



South Hams
District Council



West Devon
Borough Council

Better Homes, Better Lives

Housing Strategy 2021-2026

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Benefits



Welcome

- ◆ Thank you for joining our Housing Strategy Session
- ◆ To help manage the session could we please ask
- ◆ Turn your microphone off when not talking
- ◆ Post question and comments in the meeting room chat
- ◆ Type 'Comment' in the chat window if you want to speak on anything

Questions and comments can also be submitted to
Cassandra.Harrison@swdevon.gov.uk



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Making a positive impact on the lives of local people by providing valued and easy to use services

A Housing Strategy – Why now?

- ◆ A corporate priority without a delivery plan
- ◆ Major changes ahead
- ◆ The unknowns as we recover from the pandemic



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The Joint Local Plan

◆ Phil Baker



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What about our existing housing?



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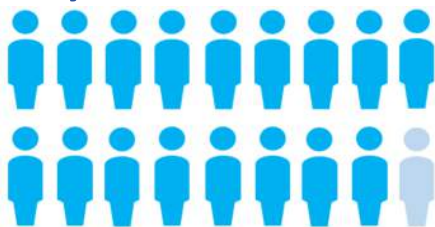
Making a positive impact on the lives of local people by providing valued and easy to use services

South Hams Housing Key Stats

This document provides some key statistics to assist Members with completing the Housing Strategy Survey

South Hams Population

87,100 People live in South Hams 2019



8% of residents consider themselves to have a condition or disability that significantly limits their day to day activities

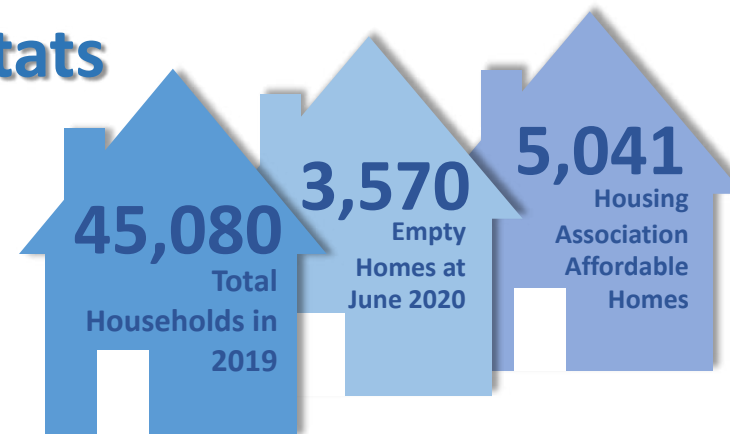
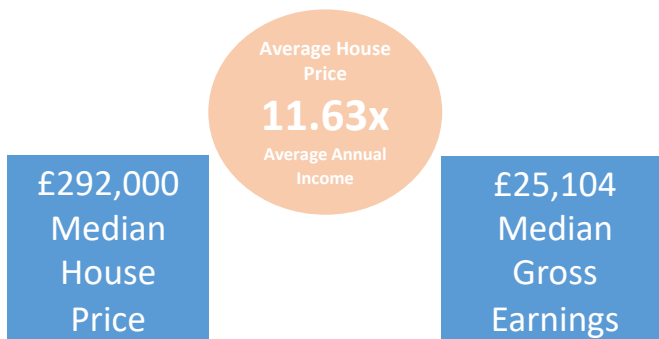
20% of residents aged 70+

5% population growth in next 5 years

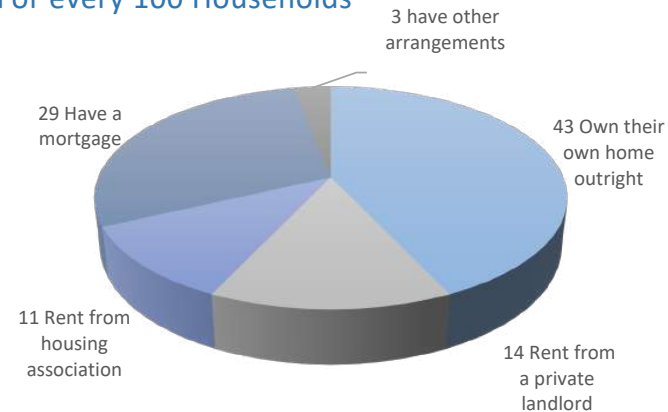
91,177 Projected population by 2025

House Price to Income Multiplier

The following is the house price to income multiplier as at September 2019. England average is 7.4x and South West average is 8.45x



For every 100 Households



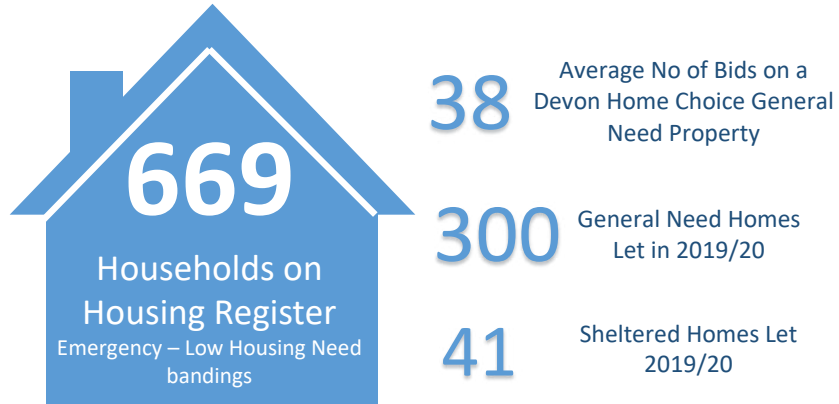
New Dwellings Completed by year

Includes Dartmoor National Park

	2016/17	2017/18	2018/19	2019/20
Standards Homes	333	552	471	Awaiting data
Affordable Homes	121	159	69	134

Devon Home Choice

Those over 16 years old can register with Devon Home Choice. Applications are prioritised following an assessment of housing need (from Emergency need to No Housing Need)



Waiting list Need by property size

Property Size	Percentage
1 Bed	57%
2 Bed	28%
3 Bed	12%
4+ Bed	4%

Disabled Facilities Grants

A Disabled Facility Grant is a grant provided by the Council to fund adaptation works to a property in order to meet a disabled person's needs and make it more accessible for them.

104 Disabled Facilities Grants made in 2019/20



Total Grants Awarded £666,271

Private Rentals

The following table sets out the average private rental within South Hams. Local Housing Allowance is the amount that individuals in receipt of Housing Benefit can claim towards their private rental property.

Property Type	Average Rental Per Month	Maximum Local Housing Allowance – renting from a private landlord
One Bedroom Property	£538	£449
Two Bedroom Property	£650	£599
Three Bedroom Property	£825	£730
Four Bedroom +	£1,120	£899

Homelessness

Our current Homelessness Strategy commits to reducing the number of people sleeping rough by 50% by the end of 2022

348 Households supported to prevent homelessness 19/20

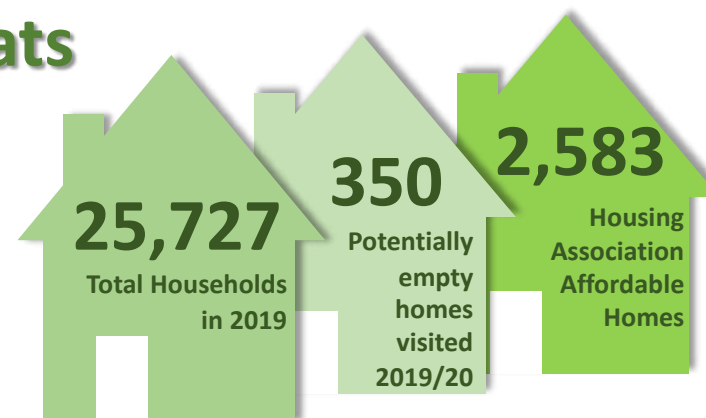


Rough sleeper count Reduced from 7 to 1 In 2019/20

[Click here for latest Homelessness Strategy Update \(Agenda Item 7\)](#)

West Devon Housing Key Stats

This document provides some key statistics to assist Members with completing the Housing Strategy Survey



West Devon Population

55,796 People live in West Devon 2019



8% of residents consider themselves to have a condition or disability that significantly limits their day to day activities

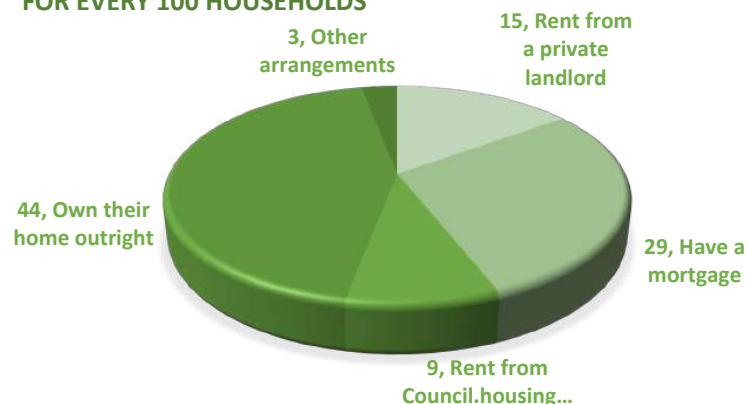


20% of residents aged 70+

57,893 Projected population by 2025

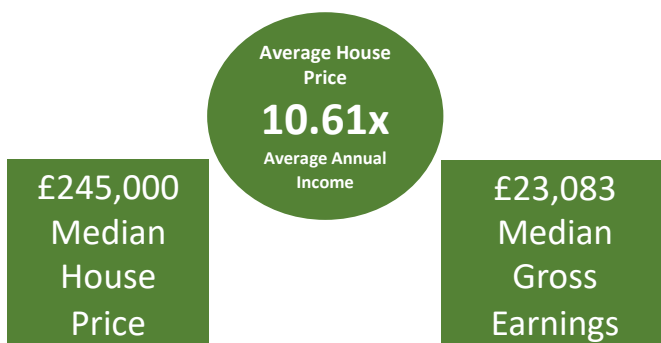
4% population growth in next 5 years

FOR EVERY 100 HOUSEHOLDS



House Price to Income Multiplier

The following is the house price to income multiplier as at September 2019. England average is 7.4x and South West average is 8.45x



New Dwellings Completed by year

Includes Dartmoor National Park

	2016/17	2017/18	2018/19	2019/20
Standards Homes	215	166	142	Awaiting data
Affordable Homes	3	21	27	44

Devon Home Choice

Those over 16 years old can register with Devon Home Choice. Applications are prioritised following an assessment of housing need (from Emergency need to No Housing Need)



37 Average No of Bids on a
Devon Home Choice General
Need Property

136 General Need Homes
Let in 2019/20

15 Sheltered Homes Let
2019/20

Waiting list Need by property size

1 Bed	50%
2 Bed	28%
3 Bed	16%
4+ Bed	6%

Disabled Facilities Grants

A Disabled Facility Grant is a grant provided by the Council to fund adaptation works to a property in order to meet a disabled person's needs and make it more accessible for them.

**75 Disabled
Facilities
Grants made
in 2019/20**



**Total Grants
Awarded
£444,232**

Private Rentals

The following table sets out the average private rental within West Devon. Local Housing Allowance is the amount that individuals in receipt of Housing Benefit can claim towards their private rental property.

	Average Rental Per Month	Maximum Local Housing Allowance – renting from a private landlord
One Bedroom Property	£468	£449
Two Bedroom Property	£595	£585
Three Bedroom Property	£750	£695
Four Bedroom +	£995	£850

Homelessness

Our current Homelessness Strategy commits to reducing the number of people sleeping rough by 50% by the end of 2022

228
Households
supported to
prevent homelessness 19/20



[Click here for latest Homelessness Strategy Update \(Agenda Item 6\)](#)

Member Priorities

Housing for Place

Driving the delivery of new homes that people can afford and meeting the different needs of our communities.

Under this theme we have three headline priorities

- ◆ Priority 1 – Ensuring sustainable housing growth
- ◆ Priority 2 – Promote balanced and sustainable communities
- ◆ Priority 3 – Ensuring that homes support the health and wellbeing of the area



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Housing for People

Ensure the best use and improved quality of existing housing

Under this theme we have three headline priorities

- ◆ Priority 1 – Homes that Support the Health & Wellbeing of our residents
- ◆ Priority 2 – Make the best use and improve quality of existing housing
- ◆ Priority 3 – Ensuring that people can access the support and advice they require and make best use of data



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Ensure Sustainable Growth

- ◆ Use strategic planning policy to ensure sustainable housing growth
- ◆ Continue to drive the JLP affordable housing agenda
- ◆ Support opportunities for self-build
- ◆ Explore the concept of the Councils as developers and landlords
- ◆ Support cooperatives and community land trusts
- ◆ Achieve high quality environmental standards
- ◆ Maximise grant funding, S106 contributions



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Promote balanced and sustainable communities

- ◆ Actively encourage housing developments that will be resilient to future changes in our climate
- ◆ Innovate Key worker housing to meet localised need
- ◆ Promote partnership working to meet the needs of Gypsies & Travellers
- ◆ Strengthen our policies aiming for carbon neutral development as standard



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Ensuring that homes support the health & wellbeing of the area

- ◆ Plan for future health needs
- ◆ Ensure new affordable housing for older people adequately meets future needs (including mobility needs and issues such as dementia), in locations close to local amenities and of a design and type that is attractive to older people.
- ◆ Encourage the development of energy efficient affordable homes to reduce carbon emissions and reduce household heating costs.
- ◆ Enable wheelchair standard accommodation on new housing developments in line with the Joint Local Plan requirements to actively increase the stock of this type of affordable housing



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Housing for People

Homes that support the health & wellbeing of our residents

- ◆ Promote energy efficiency in homes
- ◆ Ensure the Private rented sector meets the requirements of the Energy Efficiency (Private Rented Property)
- ◆ Proactively support independent living and also support people with disabilities to remain in their homes through disabled facility grants and make effective use of the better care fund
- ◆ Optimise matching of adapted housing stock to those most in need through the Disabled Adapted Needs Panel.
- ◆ Develop a Fuel Poverty Action Plan; that will incorporate closer working with partner organisations, that Pool knowledge and resources to ensure that fuel poor residents receive support; Target wards which have higher fuel poverty rates than the regional average. Target all F & G rated properties
- ◆ Support people with disabilities to remain in their homes through the provision of aids and adaptations and make effective use of the Better Care Fund, including more promotion of the service
- ◆ Assist self-funders of disabled adaptations to make informed choices and support them with trusted

contractors at a fair price.



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Make the best use and improve the quality of existing housing

- ◆ Seek to expand our own in-house private lettings service Seamoor Lettings
- ◆ Encourage long-term empty homes back into use
- ◆ Develop proactive relationships and work collaboratively with Registered Providers for mutual benefit and to improve standards in RP housing stock.
- ◆ Embed and implement a new Tenancy Strategy
- ◆ Address under occupation & overcrowding within social housing stock.
- ◆ Promote the Tenants Incentive Scheme to encourage and incentivise tenants in social housing to downsize.



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- ◆ Work with our partners to seek re-development opportunities to enhance the current housing stock and to meet the needs of residents
- ◆ Work with our RP partners to identify and improve issues in their stock
- ◆ Work with Registered Providers to deliver low cost aids and adaptations in their housing stock to support their tenants and develop improvements in the recording and identification of adapted units within the existing affordable housing stock.
- ◆ Develop and promote an intermediate housing register specifically for key workers with supply from the private rented sector through Seamoor and property developed by the Councils
- ◆ Actively promote high standards in the rented sector and take appropriate action where those standards are not being met. Monitor standards in the rented sector and take robust enforcement action where necessary to tackle disrepair, poor housing conditions and criminal landlords.



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Ensure that people can access the support and advice they require and make best use of data

- ◆ Work with our partners to reduce anti-social behaviour in our neighbourhoods
- ◆ Prevent homelessness
- ◆ Reduce length of time on the housing register
- ◆ Ensure that people who need to use our service can continue to access it when required
- ◆ Ensure people can access services with a range of communication options quickly and efficiently in a way that is appropriate to their needs and regularly share information.
- ◆ Create advice and information sharing pages including interactive functioning for questions posed. Consider using social media platforms and email sign up for bulletin updates.
- ◆ Interrogate new Census data to predict future housing trends and needs
- ◆ Regularly communicate with residents, agencies, partners and our Communities to ensure an up to date, two way, understanding of current needs and services.
- ◆ Achieve Dementia Friendly Status as a Council and work towards becoming a dementia friendly district and borough
- ◆ Collaborative working with other authorities to share best practice
- ◆ Work proactively with the data available in the DHC register to identify trends and potential solution on a local and individual level



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What have we missed?

- Acknowledge the challenges of developing a strategy now
- What would success look like?

Join at
slido.com
#70372



Next steps

- ◆ Your views today considered
- ◆ Hub / Exec considering the draft strategy in early December
- ◆ December / January – draft strategy published for public consultation
- ◆ March – Final Strategy considered by Council and adopted for 1st April 2021