particularly in terms of developing affordable housing policies and identifying priority settlements for new development. The South Hams LDF will comprise a portfolio of Local Development Documents. The portfolio approach will enable swifter progress to be made towards adoption of parts of the South Hams LDF and therefore local and community priorities can be advanced more effectively.

Prosperity Strategy – Links have been established in terms of the problems of high house prices and the impact this is having on local businesses. The Prosperity Strategy 2002-2007 sets out the proposals for the next 5 years to improve general economic well being in the district. During consultation designed to develop the strategy, one of the critical issues that emerged was the lack of affordable housing as a barrier to economic development in the district.

Crime and Disorder Reduction Strategy 2002-2005 - In relation to housing there is the link between good design and housing design and management. The fear of crime continues to be a worry for many people. The Crime and Disorder Act addresses issues of community safety and places a duty on local authorities to take into account any implications of crime and disorder in their decision making process. For example, our Renovation Grants policy actively supports the Crime and Disorder Reduction Strategy through the provision of financial assistance for the installation of security measure in appropriate cases. The Care and Repair Agency also supports this approach through the fitting of security devices by the Handy Person scheme.

Capital Strategy and Asset Management Plan 2003 - The Government requires local authorities to produce an Asset Management plan each year which sets out

the Council's strategic approach to the treatment of its property assets. This years plan focuses on service provision and the needs of the community in the context of the council's property assets. The 5 year capital programme is being reviewed with a focus on delivery of the Council's priorities e.g. the use of Council land to provide affordable housing.

Comprehensive Performance Assessment Report 2003 - The results of the Audit Commission's Comprehensive Assessment Report (CPA) found that South Hams District Council is an excellent authority and is well placed to deliver further improvements. After listening to local people and partners the number one priority is more affordable housing and the council has bold and realistic plans to ensure that 66% of all new homes are affordable to local people.

The above documents are available to view on www.southhams.gov.uk

The Supporting People Strategy for Devon - sets out the priorities for supported housing in Devon which can viewed at www.devon.gov.uk

In the context of spiralling house and land prices the council has achieved strong performance in meeting its number one priority. Through working with Housing Associations the council has enabled over 386 affordable homes to be built in four years – an average of 97 homes each year against the councils' own target of 100. Affordable housing is housing (irrespective of tenure of ownership) that will be available to people who cannot afford to rent or buy houses generally available on the open market because of the relationship between housing costs and incomes. Twenty-eight per cent of new homes built between 1997 and 2002 are affordable – the highest in Devon. Over the past 10 years Housing Associations have built over 100 homes on the edge of villages – so called exception sites. These schemes provide homes that local people can afford and help maintain local facilities like shops and schools. The council lies in the best 25 per cent nationally for the enabling of affordable homes. The use of bed and breakfast accommodation is declining and the Council continues to meet the Government's target not to have any families living in Bed and Breakfast accommodation for more than 6 weeks. The council has increased its number of private sector leased (PSL) properties to 80 to provide temporary accommodation for the homeless. The number of unfit private houses has also fallen. In recognition of the Council's approach to affordable housing we were awarded Beacon Council status for 2005/06. There were only 4 Councils who were given this prestigious award.

The council's CPA self assessment model benefited from peer challenge to undertake a reality check on the council's self assessment and to support the council's improvement through sensitive dialogue. Peer challenge found the

council to possess a clear vision and strong leadership. This vision was backed with clear priorities based on community consultation, and good service delivery. While the peer challenge found much to praise attention was also drawn to areas for improvement such as recognising the needs of all its communities, increasing strategic management capacity and improving accessibility and diversity.

There is a clear sense of direction and purpose, however the council recognises that it has not yet fully reflected the needs of all its communities in its plan and acknowledges underperformance in some priority areas such as homelessness and accessibility. The Audit Commission's Housing Diagnostic Summary is shown in the opposite table:-



Area of focus	Grade	Strengths	Weaknesses	Action Taken
How well does the council understand its housing market and from its understanding has the council developed the right proposals to help balance its housing markets?	a	<ul style="list-style-type: none"> ■ Up-to-date comprehensive information relating to the housing market and the condition of the areas housing stock ■ Carr ied out range of consultation to identify what is important to local people ■ Prioritised the provision of affordable housing ■ Clearly communicated it priorities to stakeholder ■ Set challenging targets for the delivery of affordable homes 	<p>The council's targets relating to young and elderly people lack challenge</p> <p>Not yet addressed needs of all hard-to-reach groups</p>	<p>Housing Strategy has addressed this with tough targets to try to achieve an extra care scheme in each town. Similarly challenging targets for young persons housing including teenage parents.</p> <p>Hard-to-reach groups also identified within the revised strategy (See Action Plan).</p>
What are the council's actions and what outcomes has it achieved in helping to balance housing markets?	b	<ul style="list-style-type: none"> ■ Works well in partnership to deliver planning and housing objectives ■ Directly funded 386 homes at social rent since 1999 ■ Ensured that 28 per cent of all new housing in the last five years has been affordable ■ Taken effective action to reduce the number of people in bed and breakfast accommodation ■ Increased capacity to deliver housing strategy 	<p>Slow processing of homelessness applications</p> <p>Fallen behind structure plan targets for the delivery of housing numbers</p> <p>Private sector renewal grant is not linked to the recipient's ability to pay.</p>	<p>Efforts being made to improve the performance of homelessness applications. However there are occasions where other agencies are not providing information within the 33 working days which affects performance (current performance 77% against local target of 80%).</p> <p>New sites have been brought forward ahead of LDF which has released more housing.</p>
How well does the council monitor its progress and impact in helping to balance housing markets and how effectively does this feed into future strategies and plans?	b	<ul style="list-style-type: none"> ■ Strong mechanisms to up date and monitor its housing information ■ Very effective performance management and reporting ■ Good plans to release houses in advance of the local plan and to further reduce the use of bed and breakfast accommodation 	<p>Weak risk assessment of funding of future affordable housing</p> <p>Lack of a risk based approach to HMO inspection</p> <p>The council does not have capacity to take full advantage of the new ways councils can improve the condition of private sector dwellings</p>	<p>Risk assessment through updated Housing Strategy.</p>
Balancing housing markets diagnostic assessment judgement	B			

1.4 Key local housing needs and challenges

The main housing need issues in the South Hams can be summarised as follows:-

- Pressure for additional housing to meet local and sub-regional need as indicated for the Structure Plan, and the Housing Needs Survey. The LDF proposes the development of 7,330 dwellings for the South Hams in the period 2000-2011. Having taken account of existing commitments (i.e. planning permissions already granted) anticipated 'windfall' sites (e.g. a site which is not a proposed site in the LDF but which comes forward unexpectedly e.g. an in fill site or barn conversion), there has been a need to allocate land to secure 5,000 dwellings across the district. About 4,000 dwellings need to be provided at the western end of the district, primarily to meet the overspill needs of Plymouth.
- Increasing property and land values and low average wage levels.
- Limited social housing stock with a low turnover of vacancies, and an expensive private rented sector.
- Almost 2,000 people on the waiting list, increasing numbers of homeless households, and in previous years increasing use of bed and breakfast.
- 11% of dwellings used as second homes – in comparison to 9% social rented sector and 7% private rented sector.
- High concentrations of older people – 65+ population will rise from 16,200 in 2001 to an estimated 23,551 by 2021
- An attractive environment leading to a shortage of development land, and a LDF which seeks to allocate land for housing, which has been subject to significant representation. Approximately 7,500 representations have been received
- Increasing costs of development.

It is also important to note the following: -

- Our previous house condition survey (1992-1993) indicated a level of unfitness at 11%, considerably above the national average of 7.6%. The current survey indicates an improved level of "fitness" in the private sector stock - a reduction to 5%.

- There is a growing elderly population and a number of disabled people with specific needs. This has placed increased burdens on our Disabled Facilities and Renovation Grant budgets. Although our Renovation Grants policy has recently been revised in order to redirect resources to those in greatest need, there is still a need to actively manage the budget to ensure 100% spend. Ensuring that partner agencies such as the Care & Repair Agency continue to deliver value for money services is a key priority. Support for reducing the burden on the Health Service will also be a priority through our support of various multi-agency partnerships such as the South Hams and West Devon Injury Prevention Forum and the Handy Person scheme.
- Due to the shortage of available land for social housing schemes it is necessary to ensure, where practical, that under-utilised and empty homes are brought back into use. Rising property prices however may restrict supplies of housing where grant aid can be provided for conversions and restorations.
- Our approach to achieving Energy Efficiency targets requires review. At our current rate of achievement, we will not reach Government targets for CO2 reductions.
- The district has 450 known Houses in Multiple Occupation. Since 1998 these properties have been identified and, where necessary, action taken in order for them to be brought up to the minimum standard as required by the Housing Act 1985 (as amended). A 5 year cyclical inspection regime has now been started, with the properties being re-inspected on a by-date basis. It is proposed that future inspections are risk based as well as cyclical with the worst properties being inspected annually and the better properties left until the 5 year programmed inspection is due.
- The Regulatory Reforms (Housing Assistance) (England and Wales) Order 2002 (RRO) requires the formulation of a comprehensive policy for housing renewal within 12 months of its commencement date. The options available to the authority require careful consideration. Some of the financial options may require working with other local authorities and/or the private sector.
- The Housing Health and Safety Rating System (HHSRS), when introduced, is anticipated to have an impact on the numbers of unfit dwellings.

1.5 Partnership Working

The establishment of clear priorities has enabled the Council to focus on areas of key partnership, and has ensured key partners have the opportunity to develop similarly aligned objectives. The Council is committed to working closely with partners to ensure that good practice is shared and new ideas discussed. There have been some considerable advances made in the last couple of years in terms of the effectiveness of this closer working relationship which has included the following initiatives:-

- **Local Strategic Partnership** – has been set up to co-ordinate and monitor progress in addressing the issues identified in the Community Strategy, and to see how they can contribute to improving social, economic and environmental well-being and sustainable development in the South Hams. Among the key challenges for the partnership are the provision of affordable, good quality homes for local people, housing opportunities for key workers and meeting the housing and support needs of both the young and the elderly. The partnership includes council officers and Members, Primary Care Trust, Police, Devon County Council, voluntary agencies and members of the business community. The LSP has become the main group responsible for the development of the Housing Strategy and have agreed to regularly monitor progress on the Strategy's Action Plan to ensure joint agency commitment to ensure progress is made. Actions from the LSP Action Plan (see Appendix 4) have been incorporated into the Housing Strategy Action Plan.
- **Devon Housing Choice** – The Council is involved with a sub group of the Devon Strategic Housing Group (DSHG) looking at the possibility of a Devon wide Housing Register.
- **Rural Housing Partnership** – The Council has acted as the lead for Devon Housing Officers in progressing with the partnership and with the interviewing and appointment of the Rural Housing Enabler.
- **Cross Authority Working** – The Council has worked with Plymouth City Council in 2000 and Teignbridge District Council in 2001 on the development of new build schemes outside of the District which have been used to meet local housing needs. The Council invested Social Housing grant into both schemes in return for nomination rights. (Nominations rights allow the Council to allocate properties to households on our Housing Register) A sub-regional housing needs

survey has also been undertaken in partnership with Plymouth City Council in 1998 and updated in 2002.

- **Supporting People** – The Council has been actively involved with the Core Strategy Development Group, now the Housing and Support Strategic Partnership (HSSP) and the Joint Commissioning Body (JCB) in progressing with Supporting People across the County, including being on the interview panel for the co-ordinator's post and other appointments.
- **Devon Strategic Housing Group** – A clear set of priorities and a detailed action plan has been set for the year ahead which included the appointment of a Devon-wide Affordable Housing Co-ordinator and Homelessness Research Officer.
- **Other Strategic Groups on which the Council is represented include:-**
 - South Hams and West Devon Learning Disabilities Joint Investment Plan
 - Domestic Violence Forum South Hams and Teignbridge
 - Devon Homelessness Manager's Group
 - Mental Health Forum
 - Devon and Cornwall Training Network
 - Devon Chief Environmental Health Officer Housing sub-group
 - Home Energy Conservation Act Devon sub-group
 - Care and Repair Advisory Committee
 - Home Energy Conservation Act South West Forum

In recognition of the Council's approach to affordable housing we were awarded Beacon Council status for 2005/06. Only 3 other councils were given this prestigious award. South Hams took part in the Beacon Council Learning Exchange Day in London in June '05 and jointly ran a stand with Greenwich Council at the national Chartered Institute of Housing Conference in Harrogate in the same month. We will be holding our own Open Days in November 2005. As part of the Beacon programme we are undertaking mentoring for other local authorities.

1.6 Building the Strategy – consultation & feedback

An extensive range of consultation techniques have been employed in developing the updated strategy with the intention that the document should be “owned” by as many partners as possible and the objectives understood by local people. Please see diagram below.



The Housing Strategy is very much an enabling document that sets the framework for the Council to work in partnership with a wide variety of agencies. A key to this partnership approach is to ensure that as many people as possible have an input into the strategy. The main vehicle for monitoring the targets set out in the strategy is the Local Strategic Partnership. The role of the LSP will be to meet with officers twice yearly to discuss progress to date and to consider whether targets are being met.

The previous strategy was also built upon this approach and the recent consultation has built upon this foundation: -

- Housing Strategy Focus Group – small group of local people invited from tenants associations, people in the Council's temporary accommodation and from the Council's Sounding Board Citizen's Panel. As a result of the consultation with the Housing Strategy Focus Group the 'Sanctuary' scheme has been introduced as an option for people who are fleeing domestic violence. The scheme allows a room in the house to be made safe for a short period of time until help arrives. This is achieved by turning doors on their hinges, fitting window locks, door locks and providing a mobile phone which is connected directly to the police. Take-up of the sanctuary scheme would be the choice of the individual. In addition the Group suggested that the best use should be made of the existing housing stock by encouraging older tenants to move to smaller properties and the Council has introduced a new scheme in conjunction with Tor Homes and South Western Co-Operative Housing Society to reduce under occupation. It is important to feed back to people the way in which they have influenced the outcome of the strategy and to explain why we are unable to take some issues forward. This is fed back to the group at the next meeting, also a copy of the completed Housing Strategy is sent out to each member of the group.
- Statutory and Voluntary Agencies Consultation Meeting – Multi-agency group including Social Services, Primary Care Trust, Shelter, Connexions, Housing Corporation, Supporting People, Youth Advice agencies and the voluntary sector including carers. The group agreed with each of the specific actions identified within the strategy which has then be translated into specific actions as part of the various partnership initiatives. (See list of all partner agencies in Appendix 6)
- Community Policy Development Group – Made up of District Councillors and is a group of Members who help to review and assess the achievements against the action plan. Meetings are usually held on a quarterly basis. Members of the group have suggested the key housing priorities for recommendation to full Council. This member group have considered the draft Strategy on two occasions during 2004 – and also invited a number of companies to make presentations looking at the possibility of delivering affordable housing with no public subsidy.
- Parish Councils – Officers are in contact with Parish Councils and attend meetings as and when requested to give information and advice re current housing issues, and to seek Parish views. The 'Home Page' newsletter which is sent to all people on the Waiting List is also sent to Parish Councils. The following Town and Parish Councils have been consulted in the last 12 months:-
 - Salcombe Town Council
 - Ivybridge Town Council
 - Totnes Town Council
 - Staverton Parish Council
 - Stokenham Parish Council
 - Dean Prior Parish Council
 - South Brent Parish Council
 - Stoke Fleming Parish Council
 - Strete Parish Council
- Survey – the Council has a Citizen's Panel of 1000 people from the South Hams who represent a cross section of the community. Recently the Housing Service used the panel to ask questions about the housing service, its accessibility etc. The results of this survey will be used to consider better ways to reach all people in the South Hams. Any changes made will be publicised in the Council's corporate newspaper South Hams Matters which is sent quarterly to every household in the district. The results of one of the questions showed that only 45% of those asked knew you needed to be on the Council's Housing Register in order to be considered for shared ownership. Subsequently the Council held a shared ownership roadshow in the district to raise public awareness of the scheme and approximately 250 people attended the event. The survey also concluded that the older the respondent to the survey the more likely they were aware of the Council's obligation to provide housing advice and to hold a Housing Register for the district and Council will especially target younger people in the district. Suggestions from the respondents for better publicising the service have been taken on board.
- Private Sector Landlords Forum – April 2005. The forum is now chaired by South Devon Residential Landlords Association in association with the Council. This amalgamation was considered important in order to

engage private landlords. The key issues identified by the forum were Insurance problems, dealing with anti-social behaviour and implications of the Housing Benefit Pathfinder in Teignbridge.

- South Hams Older Persons Housing Seminar – October 2003. The key issues identified by the agencies are:-
 - Housing Associations, Health and Social Services need to work together more closely to provide services for older people
 - ‘Care and cluster’ approach needed from housing associations, working together to provide a better service for the locality
 - Referral criteria is needed for Panel when determining if extra care or nursing home is required
 - National Care Standards require a ‘Statement of Purpose’ from extra care providers in order to discount the need for registration.
- The Devon Chief Environmental Health Officers Housing Sub-group has met with representatives of the Housing Renewal Loan scheme currently being piloted in the Bristol, Somerset and Dorset consortium of 10 local authorities. Three loan schemes are under consideration. The Devon group has indicated its interest in the process and whilst it is evident that there are many teething problems, the group is waiting for a further progress report in May-June 2004, following the anticipated launch in April. If the scheme is seen to be effective and practicable, then the Bristol group have agreed that an extension to include Devon, and possibly Cornwall, could follow.
- Further consultation on the Council's Housing Renewal Assistance policy has been positive. There was general support for the main proposals of the revised scheme with consultees stating that:
 - Responsibility for home maintenance lies with the owner-occupier.
 - Assistance should be repaid in most cases.
 - Help should be directed at the worst housing and those least able to afford the works – the elderly, families with young children.
 - Help should be available
- Parish Councils were consulted in relation to Empty Homes within their areas, but the response was minimal. The number of long term empty homes is dwarfed in the South Hams by the number of second

and holiday homes. The need to utilise some of these properties is acknowledged and formed the basis of our successful bid to the Regional Housing Body (See Chapter 5 Private Sector Housing for details of scheme)

- Consultation proposed in relation to residential caravan sites has been deferred whilst inspections were programmed to update our records and check licensing information. All sites have now been visited and a rolling three year inspection routine introduced.
- A customer survey is under way to establish views on satisfaction with the grant process and quality of the work carried out.
- The Community Partnership Forum have launched a series of consultation events around the district on community facilities and services, economic well-being, use of public space and the planning framework which will take place in July 2005. Housing officers will attend each of the events.

The Council realises that it cannot take forward all the targets identified within the strategy in isolation and therefore works closely with partner agencies to ensure wherever possible issues are being progressed. For example, implementation of the ‘Sanctuary’ scheme for people suffering domestic violence needs to be taken forward by the Police, the Community Safety Partnership and South Devon Women’s Aid in order for the scheme to be successful. All partners are updated at individual or multi-agency meetings. Timescales have been set to move targets forward and these along with responsible agencies are set out in the Action Plan in Chapter 7

1.7 Wider Priorities

1.8 National Housing Issues

Sustainable Communities

- Affordable housing is a national priority for the Government as the impact of rising house prices and shortage of supply is having a significant impact on the housing market. The main national policy document driving change is the Government’s “Quality and Choice: A Decent Home for All – The Way Forward for Housing”. The key priorities of the Government’s housing policies are:-

- Decent homes – ensuring that all social housing meets minimum standards by 2010
- Homelessness – to try to prevent homelessness through early intervention and to reduce the use of B&B for homeless families
- Supporting People – providing a single revenue for housing based support
- Key Workers – enabling key workers to access affordable housing
- Government’s Five Year Plan Sustainable Communities for All published in January 2005
- Homes where they are needed most – increasing the supply of affordable housing in growth areas, mainly focussed in the south east
- Sustainable Home Ownership – help for first time buyers to access the housing market by releasing public land and keeping costs down
- New “Choice to Own” scheme to be introduced based upon the existing Homebuy scheme for existing tenants
- Quality and Choice for those who rent – ensure landlords meet the decent homes target
- Choice-Based Lettings to be introduced by 2010 by all LA’s
- Reviving communities and housing markets – focussed on the north of the country
- Support for those who need it most – aiming to cut the use of temporary accommodation by 50% by 2010
- Enhancing the Environment – making the best use of land through higher densities, good quality design and protecting the environment
- Ensuring the adequacy of housing provision and distribution in the region through the creation of a regular forum of the Regional Planning Body.
- Development of a more robust methodology for assessing affordable housing
- Ensuring that there is a clear picture of rural affordable housing demand.
- Developing a clear picture of the supply and demand for supported, special needs and older peoples housing.
- Developing a clearer picture of key worker housing demand in the region.

1.9 Regional Priorities

Sustainable Communities – South West – how this influences strategy and how we influence Regional Housing Board

The Regional Housing Statement for the South West produced by the Government Office for the South West and the Housing Corporation sets the wider context in terms of the housing issues in the South West peninsula.

Sustainable Communities Plan South West

The Government’s Sustainable Communities Plan for the South West highlights the fact the region has the fastest growing population in the country – an additional half a million households by 2021. The document sets out an action plan for addressing the challenges faced by the region e.g. to provide between 6,000 and 10,000 affordable homes, reducing the number of homeless households and in particular families in bed and breakfast and to ensure that those living in the private sector are in dry, warm homes.

The Action Plan focuses on key priorities such as the role of the South West Housing Body, the delivery of homes for key workers, effective use of extra council tax money from second homes and decent homes standards.

See Appendix for website addresses.

The South West Housing Body (SWHB) identifies the priorities for the South West and makes recommendations to the government on the allocation of capital investment for the area. The SWHB brings together key regional players in the delivery of housing and planning and therefore fosters a greater sense of cohesion and consistency to the delivery of housing across the South West (South West Housing Body Website).

The SWHB comprises a Steering Group, a Working Group and the South West Housing Forum. Devon district local authorities are represented on this Forum by Alan Robinson, Strategic Director (Community), South Hams District Council.

Below are some of the issues that are being influenced by the Forum:

- The integration of housing and planning issues
- Special priorities debate - in particular meeting the needs in market towns and identifying the particular pressures faced by the South Hams as a housing 'hot spot' shown in a study entitled 'Housing Affordability in the South West' carried out by CACI Ltd. commissioned by the Government Office for the South West, the Housing Corporation and the Regional Housing Body.
- S106 Agreements –part of the Regional S106 Working Party to achieve consistency in the delivery of affordable housing. Section 106 agreements are made between a planning authority and a developer to specify that certain planning conditions are met on a development e.g. a proportion of the site will be for affordable housing.
- Continued promotion of key worker homes (Challenge Fund) and Private Sector Renewal grants – the Council has been successful in both Challenge Funds for Key Workers and with its innovative Second Homes Leasing scheme offering owners of second and holiday homes grants to improve their properties in return for leasing their property to the Council for use by homeless households
- South Hams District Council attended all consultation events to help to produce the Regional Housing Strategy during 2004

The Body presented its second housing strategy to the region in 2005, setting out the strategic priorities for the region and making recommendations on how the single housing pot should be allocated. The document also builds on the Regional Housing Statement and the Housing Corporation's Regional Investment Strategy.

SWHB's mission is - "To work in partnership to ensure that everyone has access to a good quality home within a sustainable and inclusive community."

Aim 1 – Improving the balance of housing markets.

To develop housing markets with a range of tenures, which improve the balance between supply and demand, and offer everyone the opportunity to access a home at a price they can afford.

Aim 2 – Achieving good quality homes.

To ensure that existing and new homes improve over minimum standards of quality, management and design.

Aim 3 – Supporting sustainable communities.

To ensure that housing makes a full contribution to the achievement of sustainable and inclusive communities

The Strategy identifies the following 3 priorities:-

Priority 1 – the provision of additional affordable housing.

Priority 2 – improving the quality of private sector homes.

Priority 3 – meeting the Government's Decent Homes target in the social sector by 2010.

South West Pilot Key Worker Challenge Fund

The South West Housing Body have identified there is a risk to the sustainability of communities due to the lack of affordable housing available to key workers in the region. They have committed £10,000,000 over two years 2004/05 and 2005/06 in the new regional key worker challenge fund.

South Hams has been identified as a 'hotspot' and Devon and Cornwall Housing Association and Sovereign Housing Association in partnership with South Hams District Council submitted a bid for funding for 15 units of affordable housing for key workers who provide a public service in the district.

The South Hams has been successful in securing Challenge Fund monies for 15 key worker homes. A two day event was held at South Hams District Council Offices in May 2004 for Council, Health Authority and Social Service staff. Officers are also contacting the Human Resources section of the statutory agencies to establish where their recruitment problems lie the Council will then look to establish a Priority A list of key workers who would be eligible for these homes.

1.10 Sub-regional priorities

Providing new affordable housing

- National priority ✓
- Regional priority ✓
- Sub-regional priority ✓
- Local priority ✓

The average house price in South Hams is £261,576 (Land Registry June – September 2004) and the average wages is approximately £20,000 per annum. 11% of all dwellings are second homes compared to 7% private rented sector and 9% social housing sector.

The South Hams has funded approximately 100 new homes per year in partnership with housing associations since stock transfer in 1999. This has become more and more difficult to achieve as land has become scarce. The joint Housing Needs Survey published in 1999 and updated in 2003, has shown that there is an annual shortfall of 330 affordable homes per annum in the South Hams. The new LDF aims to provide for the housing needs of all the community, including those in need of affordable or special housing. Sites have been identified which are accessible by public transport to jobs, education, health facilities, shops etc., in order to establish sustainable patterns of development. The council is seeking to achieve levels of 33% social rented, 33% affordable (shared ownership, low cost home ownership etc) and 33% open market sale on each site over 0.2 hectare (rural). Although these targets for affordable housing are high all of the allocated sites have only been released to meet local housing needs. In effect these are “allocated exception sites” which enable the added value from open market housing to subsidise the affordable housing.

Promoting a healthy private rented sector

- National priority ✓
- Regional priority ✓
- Sub-regional priority ✓
- Local priority ✓

The Housing Needs Survey Update (2003) showed that 1,559 households are currently living in unsuitable private sector housing and 51% of these cannot afford to buy or rent privately. The huge rise in house prices in the area has left many people unable to buy, only 7% of the housing stock in the South Hams is private rented and is becoming increasingly expensive with average rents for a 3 bed/1 reception room dwelling at approximately £550.00 per month. The main reason for the increase in homelessness in the South Hams (45%) is the ending of assured shorthold tenancies. There are approximately 75 new applications per month to go onto the Council’s Housing Waiting list.



The Council in partnership with the South Devon Residential Landlords Association holds a private sector landlords forum twice a year at venues around the district. Landlords and prospective landlords are invited to hear a range of speakers including Housing Benefit, Housing and Environmental Health officers plus representatives from other agencies and groups. The South Devon Residential Landlords Association also work with neighbouring authorities with the view to disseminating more up to date information and advice to landlords across the district, and to offer landlords the benefits of membership into their association such as cheaper insurance and legal advice.

A ‘Guide for Landlords’ and a ‘Guide for Tenants’ has been produced and circulated and a newsletter is sent out twice yearly.

Contacts are being made with landlords with a view to producing a list of landlords who will contact the Council if they have a property available they wish to let.

Encouraging sustainable home ownership

- National priority ✓
- Regional priority ✓
- Sub-regional priority ✓
- Local priority ✓

A meeting has been held with RSLs and several building societies to consider issues around shared ownership viability. Building societies need to be aware there will be increasing numbers of people applying for shared ownership mortgages over the next 10 years. We will also need to consider at offering 25%, 50% and 75% shares so that people on all income levels have the opportunity to access the shared ownership market. There is also concern that people are not given

mortgages based on multiple income ratios which effect affordability. A Shared Ownership Road Show was held in conjunction with housing associations in October 2004 to publicise the shared ownership opportunities in the South Hams and was attended by approximately 250 people. The Council is looking at issues raised in the Government's Homebuy consultation paper and will consider a possible Pilot scheme on our land to see whether a new approach can be taken to provide intermediate housing for local people.

Strengthening the protection available to the homeless

- National priority ✓
- Regional priority ✓
- Sub-regional priority ✓
- Local priority ✓

The Homelessness Act 2002 extended the groups of vulnerable homeless people who have a priority need for accommodation to include 16 and 17 year olds, people who have become institutionalised and those who are fleeing violence. Each authority has to produce a review of homelessness in its district and a strategy for the next 5 years. Homelessness in the South Hams continues to be a significant problem and there are not enough vacancies created each year to meet the number of homeless people who need a home (See Homelessness Strategy Chapter 3)

Reducing the use of bed and breakfast (especially families)

- National priority ✓
- Regional priority ✓
- Sub-regional priority ✓
- Local priority ✓

The council has been running a Private Sector Lease Scheme for the past 10 years and there are currently 80 leased properties from the sector for placement of homeless families, with proposals to take on a further ten properties in the coming months. This increase enabled the Council to meet its target of no families B&B in

February 2004. A private sector landlord's forum is run twice a year to encourage landlords into the sector and to provide them with advice and information. A Deposit Guarantee Scheme is also in operation and a rent in advance scheme has been successfully introduced to try to prevent homelessness.



2 Identifying and meeting general housing needs in the urban and rural parts of the South Hams

By working in Partnership with Housing Corporation, Housing Associations and Developers

2.1 Key Objective:

- To secure a sustainable level of housing for local people at an affordable level.

2.2 Review of key targets from previous Housing Strategy – 2002 - 2007

- Meeting housing needs in the South Hams by working in partnership with the Housing Corporation, housing associations, the Rural Housing Enabler and developers to achieve funding for 100 new homes for rent – funding for 130 new homes achieved for 2004/05
- 33% of new homes should be provided by social landlords at affordable rents – 33 rented homes per annum – 70 homes achieved in 2004/05
- Strive to ensure that a further 33% new homes will be available at affordable prices in the private sector, for example as private rented, shared ownership housing or open market discounted housing for sale – 33 intermediate housing homes per annum – 60 homes achieved in 2004/05
- A minimum of 75% of social housing lettings should go to people with a strong local connection subject to need – 75% of all Housing Associations vacancies to be made to local people on the Council's Housing Register.

2.3 Reason for Priority and Local Context

Since 2002 the provision of affordable housing for local people has been the Council's number one priority. Rising numbers on the Council's Housing Register which coupled with growing numbers of households in temporary accommodation and bed and breakfast led councillors to re-consider council priorities. Workshops were held with Members and based on information and advice from partner agencies and officers and it was determined that securing a supply of housing for local people at affordable levels was the Council's corporate priority. There are currently almost 2000 households on the Housing Register and approximately 75-100 new applications are received every month. At the same time the number of allocations has dropped significantly. There is clear evidence of growing pressures in terms of a diminishing supply and rising demand in the South Hams. See tables below.

HOUSEHOLDS ON HOUSING REGISTER AS AT APRIL 1ST 2004	
1999/00	892
2000/01	795
2001/02	1029
2002/03	1558
2003/04	1797
2004/05	1968

HOUSEHOLDS TAKING UP LOCAL AUTHORITY NOMINATIONS TO HOUSING ASSOCIATION DWELLINGS 1999 – 2004		
Year	1 Beds	Family Housing
1999/00	143	96
2000/01	90	165
2001/02	100	205
2002/03	75	155
2003/04	49	120
2004/05	85	130

Housing Need is defined as: -

'Households lacking their own housing or living in housing that is inadequate or unsuitable, who are likely to be unable to meet their needs in the housing market without some assistance.'

One of the key issues to be tackled in the housing strategy is a robust assessment of the long-term need for affordable housing to meet local housing needs. The key factors that need to be addressed in any assessment of need include the following: -

- What are the housing trends in terms of housing need and homelessness?
- What opportunities are available for local people to meet their own housing needs?
- What is the quality of the housing stock and is it suitable?

In order to consider these issues the Council in partnership with Plymouth City Council and the Housing Corporation commissioned Opinion Research Services (ORS) to undertake a detailed housing needs survey of Plymouth and the South Hams in 1998. This survey involved a combination of face to face interviews and postal questionnaires. This survey was updated in 2002. A basic needs assessment model was applied and the result was a net shortfall of 330 affordable dwellings is needed across the South Hams, half of which should be social rented (see table opposite). Both the Housing Needs Survey and the updates are available to purchase from the Council.

The results indicated that many local people were unable to afford to buy and rent in the private sector and that there will be increasing numbers of new households who will be in need of housing in the near future. In fact there will be a net shortfall of 330 affordable homes each year. The results of the survey helped to shape the new Local Development Framework. The Devon Structure Plan which sets out a strategy to guide planning in the County requires that provision is made for 4,000 dwellings to be built inside the Plymouth Area of Economic Activity in the period 1995-2011, predominantly to meet the needs of Plymouth City. However South Hams Council has taken the view that affordable housing is needed across the district and has made provision within the LDF for an additional 1,000 dwellings. See LDF on SHDC Website.

Summary of Basic Model	Number of Households
BACKLOG OF EXISTING NEED Annual need to reduce backlog	160
Plus NEWLY ARISING NEED	404
Minus SUPPLY OF AFFORDABLE HOUSING	234
Equals NET SHORTFALL (SURPLUS) Affordable units per year	330

Source: South Hams District Councils Supplementary Planning Guidance 2004 based on ORS Housing Needs Study Update 2002

Due to the significant changes in the housing market an update to the Housing Needs Survey was commissioned in 2002. The update was intended to infer what the likely income and house price characteristics of households would be if a similar housing needs survey was conducted now to reveal how incomes and house prices have increased since the date of the survey.

House prices have increased dramatically in the last six years in Devon and some of the greatest rises have been in the South Hams where average house prices have risen from £115,475 in 2000 to £261,576 in the second quarter of 2004.

Average House Prices in the South Hams

Year	Average House Price
March 2000	115,475
March 2001	118,8993
March 2002	158,144
March 2003	213,146
March 2004	224,953
June 2004	261,576

Source: Land Registry Website

As the 'shelf life' of a housing needs survey is approximately 5-7 years South Hams and Plymouth City Council together with West Devon Borough Council and Caradon District Council are looking at commissioning a new housing needs survey in 2006 based on the new housing market assessment areas. Members agreed funding in 2004, however due to the delay in guidance from the Office of the Deputy Prime Minister (ODPM) the date may be delayed. The ODPM are looking for local authorities to pilot surveys in the new housing market assessment areas and South Hams are looking to be considered. The results of the new Housing Needs Survey may impact on the Council's priorities and will inform future housing strategy updates. At the time of the original survey in 1998 the average house cost in the South Hams was £93,400. In the lowest housing price quartile you could still find properties for £42,900. Currently the average cost is over £260,000, an increase of nearly 250%. However the largest jump has been in the lowest quartile of house prices where properties now sell at around £82,800 an increase of 98%. During the same period local incomes have only increased by around 13%, making the affordability gap even greater.

	House Price to Income Ratio 2002	Deviation from England Average	Proportion of Households Unable to Purchase in Lowest Quartile	Deviation from England Average
England	3.37	0	32.5%	0
South West	4.20	+24.6%	67.9%	+108.9%
Devon	4.64	+36.5%	67.7%	+108.3%
South Hams	4.75	+40.9%	80.5%	+147.7%

Source: Joseph Rowntree Foundation (2002) SHDC SPG 2004

In order to address these issues the Council has set a challenging target of significantly increasing the supply of social housing to rent and affordable housing to buy through the LDF. It will be important that the intermediate housing to buy is affordable to local people on average incomes of £20,000 per annum and less. Further work on delivery will form part of the action plan, both with funders such as the Housing Corporation, housing associations, developers, and the planning and housing services of Plymouth City Council.

The numbers of homeless households is also growing – as at October 2004 there were 102 households in temporary accommodation and 6 single person households in bed & breakfast. There is an annual shortfall of around 200 new homes required to meet priority local needs even with the 130 new homes being funded in 2004/05.

In terms of the supply of social housing, this has declined steadily in recent years (See table beside) which has been exacerbated in the last 12 months by the following factors:--

- Reduction in the overall social housing stock
- Our largest housing association undertaking a modernisation programme which has meant that family homes have been used on a temporary basis to house the their tenants while the works are carried out.
- Rising house prices
- Delay in the new build programme
- Shortage of temporary housing opportunities

The Council has worked with a number of Housing Associations in recent years and encouraged a great deal of competition between associations to maximise the number of new homes built in the District. The Government's national policy is for Housing Associations to reduce their rents over a ten-year period, which is known as "rent restructuring", the effect of this is that all Housing Associations have limited scope to subsidise the capital cost of new housing schemes. This has created a level playing field in terms of capital funding and has significantly increased the amount of Social Housing Grant required to fund each new home.

Housing Associations have therefore consolidated their approach to their business as a result of these changes and many have withdrawn from new housing development. Therefore in order to consolidate the Council's developing partnership with Housing Associations, a Social Housing Partnership Agreement has been produced which sets out a longer-term strategic election of partners. The Partnership Agreement and long term investment programme will be reviewed in 2005.



An indication of the emerging approach is illustrated by the following examples: –

■ East Allington

Tor Homes owns the adjoining houses in Laburnum Way, East Allington and was therefore best placed to take this scheme forward in terms of management of stock. Meetings have taken place with the Parish Council and local residents and Tor Homes have put forward proposals in partnership with a developer for a mixed tenure scheme on the basis of two thirds affordable housing. Planning permission was granted subject to a S106 Agreement and start on site was achieved in December 2004. The scheme will provide 12 units for rent and 12 units of shared ownership.

■ Bonfire Hill, Salcombe

Salcombe is one of the coastal towns most affected by second home ownership as nearly 40% of all dwellings are second or holiday homes. Part of this scheme will be funded from the additional monies generated from Council Tax on second and holiday homes and is a good example of how the extra funding is helping to those communities which have suffered as a result of high house prices and second homes. The existing social housing stock in Salcombe belongs to Tor Homes and therefore in management terms it was agreed that Tor Homes should be the housing association to take the scheme forward. Terms have been agreed with the developer of the site for a mixed development with two thirds of the site being allocated for affordable housing. This will provide 14 homes for rent and 15 homes for shared ownership. It is anticipated that a planning application will be submitted in the Autumn 2005. The scheme will be part funded through developer contributions that had been successfully negotiated on other sites in Salcombe.

One of the key challenges facing the Council in the coming years is the new housing to be accommodated in the District as a requirement of the Devon Structure Plan. The current Local Plan expired in 2001 and the availability of housing land will be restricted until the revised Plan is adopted. The scale of development and the level of local representation have strongly influenced the rate of progress of the Local Plan. An associated problem with the delay is that it will be difficult for the new housing sites to come forward in the short term. The Government's new Planning and Compulsory Purchase Act aims to create a faster, fairer and more flexible planning system by various means, including the introduction of Local Development Frameworks (LDF) to replace Structure

Plans and Local Plans. The South Hams LDF will comprise a portfolio of Local Development Documents. The portfolio approach will enable swifter progress to be made towards adoption of parts of the South Hams LDF and therefore local and community priorities can be advanced more effectively.

2.4 Affordable Housing Supplementary Planning Guidance

The Council has adopted new Supplementary Planning Guidance (SPG) to ensure that adequate provision is made in the light of all the available evidence of housing need. The SPG is intended to provide detailed guidance and advice to developers, landowners and others on the Council's policies and procedures in the implementation of its affordable housing policies. This SPG is based upon and derived from policies of the 'development plan' (Policy H6 of Devon Structure Plan 1995 - 2011 and Policy SHDC2 South Hams Local Plan 1989 – 2001).

There are very particular housing needs which exist in the South Hams and these needs cannot be easily provided for by private speculative development.

Evidence of housing need shows a continuing shortfall of affordable housing in the district. A study entitled 'Housing Affordability in the South West' carried out by CACI Ltd on behalf of the Government Office for the South West, the Housing Corporation and the Regional Housing Board, has highlighted the South Hams as a very unaffordable hotspot, with mean house prices more than eight times mean incomes. The Council is keen to encourage a range of housing to meet a range of needs across all tenures.

The SPG proposes site thresholds on which affordable housing will be negotiated of 15 dwellings or 0.5 hectare in settlements of 3,000 population or more and 2 dwellings or 0.1 hectare in settlements of below 3,000 populations. Where affordable housing is provided on site, it should be seamlessly integrated to ensure mixed communities. The developer may consider provision of affordable housing on site either by significantly discounted land value, significantly discounted package of land and construction costs or the provision of larger discounts in return for lower quotas of affordable housing. The Council's preferred method of delivery would be for the transfer of land to an RSL at nil or nominal cost.

In exceptional circumstances an alternative to 'on site' provision may be made. This could be an alternative site within the same settlement or a financial payment in lieu of on site provision. A formula for calculating the appropriate financial contribution is contained within the SPG.

Where unanticipated windfall opportunities arise developers should discuss residential development proposals with the Council's Housing and Planning sections at an initial stage to ensure that affordable housing requirements identified in the Housing Strategy and the Local Plan are addressed and incorporated into their proposals.

*South Hams District Council's Supplementary Planning Guidance (SPG) 2004
Tetlow King*

See South Hams District Council Website for full SPG on www.southhams.gov.uk

Close corporate working took place between the housing and planning service to ensure that local housing needs will be met as part of the Local Development Framework (LDF). The strategy is to meet strategic needs within a new community and to provide for the district's local needs in the key towns. A programme of development has also been identified for larger villages with a good range of facilities. A ten-year housing programme is being formulated taking into account the sites identified in the LDF and Housing Associations have been identified to take forward each of the sites

Rural Housing Partnership

In response to the Rural White Paper all of the rural District Councils in Devon, together with the Housing Corporation, Countryside Agency, Community Council of Devon and Registered Social Landlords and have worked together to produce a Rural Housing Partnership for the county.

The Benefits of the Partnership are:-

- The Housing Corporation will fund a guaranteed rural housing programme for three years
- Appointment of a Rural Housing Enabler to work at both a strategic and local level

A Rural Housing Enabler post was appointed in 2002 with the majority of the funding being provided by the Housing Corporation and the Countryside Agency. Local Authorities and RSLs have also contributed to the cost of the post.

Devon-wide Strategic Housing Co-ordinator- The recent decision by the County that all of the additional resources generated from second and holiday

homes should be made available to the communities which are affected is strongly welcomed. The Devon Strategic Housing Group proposed that some of this money was top sliced to appoint a County wide Affordable Housing Co-ordinator post. A co-ordinator has now been appointed and will be a county wide resource the main aim of which will be to increase the amount of affordable housing being delivered in Devon and is based at South Hams District Council.

2.5 New Community to be built at Sherford – One of the biggest challenges facing the Council in the life of this Housing Strategy will be the creation of a new community in the west of the District adjoining Plymouth. The County Structure Plan identifies the need for a new community and following the Examination in Public of the Structure Plan in 2003 it is now a requirement that the new community will be built in Sherford. The Prince's Foundation has been commissioned by the Sherford Steering Group and undertook an Enquiry by Design event with all relevant stakeholders to help to master plan the new community. An Affordable Housing sub-group has been set up which as agreed the following housing objectives for Sherford:-

- Mixed and balanced community – high levels of affordable housing to be achieved. 10-15% for rent and 35-40% for rent
- Housing to be "Tenure Blind" to encourage a more mixed approach and no segregation of tenures
- Mixed Tenure Extra Care Housing for older People to be achieved
- Medium to High Density development
- High energy efficiency standards to be achieved
- Photovoltaic panels and passive solar design to be incorporated throughout the development
- Water conservation with recycled rainwater to be included
- Off Site Manufacture to be encouraged
- Live/Work Units to be included within the scheme to encourage home working
- Developers consider there to be a robust market over last five years with average price in South Hams at £261,576

- Proposed build out at Sherford of 400 units per annum is achievable based on existing housing shortfall and anticipated demand
- Funding to be considered from 2008/10 onwards for rented housing

2.6 Targets

- To appoint a County wide affordable housing co-ordinator by Autumn 2004 – achieved Autumn 2004
- To commission a new Housing Needs Survey in partnership with Plymouth City Council, West Devon and Caradon – Summer 2005
- To work with Housing Associations and Developers to achieve a minimum of 100 new affordable homes for rent and shared ownership each year in the South Hams
- Deliver a shared ownership and Key Worker programme of 145 dwellings 2004/06
- Implement a Tenant's Incentive Scheme with partner housing associations by summer 2004 - achieved
- Set up a Rent in Advance scheme to run in tandem with Deposit Guarantee Scheme by summer 2004 - achieved
- Sherford
 - To progress Master Plan for the new settlement at Sherford in conjunction with other partners – Autumn 2004 - achieved
 - Select RSL partners – Winter 2004/05
 - Decide on affordable housing mix – Spring 2005

Milestones – key actions needed to deliver the targets

- Lobby Central Government to increase the resources available for funding affordable housing.
- Better publicise the housing situation faced in the South Hams
- Identify additional development sites for affordable housing to be brought forward prior to the adoption of the Local Plan – Autumn 2004



- Review the partnership agreement with Housing Associations and the Housing Corporation. – Winter 2004
- Assess financial implications of affordable housing tariff or alternative measures promoted nationally – Winter 2004
- Increase the number of private sector leases for temporary accommodation
- Meet regularly with housing associations to discuss nominations
- Enter into the Devon Rural Housing Partnership and set a work programme with the rural housing enabler – up to 2005
- Work with Devon Strategic Housing Group and set a work programme with the Devon Strategic Housing Co-ordinator – Up to 2005/06
- As part of the LDF to deliver rural housing schemes in East Allington, Salcombe, Lee Mill, Strete, Chillington and Diptford – Up to 2011.
- Enable affordable housing delivery through the planning process
- Make best use of existing stock through nominations agreements
- Develop shared ownership low cost home ownership and other forms of affordable housing for those people who are unable to access the market without help
- Maintain that no families should spend any longer than 6 weeks in B&B
- Wherever possible look to bring empty homes back into use

3 | Meeting the Needs of the Homeless

3.1 Key Objective:

To provide suitable quality temporary accommodation for those accepted as statutorily homeless, and to ensure that the Council meets its statutory obligations under the Housing Act 1996 as amended and by the Homelessness Act 2002.

3.2 Review of Targets from previous Housing Strategy 2002 – 2007

- To reduce the use of B&B by families to nil by March 2004, except in exceptional cases and then the period of residence will be for a maximum of 6 weeks – **target met February 2004.**
- To acquire up to 6 properties for short term occupancy by 2003 – **In order to achieve this the Council effectively lobbied ODPM to change the regulations relating to the number of properties that can be owned by a Housing Authority without having to open a Housing Revenue Account (HRA). Five properties were purchased in 2003 and a further nine during 2004.**
- To increase the amount of private sector lease properties from 38 to 60 by 2004. **Update – in recognition of the growing pressures Members** have agreed to increase the PSL scheme by up to 80 properties and the process of leasing further properties is currently underway
- To improve communication with homeless people and achieve 80% satisfaction rating with the overall service by 2005 – **Focus group meetings are held and a more detailed consultation was held with tenants of Avondale in 2003. A twice yearly newsletter Homepage is sent out to everyone on the Housing Register.**
- To provide appropriate quality temporary accommodation for those accepted as homeless and achieves 90% satisfaction rating with the housing from homeless people who are accommodated by 2007 - **ongoing.**

3.3 Reasons for Priority and Local Context

The Homelessness Act 2002 received Royal Assent on 2 February 2002 and came into effect in July 2002. The Act reforms Parts VI and VII of the Housing Act 1996 and has three key policy aims. These are:

- To require local authorities to adopt a strategic approach to tackling and preventing homelessness
- To strengthen the homelessness safety net
- To encourage a more flexible approach to lettings.

Local authorities are required under the new Act to conduct a review of homelessness in their area and to publish a strategy identifying how the problems will be dealt with. The 'Homelessness Review' must:

- Analyse the levels and likely future levels of homelessness
- Consider the services provided which help prevent homelessness and help homeless people find accommodation or provide support for them
- Identify the resources available to statutory and voluntary organisations that deal with homeless people

Having carried out the review, the local authority must publish its 'Homelessness Strategy' within one year of the Act being implemented (July 2003). The strategy must:

- Show how homelessness will be prevented in their district
- Identify how it will secure that sufficient accommodation is and will be available for homeless people in their district
- Ensure that it secures satisfactory support for homeless persons and those who need support to prevent them from becoming homeless again.

This chapter forms the Homelessness Strategy for the Council, if you wish to view the full document published in 2003 containing the review you can do so on the Councils web site www.southhams.gov.uk

Secondary legislation designed to compliment the Act came into effect in July 2002 widening the groups of people considered to be in priority need for housing. Those considered to be in priority need will now include:

- 16 and 17 year olds
- Care leavers aged between 18 and 21
- People vulnerable as a result of either being looked after, accommodated or fostered by a local authority or having been in the armed forces or in prison
- People vulnerable as a result of ceasing to occupy accommodation following violence or threats of violence.

It is difficult to predict what the impact of the new Homelessness Act will be but it is likely to increase the pressures on the Council, both in terms of temporary accommodation and trying to ensure permanent housing is available through housing associations.

The Government has stated:

“By March 2004 local authorities will ensure that no homeless family with children has to live in a bed and breakfast hotel except in an emergency. There may be exceptional circumstances, where some families have specific needs, or where the local authority is still processing a homeless application where bed and breakfast hotels of an acceptable standard may be used for a limited period and this should not be for more than six weeks”.

Homelessness in the South Hams is a significant problem. Over the last four years the number of households accepted as statutorily homeless and accommodated has risen steadily. Over the same period, the number of people applying to join the housing register has also increased (see table on page 21) whilst the number of vacancies in local social housing stock has fallen (see table on page 21).

The Right to Buy, limited development opportunities for new build affordable housing schemes and Tor Homes redevelopment/refurbishment programme have contributed to the diminishing number of social housing vacancies. Within the private housing sector, prices have risen sharply over the last twelve months and the cost of private rented accommodation has followed this trend.

The Council works in partnership with a range of agencies to prevent homelessness. A ‘Homelessness and Housing Advice Strategy Group’ comprising of voluntary and statutory agencies meets regularly to discuss the housing problems faced by local people and how they can be overcome.

A floating support scheme has been developed with Westcountry Housing Association to provide support for homeless households living in temporary accommodation. This innovative scheme is one of the first in the county to provide such support for homeless people and is funded through Supporting People. The scheme has had the following benefits: -

- Prevent homeless people losing their accommodation & becoming homeless again
- Helping to support vulnerable people who are often suffering from considerable stress due to their housing problems
- Reducing budgeting problems and ensure that rent is paid and benefits are claimed
- Acting as a link with Social Services and Health services.

During the last 10 years the Council has only used Bed and Breakfast accommodation in emergencies and had been able to secure other more suitable forms of temporary accommodation in the private sector. The Council has operated a Private Sector Leasing (PSL) scheme for over 10 years and this has proved a very cost effective alternative to B&B. A number of factors have combined in recent years that have resulted in the homelessness problem becoming more acute nationally and these effects have also been experienced in the South Hams. Reasons for this include: -

- Rising house prices and associated private rental values
- Reducing social housing stock with few turnovers as tenants are happy with their homes
- Changes to the development of new homes by housing associations which has seen nearly a 100% increase in Social Housing Grant to fund new homes
- Problems with the development process which has delayed a number of new schemes being built despite funding being in place

- Shortage of housing land for new housing schemes
- Redevelopment and refurbishment of defective housing by Tor Homes that results in their tenants having to move to alternative family housing until their new home is completed.

With respect to homeless applicants being offered permanent housing, the Council currently allows people to select which area they would like to be housed in and where ever possible accommodation is offered according to this choice. The Council recognises that many people will have specific connections with a particular area of the South Hams because of schools, employment or family support and wherever possible accommodation offered in their area of first choice.

In order to explain the problems and highlight the shortage of affordable housing a newsletter 'Homepage' is produced giving information about the number of vacancies that have arisen in the last 6 months and the level of points applicants will need to be considered for an allocation. The newsletter is sent to every household on the Housing Register and to Parish and Town councils.

In a high demand area it is difficult to move towards a Choice Based approach to lettings and it is felt that in the South Hams it will be important to have a points based system which objectively reflects the levels of local housing needs. Members have recently reviewed the Council's Allocation Policy to ensure that local people in housing need are being housed. Advice was sought from barristers to ensure that any changes to the policy were in accordance with the legislation. The new policy has given additional weighting to homeless people and those with medical problems. To view the Allocation Policy visit the Council's web site www.southhams.gov.uk

The Council had accepted before the new Act that 16 and 17 year olds, people fleeing violence and care leavers were in priority need in accordance with good practice and the 1996 Housing Act's Code of Guidance. Those vulnerable due to being institutionalised is not a group the Council currently accepts as having a priority need for accommodation. It is likely that by consolidating the rights of the above groups in law that more people will be aware of their rights and will make applications as homeless. This will have an impact on temporary accommodation and will also mean that more vulnerable people will have to be supported in order that they can sustain their housing. **Update – Social Services have provided details of all the Care Leavers in the South Hams. Further investigation will be undertaken to determine their housing requirements. It is also planned to have a joint training event with Social Services in Autumn 2005.**

Teenage parents – there were 8 under twenty year old, single, pregnant females accepted as statutorily homeless in 2004/05. It is proposed that a property will be made available within each of the supported housing projects in the 4 main towns which will be suitable for a teenage parent and their child. It is also proposed that a flat in Avondale House, the Councils homelessness hostel, will be available for teenage mothers. Any teenage parent will be given access to Floating Support provided by the Youth Advice Centre in Ivybridge.

The Council is committed to working in partnership with other authorities. Examples include: -

Devon Choice – South Hams is part of a partnership examining the feasibility of a sub-regional approach to choice based lettings in six districts across Devon. As part of that process the Devon Choice is examining the homelessness processes and move-on and support for vulnerable clients in conjunction with the Supporting People Team.

Devon Homeless Managers Group - has replaced Homelessness Officers Network Group (HONG) – The Council is an active member of the group considering common problems and sharing good practice.

Devon Wide Homelessness and Development Officer – Update – This person is in post and is based at Plymouth City Council

Equal Opportunities

The Council is committed to equality of opportunity and anti-discriminatory practise in service provision and seeks to promote social inclusion. Every effort is made to ensure that housing applicants are treated fairly and sensitively. Applicants who are eligible to join the Housing register will not be discriminated against on the grounds of race, colour, ethnic or national origin, disability, religion, age gender, sexual orientation or marital status. All applicants will be asked to provide details of their ethnic origin. This is not a requirement for acceptance of the applicant. Ethnic origin records will be kept and monitored on a regular basis to ensure that properties are being offered and allocated fairly and will be reported annually to the Council's Community Policy Development Group. This is to ensure compliance with the Council's obligations to monitor its practises carrying out its functions and to have due regard for the need to eliminate racial discrimination and to promote equal opportunity and good race relations under the Race Relations Act. The Policy will be amended and updated in order to conform to new housing and other relevant legislation and case law and to ensure that they do not operate in a way that discriminates against or disadvantages any particular group.

3.4 Targets

- Appoint a Housing Options Officer by April 2004 – appointed May 2004
- Increase private sector leases from 60 to 80 by Autumn 2004 - 70 properties acquired which has met the need to date
- Purchase 14 properties to be used as temporary accommodation – achieved summer 2004
- Consider the future of the Council's Homeless scheme at Avondale House, South Brent – Spring 2005
- Hold a joint training event with Social Services on Care Leavers accommodation – Autumn/Winter 2004/'05
- Progress the 2 single person schemes in Totnes and Dartmouth - 2007
- ODPM new target to reduce Temporary Accommodation by 50% by 2010 from a base date of December 2004

Milestones

- Research into other approaches being used in Devon to prevent homelessness - ongoing
- Use floating support service to prevent recurring homelessness
- Better publicise the housing service by targeting hard to reach groups
- Consider the adoption of a choice based lettings system
- Increased commitment to inter-agency working-

4 Meeting Needs Across All Client Groups - Supporting People

4.1 Meeting the Needs of Older People, particularly those with mobility problems

4.2 Key Objective:

To ensure that there is a good supply of affordable housing for elderly people and that help is available for them to remain in their own homes where appropriate.

4.3 Review of Targets in Housing Strategy 2002 - 2007:

- To achieve an extra care scheme in each of the four main towns or related catchments areas - **Douro Court, Ivybridge achieved 2000, Newton Ferrers Extra Care mixed tenure scheme – completion due Autumn 2005, Home Meadow, Totnes – looking to move towards extra care scheme by 2008.**
- Support the elderly to remain in their own homes by the provision of Housing Act grants (DFGs) – **ongoing.**
- To enable all elderly people to stay in their chosen homes with appropriate care and support whenever possible and practical and to achieve a 10% the annual achievement of Care and Repair Agency performance targets -
- 95% customer satisfaction levels for private sector housing work -

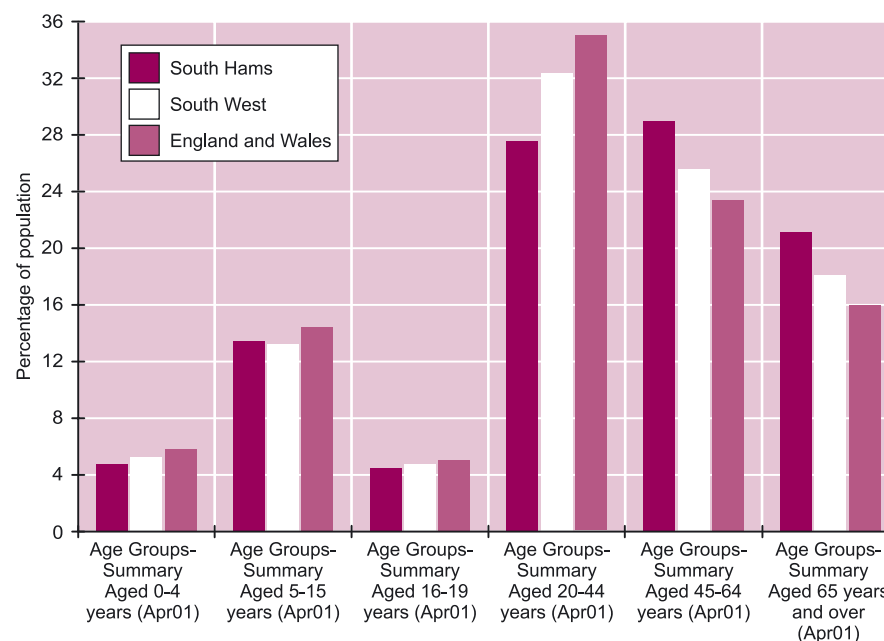
4.4 Reason for Priority and Local Context

While the authority acknowledges the context of the Supporting People programme, the Council has identified the housing needs of the elderly to be the third highest priority for the Housing Strategy in the coming years. There is an acknowledgement that good quality housing has to be at the cornerstone of any strategy that deals with the health and social care of

older people. It is well recognised that good quality housing can play a key preventative role in terms of enabling older people to stay in their own homes, reducing the number of admissions into hospital or residential or nursing homes.

The elderly population in the South Hams is above both the county average and the average for England and Wales (see table below taken from National Statistics web site), and is projected to increase in the future. With the advances health care older people are also living longer but there will also be a corresponding increase in the number of frailer older people in the community.

Resident population: percentage in age band, April 2001



These issues were highlighted in research commissioned by the Housing Corporation, The District Council, partner Housing Associations, Social Services and the Primary Care Trust. The research was undertaken by Exeter Enterprises, part of Exeter University and was funded mainly by an Innovation and Good Practice Grant (IGPG).

The private Residential and Nursing Home sector has continued to decline in recent years with a number of homes closing. In addition many sheltered housing

tenants who had previously been moved on to residential homes have had to stay in sheltered schemes – many of which are only Category One with only a small range of facilities.

In order to address these issues Housing Association and providers are being encouraged to develop Extra Care sheltered schemes which are built upon the following philosophy: -

- 33% of residents will be active and require very limited support;
- 33% of residents will require a considerable amount of support and will become frailer
- 33% of residents will be frail and will require 24 hour support and would have been admitted to residential or nursing homes

Consideration also to be given to creating mixed tenure Extra Care schemes to give older people more choice and an opportunity to secure their capital, which will also benefit the scheme through additional investment. A 25 unit rural, mixed tenure, extra care scheme is on site in Newton Ferrers. The scheme will have 13 flats for rent and 12 flats for sale on a 90% shared equity basis. It is believed this is the first rural mixed tenure extra care scheme in the country.

The scheme has been progressed in close partnership with the Parish Council who carried out several surveys showing a larger than average older population in the villages of Newton Ferrers and Noss Mayo. The scheme is due for completion in autumn 2005.

It is proposed that the following schemes should in the next five years move towards extra care housing: -

- Douro Court Ivybridge (The Guinness Trust) – achieved 2001
- Home Meadow Totnes (Tor Homes)
- Potential new scheme Dartmouth (Signpost HA)
- Kiln House Kingsbridge (Anchor HA) and/or Redford Meadow Kingsbridge(Devon and Cornwall HA)

The following rural residential home and sheltered scheme could also be adapted to provide extra care in the future and further discussions are taking place with all

of the relevant agencies to determine the best course of action for the following scheme: -

- Forder Lane House Dartington (Dartington HA)

One of the shared priorities for agencies is to enable older people to remain in their own homes wherever possible. This can sometimes be difficult to achieve in the South Hams due to the topography of the District which often results in a large number of steps required to gain access to properties. The towns of Totnes and Kingsbridge are good examples of these problems.

The Disabled Facilities Grant (DFGs) programme enables older people to remain in their own homes through adaptations to their property. Close working takes place with Social Services, Health staff and South Hams Care & Repair to ensure that older person's needs are met. This is also important in terms of hospital discharge and reducing the number of falls, the major cause of hospital admission for elderly people.

The major client group of the Care and Repair Agency is elderly people and the services they provide allow elderly people to remain in their homes for as long as possible, accessing financial and other assistance from a variety of sources.

The Agency also operates a Handy Person scheme, which is targeted to elderly clients and provides basic repairs and maintenance to their homes, thereby extending the occupancy time of their homes. The scheme also reduces the risk to elderly clients from suffering DIY accidents – a major source of hospital admissions amongst the elderly. The agency includes security measures and energy efficiency promotion in its routine daily work. This assistance supports such other Council strategies such as the Crime and Disorder strategy and our work on Energy Efficiency. It also links in with NHS requirements to reduce winter deaths in the elderly. The agency, which came into practical operation only at the end of 2000, is achieving a steadily increasing workload. New and challenging performance targets have been established for the agency to ensure that the Council continues to receive a value for money service.

A multi-agency forum (Accident Injury Prevention Forum) has been instigated and includes in its remit work on Prevention of Falls in the elderly. Presentations have been made to the group on the availability of grant aid for the elderly. The Care and Repair Agency have taken on an active role in falls prevention in the elderly and work with other key agencies in developing strategies and work plans to reduce the incidence rate.

The Private Sector Renewal policy utilises a priority points system that favours the elderly, infirm and those least able to afford the necessary works.

4.5 Targets

- To secure an extra care sheltered scheme in each of the four main towns
- To review all existing sheltered housing to assess its suitability to accommodate the frail elderly in enhanced sheltered schemes by Autumn 2005
- To achieve a mixed tenure, rural extra care scheme in Newton Ferrers by Winter 2005
- To consider the future of Forder Lane and Brimhay, Dartington by Spring 2006
- To consider the opportunity for an extension at Duoro Court in Ivybridge - Autumn 2006

Milestones

- 100% spend of annual DFG budget - Ongoing
- Lobby for increased Government funding and/or additional funding from other statutory agencies
- To consider the possibility of more mixed tenure schemes to reflect the high percentage of owner occupiers in the district – all new build older persons schemes to be 50% mixed tenure
- Review Care and Repair agency performance and consider future levels of support
- Monthly monitoring of grant budget expenditure
- Programmed monitoring of customer satisfaction and quality of grant work.

4.6 Meeting the housing needs of vulnerable young people

4.7 Key Objective:

To improve life chances of young people, including those leaving the care system and to ensure that these young people are not vulnerable to homelessness.

4.8 Review of targets Housing Strategy 2002 - 2007

- The provision of at least one housing project, primarily for young people, in each of the four main towns in conjunction with housing associations and other Agencies by 2007 – **Highland Villa Ivybridge – achieved 1998 Westville Kingsbridge – achieved March 2004; St Barnabas Dartmouth – completion due spring 2007; Elwell House, Totnes – possible scheme – 2007/08**

4.9 Reason for Priority and Local Context

The housing needs of Young People need to be considered together with their employment, training and support needs as part of the Supporting People programme. The Council has identified the provision of housing and support for young people as its fourth priority for the Housing Strategy. This reflects the lack of accommodation throughout the District for young people and to ensure that there will be a network of small schemes in each of the four main towns to be able to respond to local housing needs.

The Homelessness Act 2002 extends the priority needs categories to homeless 16 and 17 year olds and it will be important to ensure that appropriate housing is available to meet this need. Close working relationships with other agencies including Social Services and youth advice agencies to try and prevent homelessness from occurring in this client group through mediation and working with the families.

The main joint agency forum in the District is the Local Planning and Implementation Group (LPIG) for Children and Youth Services. The group includes members of and/or links with a wide cross section of agencies such as Youth Offending Team, Police, Health and Education and Housing. The Council attends Youth Issues groups in each of the four main towns and these groups feed into the over arching group.

Westville Flats in Kingsbridge has been refurbished by Signpost Housing Association to provide 9 self contained flats for single people who have

low to moderate support needs. The scheme has an on site manager and a 'sleep-in', tenants are supported to enable them to move on successfully into permanent accommodation.

The Saint Barnabas Church in Dartmouth has been established on an informal basis as a single person's scheme for many years. Signpost Housing Association are leasing the rear of the building to provide 12 self-contained units of accommodation for single people with low to moderate support needs with 24 hour management on site. The front of the church will become an Apprentice Restaurant where unemployed people receive training for future employment. There will also be craft and heritage space.

4.10 Targets

- To secure funding for the front half of St Barnabas to provide community and training facilities by Spring 2006
- To complete the single persons scheme at St Barnabas, Dartmouth by Spring 2007
- To secure a single persons supported scheme in Totnes by 2007/08
- To ensure 1 bed space in each of the schemes is suitable for teenage parent by 2007

Milestones

- St Barnabas, Dartmouth scheme is being progressed.
- Progress negotiations between the Primary Care Trust and Signpost Housing Association to purchase Elwell House, Totnes in order to progress Totnes scheme.

4.11 Meeting the needs of people including the physically disabled, those with mental health issues, those with learning disabilities, those subjected to domestic violence, those with multiple needs, those who are vulnerable as a consequence of substance misuse, hard to reach groups, and offenders.

The Council acknowledges the Supporting People programme and the need to address a range of needs. In view of the issues faced in the district, meeting the needs of older people and vulnerable young people has been identified as the Council's priorities within the broader Supporting People programme. Other need groups are recognised as important, however the Council believes it is important to identify key priorities to provide a steer to partners, customers, clients and staff regarding future resource planning.

4.12 Physically Disabled

The Council acknowledges there is a shortage of purpose built accommodation for people who have physical disabilities. In the future all larger schemes will have a percentage of disabled properties, and applicants will be nominated at commencement of the scheme to enable the property to be adapted specifically with that person in mind. One flat at Avondale House South Brent, the Council's temporary accommodation, has been wheelchair adapted.

4.13 Key Objective

To secure a percentage of purpose built dwellings for people with a physical disability on new build schemes.

4.14 Targets

- To achieve 5% purpose built disabled dwellings on all new build schemes wherever appropriate

Milestones

- To work with housing associations, Social Services and Health to identify applicants with a disability at an early stage for nomination

4.15 Mental Health

4.16 Key Objective:

To ensure that appropriate housing and support is available to those with considerable and enduring mental health problems.

4.17 Review of key targets housing strategy 2002 – 2007

To review the range of housing and support options for those with a mental health problem – part of ongoing review with Social Services.

4.18 Reason for Priority and Local Context

- The role that housing plays within mental health is now a firmly established feature of well-being and recovery. Devon achieved timely closure of its long stay hospitals (including the Moorhaven complex in Bittaford), and whilst shared house type services now provide a much improved alternative to hospital for persons not in acute need, difficulty in accessing move-on to secure, independent housing when it is needed still remains a challenge. The multi-agency, jointly funded approach possible within 'Supporting People' offers flexible new solutions such as 'floating support', capable of meeting both short and longer term housing support needs for mental health service users.
- Floating Support schemes have been developed in partnership with Tor Homes, Sovereign Housing Association, Homemaker South West and Westcountry Housing Association in the last three years.
- The South Hams Mental Health and Housing Group chaired by Tor Homes and South Hams DC, meets on a regular basis to consider issues around assessing future housing need, Supporting People funding and training. The group has representation on the Mental Health Local Implementation Group. It is hoped that Social Services will take over chairmanship of the group in 2005.
- The South Hams Mental Health Local Implementation Group intends to maximise housing options and housing related support contracts where possible. This will be achieved through: -
 - Partnership working and training events – joint training event held in June 2002 with Social Services, Health and Housing Advice staff
 - Continued close liaison with South Hams Housing Advice.
 - Ongoing planning and consultation with Registered Social Landlords, providers of floating support, private sector landlords, voluntary sector accommodation projects, and the Primary Care Trust teams covering South Hams, West Devon and Plymouth.

4.19 Targets

- Develop a floating support and appropriate accommodation strategy in partnership with Social Services - 2005

Milestones

- Identify how many people with a mental health problem need accommodation

4.20 Learning Disabilities

4.21 Key Objective:

To work with other agencies to ensure that appropriate housing support and care solutions are provided to those with learning disabilities.

4.22 Review of targets Housing Strategy 2002 – 2007

- To review the housing and support needs of the 40 households identified to be in need of housing in the District in partnership with Social Services – ongoing.

4.23 Reason for Priority and Local Context

- A mapping exercise has been carried out by Social Services that has identified approximately 40 adults with learning disabilities who will need accommodation within the next 5 years. Social Services and Housing are working closely with elderly carers to ensure appropriate accommodation and support is available in the future.
- The South Hams Joint Investment Plan (JIP) housing sub-group is a multi-agency partnership which seeks to develop housing and support services that achieve the aspirations in the Government's White Paper 'Valuing People'. Recommendations in the White Paper have been translated into a countywide five-year JIP through Devon's Strategic Implementation Group for learning disability services. Local objectives and targets have been established, and are updated annually through the housing sub-group.

- Two Registered Care Homes, Didworthy Grange and Elwell House, have closed in the last 12 months as a combined result of re-assessment of need, and new standards in the Care Standards Act. New homes had to be found for nearly 30 residents with varying levels of disability. There are indications that supported living developments will face a challenge in keeping pace with demand, although a number of persons with learning disabilities are now having success in accessing general needs housing as a result of more flexible funding arrangements for floating support.
- One scheme owned by Devon and Cornwall Housing Association and managed by MENCAP is a good example of the need for the housing and support to be delivered in a different way that maximises the resident's independence. Gordon Carling Homes in Kingsbridge was a registered care home and also provided small bed-sits for a number of local people with a learning disability. The scheme did not meet the Care Standards Act and needed to be radically improved to provide self-contained flats for each of the residents. If these works had not been carried out then the scheme could have closed and the residents made homeless. MENCAP and Devon and Cornwall Housing Association had some innovative plans to solve the problems in accordance with the residents and their carer's wishes and South Hams District Council Members .

4.24 Targets

- Develop a floating support and appropriate accommodation strategy in partnership with Social Services - 2005

Milestones

- To liaise with appropriate agencies
- To work with Devon and Cornwall HA and MENCAP to ensure the Gordon Carling Home project continues to meet the needs of its residents
- To work more closely with housing associations to secure independent accommodation for people with learning disabilities.

4.25 Domestic Violence

4.26 Key Objective:

To work in conjunction with other agencies to ensure that staff are sympathetic, in all matters relating to domestic violence and that appropriate safe accommodation and support is provided when necessary.

4.27 Review of Targets Housing Strategy 2002 – 2007

To ensure that an appropriate range of housing options are available to those escaping domestic violence including access to a shared house/ hostel by 2003 – **the opportunity to joint fund a house with Torbay was unsuccessful and at present there are no other refuge opportunities.**

4.28 Reason for Priority and Local Context

- The domestic violence services in South Hams comprise an outreach service provided by South Devon Women's Aid, and a legal advice line provided by Woolcombe Beer Watts Solicitors. The area also has a part time Domestic Violence Officer. Training is available through South Devon Women's Aid, and to a lesser extent, Social Services. In Torbay there are additional services of a Refuge and drop in/group and in Plymouth as well as a Refuge and drop in/group there is also a Rape Crisis and Perpetrator Programme. Unfortunately due to the need for the service there are often no spaces available in either refuge for residents from The South Hams.
- The following statistics indicate the likely scale of the problem in the District: -
 - The estimated domestic violence prevalence (based on national research) indicates that 3,677 women in the South Hams area are likely to experience domestic violence in any one year.
 - In the period April 2000 - March 2001, 271 incidents of domestic violence in the South Hams District were reported to the police.
 - Research indicates that only an estimated 2% of domestic violence incidents are ever reported to the police. On that basis, there are approximately 13,550 domestic violence incidents in South Hams each year.

- Discussions are taking place with South Devon Women's Aid to consider Adoption of the 'Sanctuary' scheme. If a woman under threat of violence wants to remain in her own home she would have the option to request one room in her home to become a sanctuary. A room of her choice would be made 'safe' by turning doors on their hinges, fitting locks and by the provision of a mobile phone connected to the police station. This scheme would enable the woman to be safe until the Police arrive.
- The trauma associated with Domestic Violence and the perceived level of under reporting of incidences may be attributable, in part, to there being a lack of clear service standards and advice available to people experiencing domestic violence. The Council is keen to work with other agencies to develop some clear performance standards to give some clear guidelines as to what options are available to people facing domestic violence.

4.29 Targets

- Wherever possible to offer the 'Sanctuary' scheme as an option to women who may wish to remain in their own home by Summer 2006
- Produce Service Standard leaflets – Spring 2006

Milestones

- To work with the Safer Communities Partnership and Police to develop a Sanctuary scheme.

4.30 Multiple Needs

4.31 Key Objective:

To work closely with statutory and voluntary agencies to jointly plan services for the most vulnerable members of the community.

4.32 Review of targets Housing Strategy 2002 - 2007

- To work with other agencies to ensure that those people with multiple needs receive appropriate help and support - ongoing.

4.33 Reason for Priority and Local Context

- For the past ten years there has been a growing understanding amongst statutory and voluntary services of a service user group that doesn't seem to fit the traditional 'service user group' models.
- Traditional service user group models approach service user group definitions with the basic assumption that people present with a single difficulty type that they need help with. The reality is in fact that less and less people fit this treatment model these days. Reasons for this include: -
 - Crime that is motivated to acquire substances that the perpetrator is addicted to has become a major component of the overall crime figures.
 - The growing realisation that traditional funding boundaries have been the overriding determiner of diagnosis, rather than the features that a person in need presents with. Improved partnership working and wider knowledge of multiple needs now often leads to more than one organisation working with a service user at the same time.



4.34 Target

- To reduce the number of people with multiple needs from becoming homeless

Milestones

- To continue to work with other agencies to ensure people with multiple needs receive appropriate help and support

4.35 Substance Misuse

4.36 Key Objective:

- To work in conjunction with other agencies to identify the extent of the problems associated with drug and alcohol misuse and to ensure that appropriate advice, support and housing is available.

4.37 Review of targets Housing Strategy 2002 – 2007

- To ensure floating support is available to those experiencing drug and alcohol difficulties – 5 % reduction in the number of recurring homeless applications from those with a drug & alcohol problem by 2007 - ongoing.
- To reduce the number of tenants by 5% losing their tenancies as a result of drug and alcohol problems by 2007 - ongoing.

4.38 Reason for Priority and Local Context

South Hams has achieved good community based drug and alcohol treatment services, as well as some partnerships with Housing Associations and voluntary sector providers to provide specialist support. However, without more secure housing and housing related floating support, particularly within 'general needs' settings, avoidable relapse is still a concern. Persons with substance misuse related problems have difficulties in accessing secure housing, and difficulties addressing misuse whilst in insecure housing. Usually, drug and alcohol service users have inappropriate housing, where they rely on informal housing related support through the following organisations: -

- Primary Care Trust
- Social Services.
- Devon Youth Offending Team
- Shrublands Drug and Alcohol Team
- Devon and Cornwall Probation Area
- South Hams Housing Advice.

4.39 Target

- To achieve a 5 % reduction in the number of recurring homeless applications from those with a drug & alcohol problem by 2007
- To reduce the number of tenants by 5% losing their tenancies as a result of drug and alcohol problems by 2007

Milestones

- Ensure floating support is available to those experiencing drug and alcohol difficulties
- Identify the extent of the problems in the South Hams and liaise with appropriate agencies
- Set up arrangements to monitor and review the above targets with newly appointed Housing Options Officer

4.40 Hard to Reach Groups

4.41 Key Objective:

- To ensure that the service is accessible to difficult to reach Groups through effective publicity.

4.42 Review of targets Housing Strategy 2002 – 2007

- To produce effective publicity material to ensure that the service is accessible to difficult to reach groups – ongoing

4.43 Reason for Priority and Local Context

- Groups that the Government have suggested may be hard to reach include: -
 - Black and Ethnic Minority.
 - Gypsies and Travellers.
 - Persons on the Sex Offenders Register.

- Dangerous adults not currently under a Probation Order.
- Persons with HIV or AIDS.

4.44 Target

- To work with other agencies to ensure effective targeting of publicity material to hard to reach groups

Milestone

- To monitor the number of people not aware of the service in partnership with CAB

4.45 Offenders

4.46 Key objective:

To work with the Probation Service, and other agencies, to implement the principles of social inclusion and integration of offenders in the community through professional and accountable activities that fully address issues of public well-being and safety.

4.47 Review of targets Housing Strategy 2002 -2007

- To ensure that appropriate housing and support is available to vulnerable ex-offenders who meet the needs category identified in the Homelessness Act 2002 - ongoing.

4.48 Reason for Priority and Local Context

- The issues surrounding offending and crime are steered through the work of the Safer South Hams Crime and Disorder Reduction Partnership.

Membership of this group includes: -

- South Hams District Council.
- Devon County Council
- Devon and Cornwall Probation Service.
- Youth Offending Team.

- Council of Voluntary Service.
- Devon Education and Welfare Service.
- Devon and Cornwall Constabulary.

- A Community Safety Survey was sent to 4000 residents of the South Hams during the 2001 crime audit. The levels of concern over a wide range of issues were monitored, and broken down into the four Market Towns and surrounding area in order to get a feel for the more localised concerns within the South Hams.

4.49 Target

- To reduce the amount of recurring homelessness for offenders by 5%

Milestone

- To ensure that appropriate housing and support is available to vulnerable ex-offenders who meet the needs category identified in the Homelessness Act 2002

5 Make the most effective use of private sector housing

Through the use of renovation loans or other appropriate assistance, private sector leasing, encouraging sub-division of larger properties, reducing under-occupation and maximising the use of empty homes.

5.1 Key objective:

- To identify substandard housing and to use a variety of methods to improve the housing stock, directing efforts to the worst properties and our resources to those most in need.

5.2 Review of Key Targets from previous Housing Strategy: 2002 – 2007

- 30% saving in CO₂ emissions by 2010 - **2.19% achieved in 2003-04: giving a running total of 12.4% - in order to make a saving of 30% by 2010, the running total target is currently 14% -15%. Consecutive annual results over the past three years, (1.95%, 2.17% and 2.19%) show good progress towards the 2010 target.**
- Achieve Best Value Performance Indicators for unfit and empty homes - **BVPI 62 (% of unfit properties made fit) 2% target achieved in 2003-04.** BVPI 64 (empty properties brought back into use) 5 below target in 2003-04. Fewer owners came forward for the Private Sector Leasing Scheme during the year.
- 85% of identified substandard private sector housing brought up to standard within 12 months of inspection - **This target has not been effectively measurable with current reporting systems. No data available. (Software improvements will allow measurement from 2005/06)**

5.3 Reason for Priority and Local context

We are aware that private sector housing has a major role to play in the provision of quality affordable housing and that a balanced approach is needed between investment in the public and private sectors. Many of the functions that are carried out are statutory/mandatory in nature and it is recognised that substandard housing has a direct impact on the health of occupants.

Support is provided to vulnerable people, including the elderly, through Minor Works and Renewal loans, and the targeting of our loans policy. In addition, we also target resources at young persons and key workers through our Affordable Housing loans.

Our latest Private Sector House Condition Survey was been concluded in May 2003 and included all tenures – owner occupied, privately rented and Registered Social Landlord (RSL) properties. The report shows an improved level of “fitness” in the private sector which forms 87% of our total stock. The previous survey (1992 – 93) had shown a level of 11% unfitness whilst the current survey indicates a reduction to 5% in the private sector and a lower rate of 3% in RSLs. Most unfitness in the owner-occupied sector is associated with older properties and low-income occupiers. In the private rented sector, the results are similar, but with converted flats providing the main number of unfit properties.

Alongside the fitness criteria, further information was collected including that in relation to serious hazards in dwellings, decent homes standard and fuel poverty. Most hazards were related to excessive cold and backed up the fuel poverty findings, indicating that 18% (7400) of dwellings have households in fuel poverty, with 86% of these located in the private sector.

Our Private Sector Renewal Policy was agreed in September 2003. The policy was based on the same targets as our previous Renovation Grant policy – but help is in the form of a series of interest-free loans to be repaid only when the property is sold.

Help is also offered to young local first-time buyers who need to carry out major repairs to a poor or unfit property and to the elderly or families with young children who may suffer serious risk to their health and safety because of the condition of their property.

Disabled Facilities Grants to allow disabled persons to continue to live in their own homes are provided by the Council with the help of £150,000

funding from Central Government. Limited budgets mean that only grants for work classed as “ mandatory” are now given. These are usually to provide adapted bathrooms, stairlifts and suitable access. More pressure has been placed on the budget following the Government’s decision to cut their funds to the South West by 2% for 2004/05. Indications are that an increased budget will be available in 2005/06.

A prioritisation system has been agreed with Devon Social Services, to ensure that those at most risk are dealt with as a matter of urgency. Those not categorised in the “Danger” group are given less priority, but are still approved within the 6 month period required by law. The Council’s Private Sector Renewal Policy, now also includes a Relocation Loan, available in cases where it would be more reasonable for the disabled person to move to a more suitable property than to carry out a costly adaptation.

The Care and Repair South Hams agency has undergone major staff changes and, with the Supporting People Home Improvement Agency Review almost concluded, further operational changes are expected in 2004 – 05. Nonetheless, the agency has continued to achieve and in some aspects, surpass, its targets, despite funding difficulties for the Handyperson scheme in 2003 – 04. The Council will continue to contribute funds to the main agency functions for 2004 – 05, but until the county-wide review of the operation of Home Improvement Agencies is concluded, it is not clear how future funding will be split between the partners.

The Council continues to look at innovative and constructive ways of providing affordable housing within the District. Following a successful bid submission through GOSW to the Regional Housing Body, the Council has been awarded £300,000 over two years to fund an innovative scheme to bring second homes back into use as rented accommodation. Owners of second or holiday homes will be offered grants of up to £25,000, to carry out essential repairs, upgrade basic amenities and provide energy efficiency measures. In return, the property would be available to the Council to re-house homeless families for up to 10 years.

The Council identifies and samples private water supplies at properties without a mains water connection. With over of 600 rural dwellings served by these supplies, it is a Council target to ensure that any unsuitable supplies are upgraded, improving the living conditions in many rural areas.

Also, the Radon Roll-out Programme is now under way, in partnership with Torbay Council, the Government (Defra), the Building Research

Establishment National Radiological Protection Board (NRPB). High levels of this radioactive gas are found in parts of South Devon including Torbay and the South Hams. The scheme raises awareness of the effects of Radon, provides free testing to those in high risk areas, gives advice and promotes measures for its reduction in those homes found to be affected by high levels.

Closer ties are being forged with the Devon Energy Efficiency Advice Centre (DEEAC), through their Local Authority Support Programme. Two “Energy Days” were held in November and December 2003 when 400 local residents took advantage of free advice on energy efficiency matters, provided information on energy use in their properties and received free energy-efficient light bulbs. Similar events are proposed.

The Council has worked with Eaga Partnership in contacting almost 3000 South Hams residents who are eligible for help under the Government’s “Warmfront” heating and insulation grant scheme. So far, 425 applications have been made, which could result in grants for energy-saving work totalling more than £1 million.

The ten Devon local authorities, together with DEEAC and National Energy Action (NEA), have contributed to the development of the Devon Affordable Warmth Strategy. Launched in 2004, the document sets out the overall aims and broad objectives to stimulate collective and individual local authority action to combat fuel poverty. Building on the county strategy as a base, a draft South Hams Fuel Poverty Strategy has been produced.

Inspections of Houses in Multiple Occupation (HMOs) are continuing, with re-inspections being carried out on risk basis. The Housing Bill currently before Parliament intends to introduce compulsory licensing for certain HMOs. Legislation will specify which categories of HMO will be covered and standards will be laid down in guidance circulars. Proposals are that the “higher” risk, 3-storey HMOs will need to be licensed but there are likely to be exemptions specified within the guidance. It is possible that approximately 100 HMOs within the District will require a licence.

The new legislation also intends to introduce the Housing Health and Safety Rating System (HHSRS), a risk-based inspection system to replace the existing method for determining the condition of housing and its suitability for habitation. Again, details have not yet been finalised, but will be included in a new Housing Act, regulations and guidance, anticipated in 2005. It is likely that application of the HHSRS system will result in an increase in the

number of properties which could be classed as unfit for habitation leading to an increase in formal action.

Our Capital Expenditure programme and Registered Social Landlords (Housing Associations) cannot provide enough houses to cope with need until the Local Development Framework comes into effect. Other ways of fulfilling housing need are available within the private sector and our renewal policy, which currently does not help with conversions of local properties, may require changes.

5.4 Targets

- 100% spend of Housing Renewal budget – annual ongoing.
- 100% spend of Disabled Facilities Grant budget – annual ongoing.
- 3% of unfit housing made fit 2004/05
3.5% in 2005/06
4% in 2006/07
- 2%+ Energy Efficiency improvement - ongoing.
- 100% spend of Second Homes Scheme budget in two year period 2004-06
- Care and Repair targets to improve throughput were increased in 2002/03 and have been further increased in 2004/05

Milestones

- Determine the need for an Empty Homes strategy and identify those empty homes that could be brought back into use - 2005.
- Implementation of Fuel Poverty strategy building on the Devon Affordable Warmth Strategy – by 2005.
- Review the Council's housing renewal policy to ensure that limited resources are focussed on those in greatest need. In particular to look to further develop opportunities for using loans and other financial packages through a county wide or regional scheme – April 2005.
- Improve our achievement on unfit targets - 4% by 2007.
- Assimilate changes in legislation in anticipated new Housing Act relating to HMOs and Health and Safety Rating system - 2005.
- Assess the effectiveness of Radon Roll-out programme – April 2005.

6 Resources and Options For Delivery

6.1 Key Objective:

To work in partnership with Housing Associations, the Housing Corporation, developers and other partners to maximise funding and to deliver a social and private sector housing programme which effectively meets the needs of the community with the resources that are available.

6.2 Review of targets Housing Strategy 2002 - 2007

- To improve the completion rate of new social housing schemes in the District so that at least 75% are completed within 18 months of funding being agreed by 2007 – **due to the complexities associated with the housing development process this is now considered an unrealistic target and there are no resources available to monitor performance**
- Periodic surveys to assess improvement in supply and quality of all housing, including user satisfaction – **to date only two schemes have been critically reviewed**. RSLs review all their schemes and will invite Council staff to be part of their reviews.
- To secure funding for a minimum of 100 new homes each year – achieved in 2004/05 – 130 new homes funded

Local Context

The Council's number one priority is to provide affordable homes for local people and seeks to do this through its partnerships with housing associations the Housing Corporation and through the planning process.

Capital and revenue expenditure is funded by a variety of sources. The aim of the strategy is to show how the deployment of capital and revenue resources, and staff time, can contribute to the achievement of the key objectives and targets. The Council seeks to maximise capital funds from the following sources: -

- Housing Corporation's Approved Development Programme – approximately £3 million in 2004/06
- Housing Associations' private finance - approximately £8 million in 2004/06
- Council Tax monies on second homes - £2 million in 2004/05
- Section 106 Agreements arising from planning decisions – approximately £1 million secured to date
- District Council's own capital programme - £1 million in 2004/06
- Government Grant towards funding of Disabled Facility Grants - £150,000 in 2004/05
- Government Grant of £30,000 towards the cost of the Care & Repair scheme – Supporting People

The Council has built up a range of partnerships during recent years, covering revenue and capital initiatives. There is a desire to see the involvement of current and new partners in developing housing proposals, which draw in additional funding and address the Council's national housing priorities.

6.3 Options for Delivery

Priority 1 Meeting housing needs in the urban and rural parts of the South Hams by working in partnership with Housing Corporation, Housing associations and developers to provide housing that meets prevailing sustainability criteria.

Option 1 – Delivery of new affordable housing through the grant system.

The Council has for many years recognised the importance of new housing opportunities being provided for local people both to buy and rent throughout the District and has maximised its housing capital programme. Since stock transfer the Council, together with the Housing Corporation, has funded approximately 100 new homes each year. The programme in recent years has become increasingly more difficult to deliver as the availability of

land has diminished and changing financial pressures on Housing Associations has also had an impact on the delivery of the programme. However currently there are 170 units of affordable housing on site.

In 2004/05 we have attracted over £2 million funding from the Housing Corporation and have contributed over £2.5 million of our own funding. This funding combined with private finance from housing associations and developers equates to over £13 million of funding which will produce 130 new affordable homes for the South Hams.

The South Hams has also benefited from £2 million second home council tax monies which Devon County Council has agreed can be used to meet local priorities agreed by the local District and County Councillors. In the South Hams it has been agreed to use the money for the delivery of key worker homes and affordable housing across the district.

The Government has recently stated the South Hams produced the second highest amount of rural affordable homes in the country in 2003/04, 41 homes were built for local people in settlements of less than 3,000 populations.

Delivery of new social housing for rent through the grant system still remains the most effective way of meeting the housing requirements of the district.

In 2005/06 the County Council has only agree that 50% of the money from Council Tax on Second and Holiday Homes will be distributed to District Councils. The other 50% of funding will be targeted at providing supported housing which helps to meet Social Services priorities.

Option 2 – Delivery of new social housing through the planning system

The new Local Development Framework (LDF) sets out the Council's views on sustainable development. Although the Devon Structure Plan only required housing provision in the west of the district, through the Housing Needs Survey, it was acknowledged the need was across the district. The LDF has looked to provide the development of 7,330 dwellings from 2000 – 2011, 4,450 dwellings by the allocation of land for new housing.

Sites have been allocated in the LDF and affordable housing is to be provided on those sites where there is housing need in sustainable communities. One third social housing for rent and one third intermediate housing, such as shared ownership, should be provided on sites over 1 hectare or where there is a development of over 15 dwellings, or in rural settlements of less than 3,000 population on all sites over 0.2 hectare or 2 or more dwellings proposed.

If a site is considered unsuitable for social housing e.g. no school, transport etc nearby, then the developer can make an off site contribution for the provision of affordable housing on a more sustainable site.

Many affordable homes have been lost through Right to Buy and South Hams consider their approach to new development as a way of redressing the balance and will be an effective tool in the delivery of affordable housing.

(South Hams Local Plan Review 1995 – 2011)

Option 3 – Shared Ownership

In the past South Hams has had a relatively small shared ownership programme, however the dramatic rise in house prices has meant that many households who would have previously been able to access the housing market themselves are unable to do so and are asking the Council for help. The Housing Needs Survey Update commissioned in October 2002 calculated that of the 330 affordable houses needed each year approximately half should be provided as shared ownership or some form of low cost home ownership.

As a result of this, this year 2004/05, we have a shared ownership programme of 60 dwellings, with a further 70 in 2005/06. In addition to this Devon & Cornwall Housing Association and Sovereign Housing Association in conjunction with SHDC successfully put in bid to the Challenge Fund for funding for Key Worker homes. This means a further 15 units of affordable housing for public sector workers in the district.

The Council is considering the issues raised in the Government's Consultation paper on Homebuy and will consider developing a Pilot scheme on land in its ownership.

Option 4 - Using Existing Stock

A new 'Tenants Incentive Scheme' has been set up, funded by both SHDC and housing associations, to offer both financial and support incentives to any tenant who is currently under occupying a property and would like to down size. Their homes would then be used to house people in need off the Housing Register.

SHDC has held a Private Sector Landlord Forum for several years and has recently begun to work in partnership with South Devon Residential Landlords Association to encourage private landlords to work more closely with the Council. The South Hams has only a small percentage of private rented housing - 7% - however this plays a vital role in the district. It is hoped that the Forum will enable closer working relationships to be formed between private landlords and services such as Housing Benefits. They also encourage landlords to become part of the Private Sector Lease Scheme and lease their properties to the Council for temporary accommodation for homeless families.

The Council also runs a Deposit Guarantee Scheme and a Rent in advance Scheme for applicants to enable them to access the private rented sector.

There are over 4,000 empty homes in the South Hams but these are mostly second and holiday homes. Recently a scheme has been established by Housing and Environmental Health, to encourage second home owners to lease their properties to the Council for homeless households in exchange for a grant of up to £25,000 for repairs.

Priority 2 Meeting the needs of homeless people.

Option 1 – Prevention of homelessness

Until 2004/05 the Council had consistently accepted nearly two hundred households as statutorily homeless each year.

At the same time there has been a decrease in the number of properties available to the Council to house people. The Office of the Deputy Prime Minister has asked that Council's look more closely at the preventing homelessness wherever possible.

The Council has recently appointed a prevention of homelessness officer who liaises with private landlords and families, attend possession hearings on behalf of tenants etc. and has already had an impact in preventing homelessness occurring in the first place. The number of homeless acceptances has fallen as a result in that there has been almost a 50% reduction in acceptances in 2004/05.

Two years ago the Council in partnership with Westcountry Housing Association, set up a floating support service using Supporting People Grant. Two workers offer 10 hours of support per week to applicants who are in B&B or temporary accommodation. Many people become homeless because they may not have the skills required to maintain a tenancy such as budgeting skills. It is hoped that by providing this support whilst an applicant is in temporary accommodation it will prevent homelessness re-occurring when they are given an assured tenancy.

It is hoped that by 2007 there will be a single person supported housing scheme in each of the four main towns. Highland Villa in Ivybridge and Westville in Kingsbridge are already in operation and work is under way to progress the Dartmouth and Totnes schemes. Residents will have an assured shorthold tenancy for 6 months to two years and will be supported to gain the skills to move into a permanent tenancy.

Option 2 – Eliminate the use of bed & breakfast wherever possible

It may be impossible to prevent all homelessness from occurring, however if it does prove inevitable the Council will endeavour to place families in good quality temporary accommodation. The Government set a target of no families in B&B by April 1st this year 2004 and SHDC met this target. SHDC have run their Private Sector Lease Scheme for 10 years and now have 80 private sector

lease properties around the district. The Council also took the decision to purchase 14 properties as an investment for the Council which could which will also be used to house homeless households.

Although there is little temporary accommodation for single households there are now two single person supported schemes in the district, Ivybridge and Kingsbridge, with a further two schemes programmed for the next two years in Totnes and Dartmouth. The Council also has some single person accommodation in Avondale House in South Brent. Plans are being progressed to provide some additional single person accommodation at Avondale in 2005/06.

Option 3 – Improve existing housing advice service

Although the Council provides a comprehensive advice service to all residents of the South Hams it was highlighted in our Best Value Review that we do not advertise the service effectively. In order to address those concerns the Housing Service is to work in conjunction with the Citizens Advice Bureau to target hard to reach groups and canvass their opinions and to advertise the service.

Option 4 – Choice Based Lettings System

The Council recently reviewed its Allocation Policy in conjunction with Arden Chambers. In a high demand area with so few vacancies it is considered that an objective Points Scheme ensures that those in the greatest need are housed. Applicants are given choices of which towns or villages they want to be housed. The Council is working with other Districts and will be part of the Devon Housing Choice project currently under investigation.

Option 5 – Improved recording and monitoring system

Currently there is very little recording of the Council's enabling role and no staff resources in place to undertake these functions.

Option 6 – Improved inter-agency working

The Council has a very good record of inter-agency working and this was highlighted in both the Best Value Review and the Comprehensive Performance Assessment.

General inter-agency meetings take place twice yearly but officers will meet other agencies at any time as and when is necessary. It has also been agreed the twice yearly newsletter which goes out to every household on the Housing Register to inform them of the current housing situation will also be sent out to all agencies.

Priority 5 Maximising effective use of private sector housing through the use of renovation loans or other appropriate assistance, private sector leasing, encouraging sub-division of larger properties, reducing under-occupation and maximising the use of empty homes.

In order to make the best use of housing in the private sector it is important that the condition of that housing is at an acceptable standard whether occupied by tenants or owners.

All dwellings must be fit for habitation, as laid down in the Housing Act 1985, but recent and proposed changes in legislation will go further to provide better protection to the health and the safety of occupants and better standards of energy efficiency in homes.

A new Housing Act intends to introduce the Housing Health and Safety Rating Scheme (HHSRS): a new method to determine whether a dwelling is suitable for occupation based on the level of risk to the health of anyone living in the house. It will replace the current "fitness" standard.

Also, a Decent Homes Standard has been published, to assess the quality and future life of a property and its facilities. To find out the situation within the South Hams, our recently completed House Condition Survey collected data using both new systems, in addition to the normal condition survey information used to assess "unfitness". Bearing in mind our duties under the Home Energy Conservation Act (HECA), information on Fuel Poverty – an occupier's ability to afford to reasonably heat their home – was also collected.

The survey showed that the percentage of unfit housing had been reduced from 11% in 1992, to 5% in 2002. As anticipated, the worst properties were shown to be the older dwellings and those occupied by the vulnerable groups – the elderly and those on low incomes. These have been the targets for South Hams' grant policy over past years and will continue to be targeted in the new Housing Renewal Policy, adopted in 2003. Details available on request or online at www.southhams.gov.uk.

Different sections of the survey results highlighted common problems. Under the Housing Health and Safety Risk Assessment, the most frequently found serious hazard was that of excessive cold, while the major cause for failure of the Decent Homes standard was the poor degree of thermal comfort.

Problems of unfitness and disrepair were found in converted flats and terraced houses, but there are more unfit detached properties than any other type of building - the South Hams having almost double the national average of detached properties.

Grant budgets have been steadily reducing, and in order to achieve more re-cycling of limited funds, the Housing Renewal Policy now provides interest-free loans, repayable when properties change hands. These loans incorporate a sum for energy efficiency improvements and remain targeted at those least able to afford the cost of the necessary works: the elderly and those on low incomes.

There are a range of options for improving the quality of private sector housing and the following are drawn from the results of the survey

Option 1 - Targeting Unfit Dwellings

The results of the House Condition Survey (HCS) show an improvement over the previous 10 years, however, more than 1800 homes in the private sector are still considered to be unfit for habitation. In a time of serious housing need this is not acceptable.

Our previous work in the area of unfitness has been primarily reactive, through tenant complaints and the Renovation Grant system. Our Housing Renewal Policy concentrates on unfit dwellings and, based on the HCS, work is now underway to identify unfit dwellings, whether owner-occupied or tenanted. Once located, owners of these properties will be contacted and given advice and assistance in order to improve conditions.

Option 2 - Houses in Multiple Occupation (HMO)

Similar proactive work has been progressing in Houses in Multiple Occupation (houses occupied by persons who do not form a single household – often bedsits or buildings converted to flats where risks to health and

safety, particularly through fire, are high and specific legislation applies).

A range of properties across the district are classed as HMOs and work has been progressing over the past 3 years to identify, inspect and improve them to protect the health and safety of tenants. Properties found to be unfit are brought up to standard by advice, discussion and where necessary, through enforcement action. Proposed legislation intends to require licensing of certain high risk HMOs and it is anticipated that approximately 100 such properties will be included in the South Hams.

Option 3 - Fuel Poverty and Energy Efficiency

While the HCS showed the average SAP value (a standard method of assessing the energy efficiency of a dwelling) of South Hams properties to be slightly better than the national average, it also indicated that 2,300 lacked loft insulation and 13,200 with wall cavities, lacked cavity wall insulation.

The HCS also suggested that the Government target of a 30% reduction in carbon dioxide emissions could still be achievable in the South Hams by 2010, given the savings already made, but the cost implications are high. However, it is important both from an energy saving viewpoint and to improve housing quality that we continue our efforts and have an annual target of 2%+ for 2003/04. The Council supports and promotes the HEAT Devon and the Warmfront insulation grant schemes, through joint mail-outs, publicity and referral and has specifically included energy efficiency works in its scheme of renewal loans. Partnership working with the Devon Energy Efficiency Advice Centre will also continue to play an important role in this work.

Option 4 - Decent Homes

The HCS concluded that 39% of homes in the South Hams would fail the new Decent Homes Standard and the Government has a target of increasing the proportion of decent homes occupied by vulnerable households in the private sector by 2010. Most failures are due to the poor degree of thermal comfort and addressing these issues will contribute greatly to reducing these numbers.

Our approach to this has been to work with Warmfront to contact those eligible for assistance and to target our renewal policy accordingly. Officers are including a “decent homes” inspection in their routine housing duties in order to identify those dwellings failing the standard.

Option 5 - Care and Repair Agency

South Hams was the last district in Devon to introduce a Home Improvement Agency (HIA) to assist the elderly, disabled and those on benefit incomes to maintain their homes, but South Hams Care and Repair has gone from strength to strength since its first full year of operation in 2001-02. Partners in the scheme are South Hams DC, Devon County Council Social Services and the South Hams and West Devon Primary Care Trust. Performance by the agency consistently compares well with national performance indicators and locally set targets have been achieved and surpassed. Core functions and a Handyperson scheme are now operated by a Manager (shared with other agencies), one Senior Case worker, one Technician and one Handyperson, with administrative support. Annually the agency deals with over 900 enquiries and completes over 700 jobs. Client satisfaction rates are high (90%) and it is anticipated that the new County-wide specification and contract under Supporting People will add to the effectiveness of the service.

Option 6 - Empty and Second Homes

As a holiday location, the South Hams has almost 5,000 “empty homes”. Most of these homes are in fact holiday, or second homes, leaving a relatively small number (71) which can be legitimately classed as “empty”. Work is in progress to identify these empty properties and to determine what action should be taken to bring them back into use.

The Council has contacted all second home owners with details of an innovative scheme offering grant aid in exchange for a long lease on their properties to provide homes for those currently waiting on the Housing List. Funding is provided by the South West Housing Board. The scheme commenced in 2004 and while initial responses have been promising, it is too early to assess the level of success.

Overall, there is a change of direction in the Council’s approach to Private Sector Housing aided by changes in legislation. Further officer training will be required to underpin this more proactive role. Owners and landlords will be expected to show a greater degree of responsibility for their properties and whilst advice and assistance will be readily available, enforcement will be used where these methods do not achieve improvements.

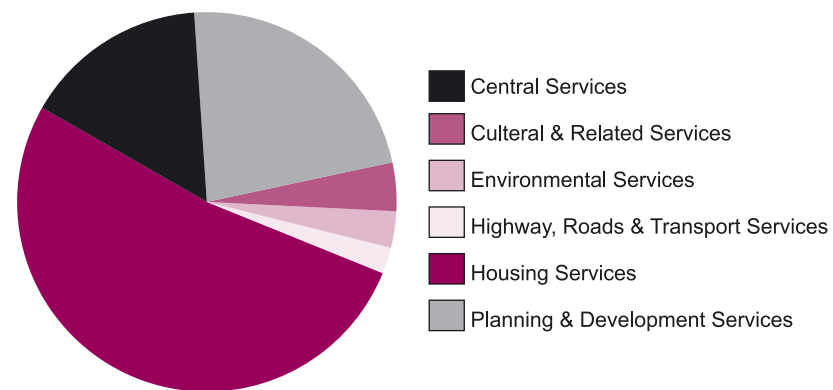
6.4 Resources for Delivery

The Decision Making Process

In order to achieve our targets the Council has to consider the resources available and then make decisions on how those resources are allocated based on the determined priorities.

The aims of the Councils Capital Strategy 2002 is to show how the deployment of the capital resources contributes to the achievement of the Council’s vision and key objectives in an efficient and effective way. Capital projects are assessed and scored against a number of criteria i.e the extent to which the project meets strategic objectives. The programme is reviewed on an annual basis and monitored and reviewed on a quarterly basis by the Executive. To read about the process in more detail please see Capital Strategy on www.southhams.gov.uk

The Council’s Capital Programme 2005/2006



In terms of revenue funding, the process determines how much of the available resources are allocated to each service based on the priority and the pressure upon the service to deliver its objectives e.g the number of priority homeless households in bed and breakfast.

The revenue budget within housing has increased year on year for the past 3 years

Year	Revenue per annum £
2002/03	287,435
2003/04	361,035
2004/05	375,300

Housing Capital Programme

Turning the Housing Action Plan into reality will require a large amount of resources not only in terms of financial input but land, accommodation, staff etc. Capital and revenue expenditure is funded by a variety of sources. One of the aims of the strategy is to show how the deployment of capital and revenue resources, and staff time, can contribute to the achievement of key targets and objectives. The Council seeks to maximise capital funds from the following sources:-

- Housing Corporation funding
- Housing Associations' private finance
- Section 106 Agreements arising from planning decisions
- District Council's own capital resources
- Government Grant towards funding of Disable Facilities Grants
- Renovation Grant budget

Since large-scale transfer of the Council's housing stock in 1999 to Tor Homes, the Council earmarked £12.7 million for the provision of social housing in the district, £2 million per year was invested into the provision of affordable housing but was given back to the Council by central government to use again (other than for housing). This has equated to funding of 610 homes in partnership with RSLs – 283 homes completed, 159 currently on site and 168 in the pipeline. Over £60 million worth of housing with public funding of around £20 million.

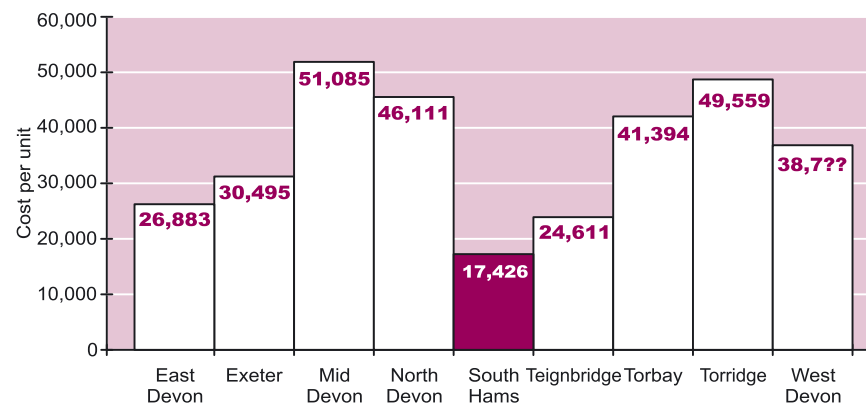
Housing Strategy for the South Hams 2005 - 2010

Resources for Delivery

In April 2003 the funding regime which enabled Councils to re-use grant invested in housing was unexpectedly withdrawn and now Council's who wish to invest in affordable housing do so out of their own funds. It was therefore imperative for other funding opportunities to be found. Affordable housing in the district is funded in several different ways:-

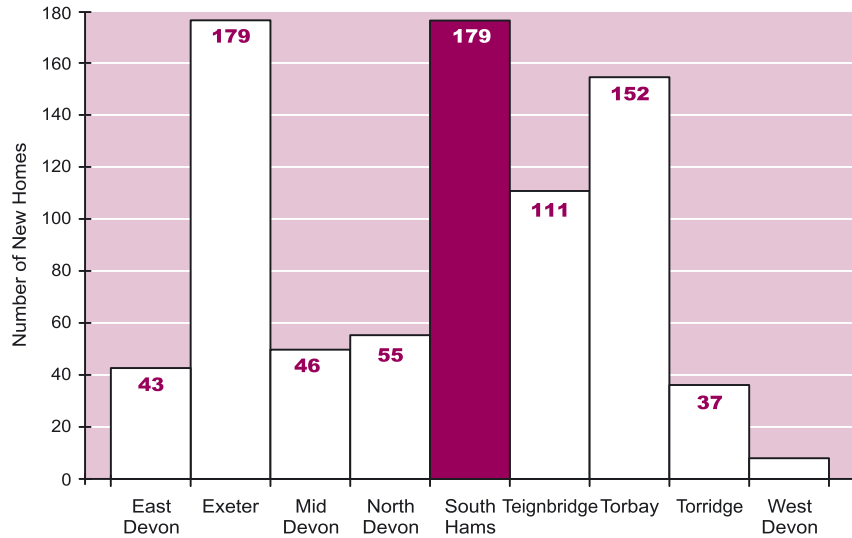
- **ADP & Social Housing Grant** – The Council has had an impressive track record in maximising the level of resources invested in the South Hams using LSVT receipts in previous years and before that maximising the Council's assets and capital programme. The following table shows the level of programme achieved by the Council in 2004/05.

Cost of grant per Unit in Devon 2004-05



- **2nd Homes Council Tax** – The Council has worked closely with other Districts and the County Council to try and maximise the amount of money to be made available for local priorities. In the case of the South Hams due to the large number of second and holiday homes all of the additional funding has been set aside against the provision of more affordable housing. The Council's capital programme as a result for 2004/05 will provide 130 new homes for local people. Although it is disappointing that only 50% of the money has been re-allocated to Districts in 2005/06 this will still provide £1 million to be invested in affordable housing. The Council will continue to work closely with the County Council to maximise the amount of money invested in the District and in particular trying to use some of the extra money to progress Supported Housing schemes in the District.

Affordable homes in Devon 2004-05



- Developer contributions** – Before the adoption of the Council's SPG the Council sought to negotiate with developers a contribution for affordable housing on a number of windfall sites which were not particularly suitable for affordable housing. As a result the Council has nearly £1 million in Developer Contributions which can be used to deliver affordable housing in the area from which the original contribution was generated.
- Right to Buy Receipts** – The Council has received £500,000 this year from the sale of houses bought through the Right to Buy scheme and will continue to receive approximately the same amount for the next few years. This money could be used to fund affordable housing in the district.
- Homelessness Grant** - The Council has been an allocation from ODPM of around £40,000 per annum for the last 3 years. 50% of this money has been used to extend the Council's successful Private Sector leasing scheme. The balance of funding has been used to part fund a Housing Options Officer and to help to prevent homelessness from occurring.

- Land/holdings** - SHDC retained a block of 12 flats used to house homeless applicants in South Brent when the transfer of all the housing stock took place. The 10 x 2 bed and 2 x 1bed flats have some communal facilities and have a caretaker on site.

The Council also has use of 4 dwellings purchased as an investment by the Council many years ago and are in the process of purchasing another 10 properties which will be used to house homeless families.

There were a small number of sites belonging to the Council which Tor Homes were given an option to purchase when the council housing transfer took place. Tor Homes are currently developing on two of these sites with another coming on line soon.

- Staffing Resources**

There are thirteen staff within the housing section responsible for the register, homelessness, advice, enabling and strategy services. Private sector housing functions are part of the environmental health service, and are provided by four staff. The activities include private sector housing grants and enforcement.

6.5 Capital & Revenue Spend

Capital Programme Fund

Area of spend	Allocated funding £	Allocated funding £	Allocated funding £	Forecast funding £		
	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
Local Authority Social Housing Grant	763,229	1,661,282	2,624,709	318,424	1,622,000	1,897,000
Housing Corporation Approved Development Programme	1,034,167	874,777	2,167,193	939,810	3,400,000	2,100,000
Developer contributions	0	0	84,000	395,000	100,000	100,000
Disabled Facilities Grants	431,247	220,316	246,159	275,000	315,000	315,000
Private Sector Renewal Grants	207,135	90,215	158,994	175,000	175,000	175,000

6.6 Performance Measurement and Monitoring

The Council is committed to achieving its housing objectives and monitoring the delivery of the housing strategy action plan. Members established a Vision and Key Objectives in 2000 and this is currently being refined as new policy develops influenced by the emerging Community Strategy and the results of consultation undertaken on the strategy. Balanced Scorecarding has been introduced to enable regular measurement, monitoring, management and reporting of key actions and objectives. Work was carried out last year in cascading the housing objectives and targets to relevant service levels. The objectives and targets for the authority will be cascaded, in time, throughout the organisation as shown on the attached chart (See Appendix 11). Monitoring of the Housing Strategy Action Plan will be undertaken by the South Hams Strategic Partnership (SHSP) at their quarterly meetings. The partnership will actively review the Action Plan to take into account of achievements or changing priorities. District Councillors will also help to review and assess the achievements against the Action Plan at the Community Policy Development meetings which are also held on a quarterly basis. Their comment will be fed into the SHSP.

The European Foundation for Quality Management Excellence Model (EFQM) is being used as a framework for our continuous improvement reviews and training is being designed to ensure an appropriate level of management competencies in the tools and techniques of modern management. Implementation of the Council's housing policies and their objectives are aided by using the Communication Strategy and cross-departmental working parties where appropriate.

The annual Performance Plan, our Civic Newspaper (South Hams Matters), leaflet, website and a twice yearly newsletter are used as vehicles for informing the general public of housing issues which affect them. These include Audit Commission and Best Value Performance Indicators, the outcomes and action plans from our Fundamental Service Reviews, the outcomes of our Comprehensive Performance Assessment and key issues from our strategies. Benchmarking is undertaken as an integral part of service review mechanisms with a variety of groups utilised according to need. Corporately we are members of The Core Group of Authorities, The Devon Best Value Group, and The Inter Authorities Group (IAG). Within housing services a number of peer liaison groups have been established to drive improvement.

Performance is also reviewed through a variety of local performance indicators. These are monitored on a regular basis and also form part of the Council's Balanced Performance Scorecard. The combined Fundamental Service Review and Comprehensive Performance Assessment Action Plan, is monitored regularly at management meetings and annually by Members. Monitoring of the implementation of capital schemes is undertaken by the Executive. The Council reviews the programme on an annual basis in order to assess the continued appropriateness of uncommitted schemes, and the level of resources required to be committed to proceed with the programme. This exercise is carried out in conjunction with reviewing bids for new projects.

6.7 Targets

- To ensure the £2 million council tax from second homes is used effectively and efficiently to deliver homes for key workers and local people.
- To ensure a more efficient S106 process is in place in order to achieve consistency in the delivery of housing by 2005
- To bring some sites forward ahead of the new Local Development Framework - 2005/06

Milestones

- A review of local performance indicators is currently being undertaken by the Devon Chief Environmental Health Officers Housing Sub-group and should be operational for 2005/06
- Quarterly monitoring of the delivery of the capital programme
- Ensuring that post scheme reviews are undertaken with the housing association within 12 months of the occupation of the dwelling
- Annual review of level of external funding achieved within the district



7 | Housing Strategy Action Plan

The implementation of this action plan is dependent on existing levels of partnership funding being maintained at approximately £1.5m from the Regional Housing Body and £2m from second homes Council Tax.

Strategic Objective	Targets	Actions	Accountable Officer	Resources	Start Date	Target Date	Target Achieved	Links To Other Strategies
Priority 1. Meeting general housing needs in the urban and rural parts of South Hams by working in partnership with the Housing Corporation, Housing Associations and developers to provide housing that meets prevailing sustainability criteria								
CPA 1. To secure a sustainable level of housing for local people at an affordable level								
To secure a sustainable level of housing for local people at an affordable level	To appoint a County wide affordable housing co-ordinator	Devon County Council and Devon authorities to agree to top slice second homes Council Tax to fund post	Andrew Fiske	Joint funded post – all Devon authorities and Devon County Council 2 nd homes monies £100,000	Winter 2004	Autumn 2004	Achieved Autumn 2004	Other District's Housing Strategies; Structure Plan
	Commission a new housing needs survey with Plymouth CC/ Caradon DC/ West Devon BC	Agreement from Members to fund new survey.	Andrew Fiske Debbie Holloway	Estimate £50,000	Autumn 2004	Spring 2006		LDF – SHDC/PCC Regional Housing Strategy
	Achieve funding for a minimum of 100 new affordable homes per annum	Lobby for second homes Council Tax monies. Support RSL bids to Regional Housing Body.	Andrew Fiske Debbie Holloway RSLs	£4 million approximately	Winter 2004	Ongoing		Community Strategy/ Homelessness Strategy/ Regional Housing Strategy

Strategic Objective	Targets	Actions	Accountable Officer	Resources	Start Date	Target Date	Target Achieved	Links To Other Strategies
	Deliver shared ownership and key worker homes programme of 145 dwellings	Set up small task group to look at achieving more affordable home ownership options	Andrew Fiske Jon Hunt Debbie Holloway Mary Ridgway RSLs	Officer Time	2004	2006/07		Community Strategy/LDF/ Regional Housing Strategy
	Investigate range of other providers	Promote Innovation Forum event to discuss intermediate housing provision Spring 2005 - Develop a National, Regional and local Action Plan	Alan Robinson	LGA and IDEA Funded	Summer 2004	Spring 2005	July 2005	Other 'Excellent Authorities' District Housing Strategies
	Implement Tenants Incentive Scheme in partnership with all partner Housing Association	Work with RSLs to promote the scheme	Andrew Fiske Debbie Holloway RSLs	Officer Time	Spring 2003	Summer 2004	Summer 2004	Homelessness Strategy
	Rent in Advance Scheme to run in tandem with Deposit Guarantee Scheme	Agree budget and set up administration system to re-coup the loan	Jon Hunt Liz Edgecombe Gina Hodgetts Allison Kennedy Kate Oppong	£7,000 –ODPM Grant	Spring 2003	Summer 2004	Summer 2004	Homelessness Strategy
	Sherford – progress master plan with Developers	Engage with all agencies and Chair the Affordable Housing Group	Andrew Fiske Debbie Holloway RSLs Developers	Officer Time	2002	2007		Local Development Framework

Strategic Objective	Targets	Actions	Accountable Officer	Resources	Start Date	Target Date	Target Achieved	Links To Other Strategies
	Select RSL partners/or other providers	Work with land owners to write bid document	Redtree, Alan Robinson, Andrew Fiske, Lee Bray	Officer Time	2005	2006		NAHP
	Investigate Affordable Housing mix	To be determined based on affordable housing requirements		Officer Time NAHP Resources LA Capital Funding	2003	2006		Housing Needs Survey
PRIORITY 2: Meeting the needs of homeless people								
CPA 1B: Use of bed & breakfast accommodation by homeless families with children								
To provide suitable quality temporary housing for those accepted as statutorily homeless, and to ensure the Council meets its statutory obligations under the Housing Acts	Appoint a Prevention of Homelessness Officer		Andrew Fiske Jon Hunt	£20,000 part funded by ODPM grant	2003	Summer 2004	Achieved August 2004	Homelessness Strategy
	Increase private sector leases from 60 to 80	Agree budget -Member agreement	Helen Hardwicke	£40,000 net cost – funded partly by ODPM grant	Summer 2003	Summer 2004	Summer 2005	Homelessness Strategy
	Purchase 14 properties to be used as temporary housing		Helen Hardwicke	£1.5 million	Spring 2003	Summer 2003	Achieved Summer 2004	Homelessness Strategy/ Capital Strategy
	Use of Floating Support Service to prevent recurring homelessness	Work with Supporting People team and providers to improve the service	Jon Hunt Liz Edgecombe Gina Hodgetts Allison Kennedy Kate Oppong RSLs	Supporting People Grant	Spring 2003	Ongoing		Homelessness Strategy/ Supporting People Strategy

Strategic Objective	Targets	Actions	Accountable Officer	Resources	Start Date	Target Date	Target Achieved	Links To Other Strategies
	Progress the remaining two supported schemes for single people in Totnes and Dartmouth	Work with RSLs, Land Owners, and other stakeholders	Andrew Fiske Debbie Holloway Signpost HA	£1.5 Million in SHG; Revenue Funding from SP grant £180,000	2000	By 2007		Homelessness Strategy/ Supporting People Strategy
	Adopt a Choice Based Lettings System	Work with other LA's to progress Devon Housing Choice	Andrew Fiske Jon Hunt	Officer Time/ Computer Upgrade - £70,000	2001	2010		Homelessness Strategy/ Supporting People Strategy
	Hold joint training event on Care Leavers accommodation	Work with Social Services and Youth Agencies	Jon Hunt	Officer time	2005	Spring 2006		Homelessness Strategy
	Investigate the development of three new units at Avondale plus facilities	Gain Member agreement - secure funding	Andrew Fiske/ Jonathan Hunt/ Helen Harwicke	£600,000	2005	2007		Homelessness Strategy
	CRE monitoring	Review existing data	Andrew Fiske/ Jonathan Hunt	Use of Beacon Council monies	2005	2006		Homelessness Strategy
	Homelessness and Housing Advice Action Plan	Appoint consultants to review existing policies and procedures	Andrew Fiske/ Jonathan Hunt	Officer Time Beacon Council monies	up to £20,000	2006	2006	
PRIORITY 3: Supporting People								
Meeting the needs of older people, particularly those with mobility problems								
To ensure there is a good supply of affordable housing for elderly people and that help is available for them to remain in their own homes where appropriate	Review all existing sheltered housing to assess its suitability to accommodate frail elderly	Meet with RSLs to consider the future of sheltered housing stock in the district	RSLs	Officer Time Capital & revenue funding TBD	2003	Summer 2005		Supporting People Strategy

Strategic Objective	Targets	Actions	Accountable Officer	Resources	Start Date	Target Date	Target Achieved	Links To Other Strategies
	To consider possible enhanced sheltered schemes	Work with RSL's, Devon County Council, PCT	Andrew Fiske Debbie Holloway Social Services	Capital & revenue funding	2005	2007		Devon County Council Extra Care Housing Strategy Supporting People Strategy
	To achieve an extra care scheme in each of the four main towns	Work closely with Social Services, PCT and Supporting People to access revenue funding at an early date	Andrew Fiske Debbie Holloway Social Services PCT	Capital & revenue funding	2000	2007		Devon County Council Extra Care Housing Strategy Supporting People Strategy
	To achieve a rural, mixed tenure, extra care scheme in Newton Ferrers	Continued partnership working with Social Services and to assess care needs and provision	Social Services Signpost Housing Association	Funding Committed	1999	August 2005		Devon County Council Extra Care Housing Strategy Supporting People Strategy
	To consider the future of Forder Lane House, Dartington	Work with Social Services, PCT and Dartington Housing Association	Andrew Fiske Debbie Holloway Dartington HA Social Services PCT	Funding TBD	2004	2005/06		Devon County Council Extra Care Housing Strategy Supporting People Strategy
PRIORITY 3: Supporting People cont.								
Meeting the needs of vulnerable young people								
To improve the life chances of vulnerable young people including those leaving the care system, and to ensure these young people are not vulnerable to homelessness	Secure a single persons supported housing scheme in Totnes	Work with PCT and Signpost HA to progress the sale of Elwell House	Andrew Fiske Debbie Holloway Supporting People	£750,000 capital funding & £90,000 revenue funding	2000	2007/08		Homeless Strategy & Review

Strategic Objective	Targets	Actions	Accountable Officer	Resources	Start Date	Target Date	Target Achieved	Links To Other Strategies
	To ensure 1 bed space is available in each single persons scheme and Avondale Homelessness Hostel for a teenage mother and baby	Work with Social Services, Signpost HA and floating support	Andrew Fiske Jon Hunt Debbie Holloway PCT Social Services Supporting People	Within existing budgets	2003	Winter 2005		Homeless Strategy & Review
	Continued financial contribution towards the funding of the Youth Enquiry Service	Attain member agreement	Andrew Fiske Jon Hunt Debbie Holloway	£8,000	April 2005	April 2006		Homeless Strategy & Review
	Set up Supported Lodgings scheme	Secure funding	Jonathan Hunt/Supporting People/Housing benefit	£1,500 per person per year	2005	2006/07		Homelessness Strategy
CORPORATE PRIORITY 3: Supporting People cont.								
Physically Disabled								
To ensure there is appropriate housing for people with physical disabilities	To achieve 5% disabled dwellings on each new development wherever possible	Work with housing associations, Social Services and Health to identify applicants at an early stage for nomination	Andrew Fiske Debbie Holloway RSLs	To be met within capital funding costs	2003	Ongoing		Draft Code of Practise (Disability Discrimination Bill) SHDC Equal Opportunities Policy

Strategic Objective	Targets	Actions	Accountable Officer	Resources	Start Date	Target Date	Target Achieved	Links To Other Strategies
PRIORITY 3: Supporting People cont.								
Mental Health								
To ensure that appropriate housing and support is available to those with considerable and enduring mental health problems	To liaise with Social Services and Health to develop floating support and appropriate housing options	In conjunction with Social Services identify how many people with a mental health problem need accommodation	Andrew Fiske Jon Hunt Debbie Holloway Social Services RSLs Supporting People	Officer Time	2002	Summer 2005		Supporting People Strategy Homeless Strategy & Review
PRIORITY 3: Supporting People cont.								
Learning Disabilities								
To work with other agencies to ensure appropriate housing support and care solutions are provided to those with learning disabilities	Carry out an up to date needs mapping exercise in partnership with Social Services	Work closely with Social Services identify people with learning disabilities who will need accommodation	Andrew Fiske Debbie Holloway RSLs Social Services Supporting People	Officer Time	2000	Ongoing		Supporting People Strategy
	Arrange a joint training event on supported housing	Work with Health and Social Services	Jonathan Hunt/Debbie Holloway/Health/Social Service	Officer time/ refreshments	2005	Spring 2006		Housing Strategy/ Homelessness Strategy

Strategic Objective	Targets	Actions	Accountable Officer	Resources	Start Date	Target Date	Target Achieved	Links To Other Strategies
PRIORITY 3: Supporting People cont.								
Domestic Violence								
To work in conjunction with other agencies to ensure appropriate safe housing and support is provided when necessary	To look at offering a range of options such as the 'Sanctuary' scheme to women who may wish to remain in her own home where it is appropriate to do so	Officers and SD Women's Aid to visit existing Sanctuary scheme. Work with Safer Communities Partnership and Police to identify funding	Jon Hunt Kate Oppong Liz Edgecombe Gina Hodgetts Allison Kennedy Police South Devon Women's Aid Community Safety Partnership Supporting People	£5,000 Officer Time	2004	Summer 2006		Homeless Strategy & Review Supporting People Strategy Domestic Violence Strategy
	Produce Service Standards Leaflet	Work with SD Women's Aid and other partners to produce standards	Jon Hunt	Officer Time	2004	Summer 2006		Homeless Strategy & Review
PRIORITY 3: Supporting People cont.								
Multiple Needs								
To work closely with voluntary and statutory agencies to jointly plan services for the most vulnerable members of the community	To reduce the number of applicants with multiple needs becoming homeless	Have bi-monthly meetings with relevant agencies to ensure appropriate help and support is available	Kate Oppong Jon Hunt Liz Edgecombe Gina Hodgetts Allison Kennedy Social Services PCT Supporting People	Officer Time	2000	Ongoing		Homeless Strategy & Review

Strategic Objective	Targets	Actions	Accountable Officer	Resources	Start Date	Target Date	Target Achieved	Links To Other Strategies
PRIORITY 3: Supporting People cont.								
Substance Misuse								
To work in conjunction with other agencies to identify the extent of problems associated with drug and alcohol misuse and ensure appropriate advice and support is available	Monitor applicants approaching as homeless with drug and alcohol	Work with Drugs Action Team, SD Exeter Drugs Project and Supporting People/ Floating Support	Jon Hunt Kate Oppong Floating Support	Officer Time	2004	Ongoing		Homeless Strategy & Review Supporting People Strategy
	Monitor the number of tenants losing tenancy through drug and alcohol problems	Work closely with RSLs and drug and alcohol agencies/Floating Support	Jon Hunt Kate Oppong Floating Support	Officer Time	2004	Ongoing		Homeless Strategy & Review Supporting People Strategy
PRIORITY 3: Supporting People cont.								
Hard to reach groups								
To ensure the housing service is accessible to difficult to reach groups	To work with agencies such as CAB to ensure effective targeting of publicity material to hard to reach groups	Arrange regular meetings with voluntary sector groups	Andrew Fiske Jon Hunt Debbie Holloway CAB	Officer Time	2003	Ongoing		Homeless Strategy & Review
	To work with other agencies to identify and Gypsies and Travellers in the District	Engage with Gypsy & Traveller Liaison Officer	Jon Hunt DCC	Officer time	2005	Ongoing		Homeless Strategy & Review

Strategic Objective	Targets	Actions	Accountable Officer	Resources	Start Date	Target Date	Target Achieved	Links To Other Strategies
PRIORITY 3: Supporting People cont. Offenders								
To work with the Probation service and other agencies to implement principles of social inclusion and integration of offenders into the community through professional and accountable activities	Reduce recurring homelessness of offenders by 5%	Work closely with probation and police, attend prolific offender multi-agency meetings	Jon Hunt Kate Oppong Liz Edgecombe Gina Hodgetts Allison Kennedy Probation Service	Officer Time	2004	Ongoing		Homeless Strategy & Review Supporting People
PRIORITY 4: Private Sector Housing Maximising effective use of private sector housing through the use of renovation loans or other appropriate assistance, private sector leasing, encouraging sub-division of larger properties, reducing under-occupation and maximising the use of empty homes								
To identify sub-standard housing and to use a variety of methods to improve the housing stock, directing efforts to the worst properties and resources to those most in need	To spend 100% of Housing Renewal Budget	Early budget commitment plus allowing over commitment where necessary. Close monitoring	Ian Bollans; Roger Pearson	£150,000 2004-05	April 2004	March 2005	March 2005	Community Strategy Crime & Disorder Strategy Regional Housing Strategy
	To spend 100% Disabled Facilities Grant	Proactive approach and main focus of Housing Renewal Budget	Ian Bollans; Roger Pearson	£250,000 2004-05	April 2004	March 2005	March 2005	Supporting People Community Strategy

Strategic Objective	Targets	Actions	Accountable Officer	Resources	Start Date	Target Date	Target Achieved	Links To Other Strategies
	Make 3% of unfit housing fit	Partnership project working with EAGA, British Gas and DEEAC	Ian Bollans; Roger Pearson	Officer time plus inclusion within Housing Renewal Budget	April 2004	March 2005	June 2005	Community Strategy Regional Housing Strategy
	2% energy efficiency improvement	Broaden scope of schemes to landlords, with nominations rights to SHDC	Ian Bollans; Roger Pearson		Annual	To 2010		Community Strategy Devon Affordable Warmth Strategy
	To spend 100% of Second Homes Scheme budget		Ian Bollans; Roger Pearson	£300,000	April 2004	March 2006		Regional Housing Strategy Community Strategy
Resources and Options for delivery								
To work in partnership with Housing Associations Housing Corporation, developers and other partners to maximise funding and to deliver a social and private sector housing programme which effectively meets the needs of the community with the resources that are available	Ensure the £2 million extra council tax from second homes is used effectively and efficiently to deliver homes for key workers and local people	Work closely with RSLs, Planners etc to deliver schemes	Andrew Fiske Debbie Holloway RSLs Housing Corporation Andrew Fiske Debbie Holloway	£2 million in 2004/05	2004	April 2005		LDF Homeless Strategy & Review Supporting People Strategy

Strategic Objective	Targets	Actions	Accountable Officer	Resources	Start Date	Target Date	Target Achieved	Links To Other Strategies
	To ensure a more efficient S106 process is in place in order to achieve consistency in the delivery of affordable housing	S106 Working group meets regularly to develop a more efficient process. Good practice guide issued by RHB.	Andrew Fiske Debbie Holloway	Officer time	2004	April 2005		LDF RHB Good Practise Guide
	To bring 6 sites forward ahead of the new Local Development Framework – <ul style="list-style-type: none"> • Salcombe • Strete • Chillington, • Lee Mill • Diptford • East Allington 	Site Champions appointed to move sites forward	Andrew Fiske Lee Bray Graham Swiss Steve Munday Debbie Holloway	Officer time	2003	2005/06	East Allington achieved Winter 2005	LDF
		Set up series of presentations from intermediate housing providers for Community, Policy Development Group	Andrew Fiske Debbie Holloway RSLs Developers Affordable Housing Co-ordinator	Officer time	2004	2005	November 2005	LDF

Corporate Priorities

The Council's vision is to **"Improve the well-being of the people of the South Hams"**.

The priorities that underpin this vision are:

■ **Affordable Homes**

Securing a supply of housing for local people at affordable levels

■ **Good jobs**

Creating conditions for the growth and maintenance of quality economic activity

■ **Retain the district's character**

Maintaining the district's distinctive environment whilst enabling access and sensitive development

■ **A clean environment**

Maintaining a clean environment

■ **An accessible council**

Working with others to improve access to key services

■ **Value for money**

Improving core service performance in a cost-effective way

Appendix 2

HOUSING STRATEGY RISK ASSESSMENT

Risk	Obstacles	Priority Level and Scale of Impact	How do we monitor Risk
£1.8m Devon County Council second homes council tax money is not spent within year	Housing Associations do not achieve completion of schemes in time scale	High Priority. Impacts on achieving all targets.	Monitor Housing Association scheme progress closely. Work with agencies and services to ensure no hold ups e.g. S106 agreements
Loss of anticipated funding either through Regional Housing Body or second homes Council Tax	Council Tax on second homes used for other Devon County priorities Regional Housing Body prioritising housing in other districts	High Priority. Impacts on achieving all targets.	Engagement with Regional Housing Body and Devon Strategic Housing Group
Changes in the planning system adversely affecting the delivery of affordable housing	Lack of clear national policy	High Priority. Impacts on achieving majority of targets.	Monitor S106 agreements
Increase in families in B&B	Lack of private sector lease properties	High Priority. Impacts on revenue budgets. Possibility of legal challenges.	Monitoring of housing association scheme progress. Prevention of homelessness monitoring.
Older person homelessness increasing due to home closure and lack of extra care places.	Home closures. Housing associations not progressing extra care quickly enough.	Medium Priority. Turnover in existing schemes helping to meet short term problems.	Monitor number of homeless older people.
Increase in the number of 16/17 year olds applying as homeless.	Unable to progress schemes in each of four main towns. Lack of appropriate temporary accommodation. Increase cost of B&B.	Medium/High Priority. Increase in B&B placements. Lack of support.	Monitor number of young people on register.
Increase in the numbers of people with physical disabilities.	Applicant is not identified early enough for new build to be adapted for them.	Medium Priority. Lack of appropriate temporary accommodation.	Monitor applicants with physical disabilities and notify development.
Increase in the number of applicants becoming homeless through mental health problems.	No information available re the numbers of people with mental health problems.	Medium Priority. Lack of appropriate support.	Work with Mental Health teams to ensure early appropriate support is provided.

Risk	Obstacles	Priority Level and Scale of Impact	How do we monitor Risk
Increase in number of applicants with learning disabilities.	Home closures. Ageing parents.	Medium Priority. Lack of appropriate accommodation and support.	Work closely with Social Services to develop long term plan for accommodation.
Increase in Domestic Violence homeless approaches.	Usually emergency application.	Medium/High Priority. Lack of spaces in refuges – have to use B&B.	Monitor number applications and work with South Devon Women’s Aid/Police to consider safe alternatives to B&B.
Increase in applicants with multiple needs.	Doesn’t fit traditional service user group model.	Medium Priority. Likely to impact on B&B budget.	Monitor number of applicants approaching with multiple needs and engage appropriate agencies as soon as possible.
Increase in applicants with substance misuse problems.	Applicant may not have been picked up by other agencies.	Medium/High Priority. Likely to impact on B&B budget.	Monitor number of applicants approaching and engage appropriate agencies and support as soon as possible.
Increase in applications from offenders.	No advance notice received from Probation/Youth Offending Team.	Medium/High Priority. Likely to impact on B&B budget.	Monitor number of applications from offenders and develop a planned approach to re-housing with Probation/ Youth Offending Team/ Police using protocols.
Housing Renewal budget underspent in year	Work not completed in timescale	Medium/High Priority. Impact on BVPI 62 (less dwellings made fit). Extends waiting times for essential works for new clients. Restricted ability to achieve a “balanced housing market” within the district. Risk to health and safety of vulnerable occupants.	Regular monitoring of budget activity and progress of jobs
Disabled Facilities Grant budget underspent in year	12 months completion time allowed by legislation. Large projects over running financial year or not proceeding. Prioritisation for high risk clients requires some budget retention.	High Priority. Delays for applicants for mandatory. disabled facilities grants, but must approve within 6 months. Future GOSW funding jeopardised. Restricted ability to achieve a “balanced housing market” within the district. Risk to health and safety of vulnerable occupants. Possible impact on other services such as residential homes, Social Services and hospital admissions.	Regular monitoring of budget activity and progress of jobs. Close liaison with DCCSS and Care and Repair.

Risk	Obstacles	Priority Level and Scale of Impact	How do we monitor Risk
Target of unfit dwellings not made fit in year	Small housing renewal budget; few incentives for landlords, assured shorthold and agricultural tenancies.	Medium/High Priority. Impact on BVPI 62. Impact on tenants and availability of satisfactory housing. Impact on health services Restricted ability to achieve a “balanced housing market” within the district. Risk to health and safety of vulnerable occupants	Monitoring of achievements
Target of energy efficiency improvements not met	Cheap fuel; mild winter; lack of public awareness.	High Priority. Failure to achieve Govt target for CO2; impact on level of fuel poverty; impact on health.	Liaison with DEEAC, HEATDevon project, EAGA. Monitoring of housing renewal records.
Budget for second homes scheme not fully spent	Lack of suitable properties offered.	High Priority. Loss of budget; failure to provide affordable housing and achieve a “balanced housing market”.	Monitor number of cases and progress
Inspection of private rented accommodation	Resource restriction.	High Priority. Risks to health and safety of vulnerable groups.	Programme of identification and inspection of premises implemented.

Housing Strategy Consultation Meetings

- **Housing Association Liaison Meetings**

Housing Officers meet with Housing Association Development Officers quarterly

- **Homelessness and Housing Advice Meetings**

Housing Officers meet with statutory and voluntary agencies quarterly

- **Multi-agency Housing Strategy Meeting**

Housing Officers meet with voluntary and statutory agencies twice yearly to discuss Housing Strategy

- **Chief Officer meetings**

Housing Strategy discussed at these meetings

- **Community Policy Development Group**

Members discuss Housing Strategy with Housing Officers

- **Focus Group Meetings**

Housing Officers meet with members of public to discuss Strategy

- **Team Meetings**

Monthly team meetings - Housing Strategy Action Plan is a regular agenda item

- **South Hams Strategic Partnership**

meets quarterly – the Partnership have the review and monitoring role of the Housing Strategy Action Plan

Appendix 4

South Hams Local Strategic Partnership Action Plan

Priority Area	AFFORDABLE HOUSING
Issues to be covered	<p>Provision of affordable homes to meet local needs.</p> <p>Creative imaginative solutions to short-term crisis.</p> <p>Prompt decisions on affordable housing (eg Sherford proposals).</p> <p>Permanent Social Housing to rent.</p> <p>Land/Development costs.</p>
Links to other plans and groups	<p>South Hams Local Plan – Local Development Framework</p> <p>Housing Strategy</p> <p>Crime and Disorder Reduction Strategy</p> <p>Supporting People Locality Strategy</p> <p>Homelessness Strategy</p> <p>Health Improvement Plans</p> <p>Prosperity Strategy</p> <p>Empty Homes Strategy</p> <p>Kingsbridge & District Affordable Housing Group</p> <p>Transport Project Brief & Transport Plan</p> <p>Devon Rural Partnership and the Rural Housing Enabler post</p>
Outcomes Sought	<p>Successful conclusion of the project is desired by:-</p> <ol style="list-style-type: none"> 1. An increase in the supply of affordable housing; 2. Increased opportunities for discounted housing including shared ownership schemes with Registered Social Landlords (RSL's); 3. Secure by design issues incorporated into new developments and the amount of crime reduced as a result; 4. To work closely with other agencies to ensure that housing, care and support is provided as a seamless service.

Priority Area	AFFORDABLE HOUSING
Outputs Sought	<ol style="list-style-type: none"> 1. Adopt, endorse and raise awareness of the District Council's definition of "affordable housing" (including the ratio of average gross annual earnings to the average price of local housing). 2. Review demographic information to identify the extent of the gap (census survey etc). 3. An audit of existing provision and to pilot new schemes where appropriate including:- <ul style="list-style-type: none"> ■ research empty property opportunities (ie over shops) by visiting town centres and engaging with town councils/chamber of trade etc. ■ form links with the Small Landlords Association to research extent of vacancies arising in private lets and any associated opportunities for social renting. ■ Research information on redundant farm buildings (via Devon County Council records). 4.a) Investigate European law on second homes and restrictions on use. b) Investigate planning laws on change of use. 5. To produce the Supporting People Locality Statement. 6. Rural Housing Enabler to work across the county.
	Promotions & research funding required
Stakeholders	<ul style="list-style-type: none"> ■ South Hams and West Devon Primary Care Trust ■ Devon County Council Social Services ■ South Hams District Council ■ Registered Social Landlords (RSL's) ■ Town and Parish Councils ■ Dartmoor National Park ■ Kingsbridge District Strategy Group ■ Devon and Cornwall Constabulary ■ Devon County Council
Project leader	Howard Toplis (Tor Homes)
Project champion	Howard Toplis
Project Facilitator	Zilpah Leahy (Tor Homes)
Start date	November 2002

Priority Area	AFFORDABLE HOUSING
Project Milestones	<p>1. Raise awareness of definition of Affordable Housing:- Definition adopted from Housing Needs Survey. Awareness raised at Members forums, Homeless Strategy Day, as well as within the Housing and the Prosperity Strategies. Aim to raise awareness during opportunities arising out of “National Housing Week”. June 2003 (1)</p>
	<p>2. Raise awareness of young persons’ housing need:- Tor Homes liaison with College of St. Mark and St. John in Plymouth, where PR students are utilising an affordable housing theme for their exhibition & PR project. May 2003 (1 & 2)</p>
	<p>3. To carry out a Housing Needs survey to include latest demographic and local trends:- Housing Needs Survey Update now complete. SHDC will research lone parent issues and incorporate research findings from the Exeter University project on Older Persons. (commissioned by SHDC and a number of local RSL’s) Due to be completed by May 2003 (2 & 3)</p>
	<p>5. Housing, Care and support needs and options to be addressed at a local multi-disciplinary conference to complete the links to the local housing and supporting people strategies. May 2003 (5) Complete (Adaptations for the disabled are to be reviewed on a Devon-wide basis to provide a fair and consistent approach. The group is chaired by SHDC.)</p>
	<p>6. Production of supporting people locality statement. May 2003 (5) Complete</p>
	<p>7. Production of the local plan to include an element of affordable housing as a planning requirement and linking this to the housing strategy through local lettings and section 106 agreements. New local plan has gone through first deposit stage, second deposit in September 2003 with a view to being adopted in approx 2006. Links to the Housing Strategy.</p>

Priority Area	AFFORDABLE HOUSING
	8. Rural Housing Enabler post. In post 2002 (6). Complete
End date	March 2006 - subject to annual review
Project Group Members	Volunteers from Community Partnership Workshop, plus:- Brian Scown, Ivybridge Community Strategy Group

LSP Membership

■ South Hams District Council

2 elected members

Chief Executive

Cllr Cathy Pannell and Cllr Richard Yonge

Ruth Bagley

■ Devon County Council

2 elected members

County Community Strategy Officer

Cllr Geoff Date and Cllr John Hart

Roger Grainger

■ South Hams & West Devon Primary Care Trust

Board lay member

Chief Executive

Vic Rosati

Alan Tibbenham

■ Devon & Cornwall Police

District Commander

Superintendent Andy McGahan

■ Voluntary Sector

Nomination from South Hams Voluntary Sector Forum

Chief Officer, South Hams Council for Voluntary Service

Helen Caine

Laura Whitehead

■ Business & Skills Sector

2 representatives

Nigel Way

Paul Mogridge

■ Social Housing Sector

Chief Executive, Tor Homes

Howard Toplis

■ Environment Sector

Nomination from Environment Agency

Penny Amraoui

Appendix 5

Outputs from Blue Skies thinking event held 2004

Issue to Explore	Timescale (Short, Medium & Long Term)	Responsible Body/ Individual	Resource Implications	Risks	Comments
Planning Review Planning Policy to promote more affordable housing (AH).	Short	SHDC	<ul style="list-style-type: none"> ■ Staff time & legal/consultancy budget ■ Capital funding 	<ul style="list-style-type: none"> ■ Proposed targets are already challenging ■ Challenge from development industry 	<ul style="list-style-type: none"> ■ LDF to be adopted 2006 ■ Draft SPG for current Local Plan with new targets (50%)
Reduce environmental standards to increase amount of AH which can be developed.	Medium	SHDC/HC/ RSLs	<ul style="list-style-type: none"> ■ Could reduce short-term capital costs 	<ul style="list-style-type: none"> ■ Longer term cost on environment ■ Would not be tenure blind 	<ul style="list-style-type: none"> ■ Would be in conflict with HC standards, planning policies, and Council priorities
Reduce AH design standards to reduce costs.	Medium	SHDC/HC/ RSLs	<ul style="list-style-type: none"> ■ Could reduce short-term capital costs 	<ul style="list-style-type: none"> ■ Inappropriate internal standards ■ Current objective to improve design 	<ul style="list-style-type: none"> ■ Would be in conflict with HC standards, planning policies, and Council priorities
Promote multi occupancy housing.	Medium	SHDC/RSLs/ Private Sector	<ul style="list-style-type: none"> ■ Financial incentives needed from whom? 	<ul style="list-style-type: none"> ■ Need to license if promoted by LA? ■ Relationship breakdown may result in homelessness in shared housing 	<ul style="list-style-type: none"> ■ Existing schemes in place for Care Leavers to move in with host families with fee
Promote use of exception sites to secure land at reduced prices but find quicker ways of progressing.	Short	SHDC/RSLs	<ul style="list-style-type: none"> ■ Capital Programme – although anticipated funding allocated '04 – 06' ■ Make greater use of Rural Housing Enabler 	<ul style="list-style-type: none"> ■ Slow lead in periods experienced to date 	<ul style="list-style-type: none"> ■ Exceptions sites won't be as viable as mixed tenure

Issue to Explore	Timescale (Short, Medium & Long Term)	Responsible Body/ Individual	Resource Implications	Risks	Comments
Barns available for conversion which do not meet current planning requirements could be considered acceptable for conversion if targeted at local / affordable occupation.	Medium	SHDC/Owners of barns	<ul style="list-style-type: none"> Likely to be privately funded 	<ul style="list-style-type: none"> Conflict with planning policy 	<ul style="list-style-type: none"> Sustainable locations for those in housing need? Need to amend policy in LDF
Where an agricultural tie on a dwelling is released grant consent with a new local occupancy tie.	Short	SHDC/Farmers	<ul style="list-style-type: none"> Staff time 	<ul style="list-style-type: none"> Challenge at appeal 	<ul style="list-style-type: none"> May discourage inappropriate new 'form' dwellings Sustainable locations for those in housing need? Need to amend policy in LDF/ SPG
Lobby to stop stair casing to full ownership outside of villages of more than 3,000 population.	Short	SHDC/HC/ RSLs	<ul style="list-style-type: none"> Staff time 	<ul style="list-style-type: none"> Conflict with HC policy and Building Societies lending criteria 	<ul style="list-style-type: none"> Building Societies nervous about S/O leases, don't like 80% restraint
Reuse and / or redevelop modern farm buildings for AH.	Medium	SHDC/Farmers	<ul style="list-style-type: none"> Private finance 	<ul style="list-style-type: none"> Conflict with planning policy 	<ul style="list-style-type: none"> Sustainable locations?
Increase density of development.	Short	SHDC/RSLs/ Developers	<ul style="list-style-type: none"> Financial savings but quality of design important 	<ul style="list-style-type: none"> Longer term design issues Public objection 	<ul style="list-style-type: none"> In accordance with Government policy
Create flexible local land use allocations which enable use for AH rather than the allocated use.	Medium	SHDC/ Landowners/ RSLs	<ul style="list-style-type: none"> Neutra 	<ul style="list-style-type: none"> Possible conflict with planning policy Pressure on allocated employment land 	<ul style="list-style-type: none"> Amend policy in LDF Government promoting 'flexible' employment allocation

Issue to Explore	Timescale (Short, Medium & Long Term)	Responsible Body/ Individual	Resource Implications	Risks	Comments
Find ways of reducing costs of infrastructure for AH.	Medium	SHDC/RSLs/ Developers	<ul style="list-style-type: none"> Short-term financial savings, but long-term maintenance costs 	<ul style="list-style-type: none"> Could create longer term problems 	<ul style="list-style-type: none"> SUDS = more initial expense DCC/SWW not adopting roads/sewers
Use CPO powers with back to back arrangements with developers / RSLs to bring forward land for AH.	Medium	SHDC/ Developer/ Landowners/ RSLs	<ul style="list-style-type: none"> Neutral 	<ul style="list-style-type: none"> Risk of challenge Legal Costs Simpler process using 'well-being' powers 	<ul style="list-style-type: none"> Link with well-being powers To be pursued after all other avenues explored Essential to reduce 'hope' value of land through planning policy
Explore use of covenants, planning conditions and planning agreements to target local occupation.	Short	SHDC/RSLs/ Building Societies	<ul style="list-style-type: none"> Staff time (particularly monitoring and enforcement regarding compliance) 	<ul style="list-style-type: none"> May not address housing need Cost of S/O mortgages increasing 	<ul style="list-style-type: none"> Need to test impact on cost overtime using Council land and RSL. Could increase costs to shared owners – more expensive mortgages
Use existing holiday / caravan parks out of season to provide AH / homeless accommodation.	Short	SHDC/Park Owners	<ul style="list-style-type: none"> Cheaper than B&B 	<ul style="list-style-type: none"> Meet national P.I. regarding B&B use Standards/quality of accommodation Conflict with planning policy 	<ul style="list-style-type: none"> Possible short-term solution. Sustainable locations? Implications for tourism objectives?
Encourage much greater home working by Council Officers and reuse Follaton site for housing.	Long	SHDC	<ul style="list-style-type: none"> Linked to effective use of IT 	<ul style="list-style-type: none"> Conflict with planning policy 	<ul style="list-style-type: none"> Still likely to need office base (even if level of floor space requirement is reduced)

Issue to Explore	Timescale (Short, Medium & Long Term)	Responsible Body/ Individual	Resource Implications	Risks	Comments
<p>Housing Policy</p> <p>Review current AH targets because of emerging funding problems.</p> <p>Increase social rented targets and reduce current intermediate housing targets.</p>	Short	SHDC/RSLs/ Housing Corporation	<ul style="list-style-type: none"> ■ Availability of all capital resources to be reviewed 	<ul style="list-style-type: none"> ■ Local needs not being met ■ Increased homelessness & higher revenue costs 	<ul style="list-style-type: none"> ■ Viability study concludes 2/3 affordable housing is viable on most sites ■ With DCC Council Tax on second homes current programme can be achieved
Promote flexible forms of tenure – should AH be in perpetuity as housing markets change over time?	Medium	SHDC/RSLs/ Developers	<ul style="list-style-type: none"> ■ Reduced need for initial grant through deferred profit for landowner 	<ul style="list-style-type: none"> ■ Longer term social problems if social housing demand remains high 	<ul style="list-style-type: none"> ■ Need to determine timescale for reverting to open market housing associations ■ RTB has not reduced demand for affordable housing
Encourage older tenants to give up family housing.	Short	SHDC/RSLs	<ul style="list-style-type: none"> ■ Short term revenue costs to fund relocation 	<ul style="list-style-type: none"> ■ Limited funding available for scheme ■ Low take up of scheme 	<ul style="list-style-type: none"> ■ Already underway with Tor Homes
If sheltered housing is under used let to different users.	Medium	SHDC/RSLs/ Supporting People	<ul style="list-style-type: none"> ■ Possible capital costs of re-modelling 	<ul style="list-style-type: none"> ■ Management issues 	<ul style="list-style-type: none"> ■ Extra care increasingly needed ■ New Supporting People standards
Encourage second homeowners to let property on long lets to local people or short lets for homeless.	Short	SHDC/2nd Home Owners	<ul style="list-style-type: none"> ■ Challenge funding awarded ■ Staff time to promote 	<ul style="list-style-type: none"> ■ Landlords serving notice to realise market value ■ Low take-up of scheme 	<ul style="list-style-type: none"> ■ Sustainable locations ■ Need to link with PSL scheme management

Issue to Explore	Timescale (Short, Medium & Long Term)	Responsible Body/ Individual	Resource Implications	Risks	Comments
<p>Meet housing needs by funding AH in adjoining LA areas.</p> <p>Increase targets for AH delivery in adjoining LA areas.</p>	<p>Short</p> <p>Long</p>	<p>SHDC/Other Councils/RSLs/ HC</p> <p>Other Councils</p>	<ul style="list-style-type: none"> Existing resources 	<ul style="list-style-type: none"> Political issue of housing people from outside district 'Exporting' housing problems to other districts 	<ul style="list-style-type: none"> Has been used Sites under consideration Urban areas (PCC/TC) likely to attract more RHB funding
<p>Offer homeless choice of short term B&B or relocation to a new district with public funding to support their relocation.</p>	<p>Medium</p>	<p>SHDC/ Homeless People</p>	<ul style="list-style-type: none"> Revenue funding could result in long-term savings 	<ul style="list-style-type: none"> Political issue of 'exporting' housing problem 	<ul style="list-style-type: none"> Already being used in London
<p>Promote relocation to homes abroad for older people to release family units.</p>	<p>Long</p>	<p>SHDC/RSLs</p>	<ul style="list-style-type: none"> Capital funding & revenue required 	<ul style="list-style-type: none"> Whether legally possible for RSLs/LA 	<ul style="list-style-type: none"> 'Political' implications Long term needs of older people may not be met
<p>Build a second homeless hostel.</p> <p>Acquire a property e.g. former hotel and use in a similar way to Avondale.</p>	<p>Medium</p>	<p>Medium</p>	<ul style="list-style-type: none"> Capital funding & revenue required 	<ul style="list-style-type: none"> Management problems 	<ul style="list-style-type: none"> Is it good to put significant numbers of homeless people in one place? Need to co-ordinate capital and revenue programme (Revenue is through Supporting People)
<p>Increase focus on the prevention of homelessness.</p>	<p>Short</p>	<p>SHDC</p>	<ul style="list-style-type: none"> Revenue costs 	<ul style="list-style-type: none"> Legal challenges if B&B used for families after 01.04.04 	<ul style="list-style-type: none"> Already under consideration Opportunity for partnership post Full-time post using ODPM funding and budgets allocated?
<p>Increase right to buy to generate funding for AH.</p>	<p>Medium</p>	<p>SHDC</p>	<ul style="list-style-type: none"> Extra resources 	<ul style="list-style-type: none"> Loss of more affordable housing 	<ul style="list-style-type: none"> Might be worth considering for units within sheltered housing to improve existing schemes

Issue to Explore	Timescale (Short, Medium & Long Term)	Responsible Body/ Individual	Resource Implications	Risks	Comments
Develop an empty homes strategy.	Short	SHDC	<ul style="list-style-type: none"> Capital funding to bring homes into use 	None	<ul style="list-style-type: none"> Council removed discounts on Council Tax to discourage empty homes occurring Location and quality issues to meet housing need Limited numbers in SHDC
Remove empty homes council tax discount.	Short	SHDC	<ul style="list-style-type: none"> Extra funding not kept by SHDC (different to second homes) 	<ul style="list-style-type: none"> Not able to use extra funding raised beyond first year 	<ul style="list-style-type: none"> Decision already taken by Council
Funding Increase developer contributions.	Short	SHDC/ Developers	<ul style="list-style-type: none"> Extra capital resources 	<ul style="list-style-type: none"> Off-site contribution rather than on site development preferred by developer Not spending money within planning agreement constraint 	<ul style="list-style-type: none"> Requires LDF/up-to-date SPG Viability issues Changes in national guidance expected
Re-define key workers to include all services vital to a rural community.	Medium	SHDC/RSLs	<ul style="list-style-type: none"> Capital costs 	<ul style="list-style-type: none"> Recent RHB challenge fund excluded wider definition of key workers 	<ul style="list-style-type: none"> Difficult to define key workers beyond national definition In SHDC public sector staff relatively better off than part-time and seasonal staff in essential rural services
Promote living above the shop.	Medium	SHDC/RSLs/ Landowners	<ul style="list-style-type: none"> Capital costs Private funds 	<ul style="list-style-type: none"> Allocation constraints to upper floor dwellings 	<ul style="list-style-type: none"> Recent schemes proved expensive, difficult to manage, not suitable for young families Link to Community Safety objectives to improve informal supervision in town centres
Explore PFI to support housing schemes.	Medium	SHDC/RSLs/ Private Finance	<ul style="list-style-type: none"> Extra capital made available 	<ul style="list-style-type: none"> Affordable housing meets PFI criteria? 	<ul style="list-style-type: none"> Restricted to larger schemes

Issue to Explore	Timescale (Short, Medium & Long Term)	Responsible Body/ Individual	Resource Implications	Risks	Comments
Council loans to RSLs.	Medium	SHDC/RSLs	<ul style="list-style-type: none"> Cheaper loans than RSLs can access 	<ul style="list-style-type: none"> Council asset not very liquid 	<ul style="list-style-type: none"> Does the Council have access to sufficient funding to make loan system effective
Find ways to enable RSLs to borrow more.	Medium	SHDC/RSLs/ Finance Companies	<ul style="list-style-type: none"> Extra capital made available 	<ul style="list-style-type: none"> Financial problems if RSLs over-stretched 	<ul style="list-style-type: none"> Conflict with rent restructuring and affordability
Generate capital receipts to support further AH development.	Short	SHDC/RSLs	<ul style="list-style-type: none"> Council land sold at market value or discounted value to RSLs 	<ul style="list-style-type: none"> Loss of Council's assets 	<ul style="list-style-type: none"> Other competing corporate demands for capital
Re-examine LA capital available.	Short	SHDC	<ul style="list-style-type: none"> Extra capital made available Council Tax second homes 	<ul style="list-style-type: none"> Loss of interest Increase Council Tax 	<ul style="list-style-type: none"> Depends on DCC decision on Council Tax for second homes Competing corporate pressures for funds (e.g. R&M of assets)
Deliver AH but enable the landowner to retain freehold. Sale and lease back of stock to raise capital.	Medium	SHDC/ Landowners	<ul style="list-style-type: none"> Reduced capital input from public sector 	<ul style="list-style-type: none"> Legal complications for RSLs 	<ul style="list-style-type: none"> Possible private finance problems
Council acquire more than the five existing properties.	Short	SHDC	<ul style="list-style-type: none"> Using existing capital 	<ul style="list-style-type: none"> Housing market crashing Competes with those in lowest quartile of the market 	<ul style="list-style-type: none"> Short term approach to homelessness Council agreed to acquire further 10 up to £1.5 million
Provide AH which is not affordable in perpetuity but meets short-term need.	Medium	SHDC/RSLs	<ul style="list-style-type: none"> Less grant required? 	<ul style="list-style-type: none"> Short term solution 	<ul style="list-style-type: none"> If any additional money is generated through stair-casing then ring fenced for affordable housing?

Issue to Explore	Timescale (Short, Medium & Long Term)	Responsible Body/ Individual	Resource Implications	Risks	Comments
Promote 100% use of discretionary council tax on second homes for AH from DCC.	Short	SHDC/DCC/ RSLs/HC	■ Extra capital – up to £1.8 million p.a.	■ Reduced resources in medium-term through DCC or Government pressures	■ Already lobbying in place ■ Short term financial injection? ■ DCC agreement expected for 04/05
If DCC council tax money is not provided, promote as an alternative the opportunity for a gift equivalent of 80% of Council Tax from second homeowners as the commitment to exclusive use of funding raised for AH in SHDC.	Long	SHDC/RSLs	■ Extra capital	■ Extra administration costs	■ Council Tax – is it possible to review discount once established?
Sell rented stock to promote shared ownership and achieve capital for further investment.	Medium	SHDC/RSLs	■ Extra capital	■ Loss of rented ■ RTB already occurring	■ Flexible tenure would be worth considering
Lobby Government to increase resources to the south west and in particular rural areas.	Short	SHDC/RSLs/ RHF/RHB	■ Extra capital	■ More money to South West may be directed to urban areas	■ Extra resources unlikely to be significant or directed at SHDC
Lobby Government regarding resource needs to address levels of affordability problems.	Short	SHDC/RSLs/ RHF/RHB	■ Extra capital	■ More money to South West may be directed at urban areas	■ Resolve different interests in RHF if additional funding granted to SHDC

Issue to Explore	Timescale (Short, Medium & Long Term)	Responsible Body/ Individual	Resource Implications	Risks	Comments
Introduce means testing for tenants to determine priority on waiting list.	Medium	SHDC/RSLs	<ul style="list-style-type: none"> Neutral – may be revenue savings 	<ul style="list-style-type: none"> Number of appeals may increase 	<ul style="list-style-type: none"> Income taken into account already under allocation policy/ waiting list requirements
Provide loans / grants to encourage landlords to convert their properties and secure nomination rights to the refurbished property.	Medium	SHDC/ Landowners	<ul style="list-style-type: none"> Grants no longer provided to private sector except DFGs Loans not provided to landlords (except second homes through new 'challenge' initiative) 	<ul style="list-style-type: none"> Complications in setting up loans 	<ul style="list-style-type: none"> Unlikely to be suitable for families Management issues
Promote involvement of equity investors to encourage buy to let.	Short	SHDC/Owners/ Building Societies	<ul style="list-style-type: none"> Private finance 	<ul style="list-style-type: none"> May not meet housing need 	<ul style="list-style-type: none"> Already actively being pursued
Sell void property.	Short	RSLs	<ul style="list-style-type: none"> Create extra capital 	<ul style="list-style-type: none"> Loss of rented housing 	<ul style="list-style-type: none"> Short term solution
Partnership / Ownership Establish community land trust. Establish company to develop houses with the residents owning shares in that company.	Medium	SHDC/RSLs/ Landowners/ Developers/ Building Societies	<ul style="list-style-type: none"> Set up costs Management costs 	<ul style="list-style-type: none"> 'Guinea-pig' factor 	<ul style="list-style-type: none"> Being promoted nationally Opportunity at Sherford? Need to review experience of other similar initiatives
Council / RSL retain 1% of ownership to influence future occupation.	Medium	SHDC/RSLs/ Landowners	<ul style="list-style-type: none"> Management cost 	<ul style="list-style-type: none"> Borrowing/legal complexities 	<ul style="list-style-type: none"> Tried in South Shropshire (www.southshropshire.gov.uk) and Exmoor National Park?

Issue to Explore	Timescale (Short, Medium & Long Term)	Responsible Body/ Individual	Resource Implications	Risks	Comments
Council / RSL acquire cheap property and let.	Short	SHDC/RSLs	<ul style="list-style-type: none"> Will require capital 	<ul style="list-style-type: none"> No new homes created 	<ul style="list-style-type: none"> Difficult to find cheap property in SHDC Such property just affordable for 1st time buyers?
Council establish AH land bank. Council acquire land and establish a developer partnership with RSLs.	Medium	SHDC	<ul style="list-style-type: none"> Will require capital 	<ul style="list-style-type: none"> High costs May need CPO 	<ul style="list-style-type: none"> Could be undertaken by RSLs directly. Longer term land banking is more of a risk
Increase Council ownership of properties suitable for AH use.	Short	SHDC	<ul style="list-style-type: none"> Will require capital 	<ul style="list-style-type: none"> Housing market volatility 	<ul style="list-style-type: none"> SHDC can own up to 50 dwellings Aim at homeless rather than general needs?
Acquire redundant hotel or guest house to meet AH requirements.	Medium	SHDC/RSLs	<ul style="list-style-type: none"> Will require capital and management/R&M costs 	<ul style="list-style-type: none"> Conversion costs conflict with Tourism/Planning policies? 	<ul style="list-style-type: none"> Likely to be more suitable for temporary housing
Promote conversion of 'inappropriate' farm buildings in partnership with landowners as a form of 'exception' policy then control price / rent.	Medium	SHDC/RSLs	<ul style="list-style-type: none"> Will require capital 	<ul style="list-style-type: none"> Conflict with Planning policies 	<ul style="list-style-type: none"> Sustainability issues in terms of location Need to amend LDF/SPG
Promote closer working with private developers to secure AH.	Short	SHDC/ Developers	<ul style="list-style-type: none"> Likely to require capital – could generate funding 		<ul style="list-style-type: none"> Could achieve shared ownership without grant

Issue to Explore	Timescale (Short, Medium & Long Term)	Responsible Body/ Individual	Resource Implications	Risks	Comments
Council build houses for part ownership.	Medium	SHDC	<ul style="list-style-type: none"> Capital cost 		<ul style="list-style-type: none"> Unlikely to be cheaper than RSLs CG Policy
Encourage private landlords to meet AH requirements through private sector leasing.	Short	SHDC	<ul style="list-style-type: none"> Revenue and management cost 	<ul style="list-style-type: none"> Reduction in homelessness will reduce demand 	<ul style="list-style-type: none"> Already underway By April 2004 target 80 PSLs
<p>Promote the Provision of Different Forms of Housing</p> <p>Buy new or second hand static homes to meet homeless needs.</p> <p>Explore opportunities for using pre-fabricated units.</p>	Medium	SHDC	<ul style="list-style-type: none"> Capital and revenue costs Off-site manufacture will reduce cost and improve speed of delivery 	<ul style="list-style-type: none"> Ghettoisation of homeless families 	<ul style="list-style-type: none"> Difficulty of finding sites which meet planning policy Quality of accommodation would need to be considered
<p>Explore how to reduce costs of building a house.</p> <p>Promote off-site manufacturing to reduce costs and increase speed of delivery.</p>	Short	SHDC/RSLs/ Developers	<ul style="list-style-type: none"> Reduced capital costs 	<ul style="list-style-type: none"> May result in higher revenue running costs 	<ul style="list-style-type: none"> Off-site manufacture under consideration
Build on top of structures to increase density.	Medium	SHDC/RSLs/ Developers	<ul style="list-style-type: none"> Increased capital costs 	<ul style="list-style-type: none"> Planning issues 	<ul style="list-style-type: none"> Likely to create practical problems for existing buildings Increasing density and mixed use for new development promoted by Government

Issue to Explore	Timescale (Short, Medium & Long Term)	Responsible Body/ Individual	Resource Implications	Risks	Comments
Explore European and worldwide approaches to solving housing problems (e.g. trip to Kentucky to see an American solution to off-site manufacture).	Short	SHDC/RSLs	<ul style="list-style-type: none"> ■ Revenue costs and staff time to research 	<ul style="list-style-type: none"> ■ SHDC not housing provider ■ May take much time to research 	<ul style="list-style-type: none"> ■ Devon LAs may agree to jointly fund Strategic Housing Officer to research issues which affect all Devon districts ■ Different quality standards adopted – conflict with Building Regulations
Use house boats to increase AH supply.	Long	SHDC/RSLs	<ul style="list-style-type: none"> ■ Capital costs 	<ul style="list-style-type: none"> ■ Management Issues 	<ul style="list-style-type: none"> ■ Management problem if for a family with young children ■ Conflict with planning policy

Partner Agencies – Voluntary and Statutory

- Devon County Council
- South Devon Women's Aid
- Housing Associations
- Westcountry HA Floating Support
- Social Services
- Homemaker South West
- Primary Care Trust
- Police
- Education
- Connexions
- Probation
- Youth Offending Team
- Youth Enquiry Service
- Youth Advice Centre
- Devon Youth Advice
- Youth Service
- Age Concern
- Dartmouth Homeless Trust
- Cornelius Trust
- Totnes Caring
- Community Voluntary Service

This document has been produced by

**South Hams District Council
Follaton House, Plymouth Road,
Totnes, TQ9 5NE.**

www.southhams.gov.uk



Designed by South Hams District Council Graphics Service,
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In-House Printing Service.