



**Devon Strategic Partnership**  
**Sustainable Community Strategy Evidence Base**

**Summary of Issues – Housing**

As well as the theme analysis identifying current and future issues, issues and strategic priorities have been identified from elsewhere, which must be taken into account. This document compares the issues raised by the theme analysis with those from the current Community Strategy for Devon, from District LSP Community Strategies, from partner strategic plans and it includes a link to a summary of regional drivers. In this way the importance placed on particular issues can be seen, and further issues identified. The information summarised here can be seen in fuller form in the ‘Links to Other Strategies’ section of the Evidence Base

Issues from Affordable Housing Theme Analysis	Issues carried forward from 2004 Community Strategy	Issues from District Community Strategies	Issues from Other strategies	Regional Drivers
				see ' <a href="#">The Regional Strategies</a> ' document in the Links to Other Strategies section of this evidence base

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Increasing Housing Delivery.	Ensure the planning system delivers sufficient housing to meet the needs of future residents Change in planning system has created delays - but progress is being made. Delivery of housing an issue - linked to funding/developer negotiations. Interventions/land release increasingly influenced by housing market assessment	2 issues: affordability of housing and housing for older people.	Provide more affordable and social housing	
	Work in partnership with Housing Authorities, Registered Social Landlords, public agencies and the development industry to deliver enough affordable housing. need to focus on 2008/10 bid rural and campaign for sustaining funding & increasing	Identifying and meeting the housing and care needs of elderly people	Secure a supply of housing for local people at affordable levels	
	Make sure everyone has the chance of a home at a price they can afford	Identifying and meeting the housing needs of people with other special or support needs	Achieving a Borough where all residents are satisfactorily housed	
	Provide enough homes and minimise environmental damage	Affordable and decent Housing:  In the face of continued demand for housing as people move into the district, and the steady rise in relative house prices, Mid Devon will need to ensure there is sufficient housing for those local residents and key workers who cannot afford to pay market prices		

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	Ensure homes are built and maintained in a way that creates healthy communities	Due to large in-migration, high numbers of second homes, low average incomes, and high housing prices, many local people find themselves unable to buy their own home. In an attractive environment development land is hard to find.		
		2.2% of all households are in 'Housing Need'. 22% households are in "fuel poverty".		
		LSP:Align partner consultation strategies		
		Local Strategic Priorities		
		Increase the supply of affordable homes.		
		Deliver the ND Housing Programme.		
		Deliver the affordable housing and homelessness strategy.		
		Implement a choice based letting scheme.		
		Deliver Anchorwood Bank redevelopment/housing scheme.		
		Housing: increasing the supply of affordable housing in locations where required, both for purchase and rent,		
		A city where everyone has a home:		
		more affordable housing		
		making the best use of available land		
		Identify distribution of housing development and land availability, mix of housing types and tenures to meet all needs. Land available for affordable housing development.		

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<b>Achieving Good Quality Homes.</b>		Ensure that new well designed housing is relevant to the character of the area and minimises the adverse impact on the local landscape and ecology	To deliver improved access to good quality affordable homes and related services for the people of Torbay	
		Achieve the decent homes target in the private sector.	Encourage developers to design and build new buildings in accordance with national environmental best practice	
		Housing in East Devon:  Priority: Ensure that a good quality affordable home is available to all households resident in the district, and that each home is adequate in size and suitably located for the occupants.		
		Incorporate 'Secure by Design' issues into new developments and therefore reduce the amount or fear of crime as a result;		
<b>Reducing Homelessness.</b>		Support schemes that enable people to help themselves such as self build	a City where everyone has a home	
		tackling homelessness		
		Deliver the affordable housing and homelessness strategy.		
<b>Making More Efficient Use of Existing Stock.</b>		reducing the number of empty and defective homes,		
		Targeting grants and resources to specific problems in the private sector - for		
		example unfitness, energy efficiency, empty properties and adaptations for the		
		disabled		
		improvements to housing stock		

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Other	Develop information and understanding of housing needs evidence of Rural Development Now in LAA. Refinement of evidence to align with housing market assessment work; to make the case for rural investment [link to LAA]. Need to keep Devon Evidence document up to date.	Through the Housing Strategy Group, housing and planning objectives should be communicated to, and “owned” by, as wide an audience as possible	<p>Well-integrated and effective regional and local strategies for delivering sustainable growth, based on realistic and affordable plans for jobs, homes and services.</p> <p>A more strategic approach to new housing investment based on increased knowledge of sub-regional housing market pressures and housing need</p> <p>Agreement on the role of the largest urban areas in attracting and delivering economic and population growth.</p> <p>Additional housing growth and improvements to the housing stock made to support the development of mixed and sustainable communities which promote job opportunities and help to narrow inequalities in health, education, employment, liveability and crime.</p>	
	Raise awareness of housing problems in Devon Need to work closely with region to establish voice for Devon e.g. with regard to comprehensive spending review	Close the gap between earnings and house prices by raising income levels	Seek to meet the needs of Devon’s growing population in ways that protect and enhance the environment and support the use of brownfield sites for new development wherever possible	

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	<p>Co-ordinate and refine the County wide approach to housing issues  This process needs improving. Partnership processes essential to delivery of housing in a consistent and timely fashion across Devon; to accessing funding; conducting HMAs; delivery of LAA and LPSA2  Work will be taken forward as part of RSS monitoring systems in future, but will continue to be a need to monitor strategy performance/impact on Devon and sub regions</p>	<p>Seek to reduce the number of small houses being sold as second homes</p>	<p>Continue to raise awareness of the need to reduce waste</p>	
			<p>Make it easier for people to use alternative forms of transport to the car</p>	
		<p>ensuring effective multi-agency working to meet the housing needs of older and</p>	<p>Help to make Devon's town centres greener and cleaner</p>	
		<p>disabled people,</p>		
		<p>Assist a wide range of vulnerable residents to be able to live independently and ensure that housing, care and support is provided as a seamless service;</p>		
		<p>Ensure the provision of appropriate housing for the care of the elderly</p>		
		<p>Increase the supply of affordable housing for local people across the district to create balanced, viable communities;</p>		

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		meeting special needs		
		Address the housing needs of vulnerable people.		
		Deliver ND Homes programmes and routes into communities, training, consultation, health and education.		
		housing for older people.		
		Ensure the provision of appropriate housing for young families		
<b>General</b>				
			Decent & Affordable Homes	
			Tackling the housing problem	