

Housing Delivery Plan 2008- 11

Short Version

1.0 Purpose of the Delivery Plan

This Short Version of the Housing Delivery Plan sets out the strategic objectives and head-line actions for the two housing themes and their targets within the 4th Theme of the LAA which are:

Housing Theme 1: Increasing Housing delivery, especially at strategically significant cities and towns and their associated new communities.

Housing Theme 2: Increasing the delivery of affordable housing (Urban and Rural).

2.0 Strategic Objectives, Targets and Head- Line Actions

2.1 Strategic Objectives

- 1. For planning and housing policies to facilitate the delivery of housing and the development of successful places**
- 2. To improve the way key partners and stakeholders work together.**
- 3. To make better use of existing resources, particularly land and all housing stock**
- 4. To improve Member and Officer capacity to support delivery and place-making**
- 5. To develop a fit for purpose and accessible evidence base**

2.2 Targets for the Housing Priorities

2.2.1 Priority 23:

Increasing housing delivery, especially at strategically significant cities and towns and their associated new communities.'

National Indicator 154 – Net Additional Homes

The net increase in dwelling stock over one year

The net increase in dwelling stock over one year is calculated as the sum of new build completions, minus demolitions, plus any gains or losses through change of use and conversions:

Baseline and Target

Baseline	Year 1	Year 2	Year 3
3480	3360	3530	3880

2.2.2 LAA Priority 26:

'Increasing the delivery of affordable housing (Urban and Rural)

Priority 26 'Increasing the delivery of affordable housing (Urban and Rural)' has 2 aspects:

- NI 155 for all Affordable Housing and,
- A Local Indicator targeting Rural Affordable Housing

National Indicator 155 – Number of Affordable Homes Delivered (Gross)

Baseline and Target

Baseline	Year 1	% of all housing	Year 2	% of all housing	Year 3	% of all housing
550	730	22%	920	26%	1160	30%

Local Indicator for Rural Affordable Housing.

This Local Indicator based on the definition of NI155 applied to settlements of 3000 population or less.

Rural Affordable Housing Baseline and Target

Baseline	Year 1	Year 2	Year 3
80	100	120	140

3.0 Implementing the Plan – Proposed Roles

Overall Delivery Plan	Lead Officer	Co-ordination of overall Plan Monitoring and reporting of progress
Each Strategic Objective	Co-ordinator or Co-ordinators	Establish a task group or task groups to carry the work. Monitor and report on the work of the task groups to the Housing Theme Coordinator
	Task Groups	Develop the detailed action plans for each Strategic Objective. Manage the delivery of the actions identified to agreed format and timetable

4.0 Summary Table of Strategic Objectives and Head- Line Actions

There are **FIVE STRATEGIC OBJECTIVES** and **26 HEAD-LINE ACTIONS** of which
 15 are **NEW** actions
 4 are already **UNDERWAY**
 7 are **PARTLY UNDERWAY**

Objective 1		For planning and housing policies to facilitate the delivery of housing and the development of successful places (or ...facilitate the delivery of housing and place making)
Ref	Headline Action (s)	
1a	<u>Local Development Frameworks (LDF)</u> LDFs to be progressed in line with agreed Local Development Schemes UNDERWAY	
1b	<u>Strategic Housing Land Availability Assessments (SHLAAs).</u> Promote a common methodology for SHLAAs. NEW All Partners to have completed a SHLAA by 31 March 2009 UNDERWAY	
1c	<u>Strategic Housing Market Assessments (SHMA)</u> Each SHMA in Devon to develop a monitoring framework UNDERWAY Each SHMA in Devon to implement a monitoring framework UNDERWAY Assess the 2008 ECOTEC recommendations for SHMAs and agree common outcomes for future SHMAs NEW Develop understanding of how SHMAs can best inform policy development, delivery strategies and sub-regional working NEW	
1d	<u>Policy Development</u>	

	Establish a task group(s) to examine current Housing and Planning policies with a view to developing model policies and sharing good practice. This could include Strategic Viability Assessments NEW
1e	<p><u>Public Land Disposal</u> Partners to develop protocols for land disposal within their organisations, showing how disposal contribute to Corporate and Sustainable Community Strategy (SCS) objectives. NEW</p> <p>Develop registers of land held by public bodies and Duty to Cooperate partners at key locations. NEW</p>
1g	<p><u>Section 106 Agreements</u> Develop a suite of standard s106 clauses for Affordable Housing NEW</p>
1h	<p><u>Responses to changes in the Housing Market</u> NEW</p> <p>Set up mechanisms to monitor market changes to inform policy development and commissioning practice. Link this work to the Housing Evidence Base.</p> <p>Task Group to develop and share strategies developed by Partners in response to the current down turn in the market.</p> <p>Task Group to identify opportunities for joint responses to Homes and Community Agency initiatives to tackle the down turn in the market e.g. the National Clearing House Initiative</p>
1i	Develop a model 'Departures' procedures based on good practice to be adopted by Partner Authorities NEW
1j	<p><u>Sustainable Construction</u> NEW Establish links with Partner Organisations such as Devon Sustainable Building Initiative, with relevant expertise in Sustainable Construction in order to:</p> <ul style="list-style-type: none"> • Promote good practice • Identify funding sources • Improve understanding of: <ul style="list-style-type: none"> ○ policy requirements ○ costs of implementing the CSH ○ technologies/design issues

1k	<p><u>Rural Affordable Housing</u></p> <p>a. Establish a rolling 5 year pipeline of developments for Rural Affordable Housing in settlements of 3000 population or less. UNDERWAY</p> <p>b. Adopt DRHP's draft Outputs and Outcomes matrix identifying detailed targets for the RHE programme linked to stages within the development process. NEW</p> <p>c. Develop a 'model policy' to inform Partner Authorities' policies for the identification of Rural Exception sites NEW</p> <p>d. Develop a protocol for the procedures and steps required in bringing forward rural exception sites NEW</p> <p>e. Develop a good practice 'guidance' or 'resource' for engagement of rural communities that can be used to inform how partners engage with rural communities, improve community awareness, reduce barriers to delivery and be a means to share innovative ideas/initiatives e.g. Mentor Communities. NEW</p> <p>f. Disseminate findings from the work of the Umbrella Community Land Trust project UNDERWAY</p> <p>g. Disseminate findings from the 'Identification of Sustainable Rural Communities Toolkit' UNDERWAY</p>
Objective 2	To improve the way key partners and stakeholders work together.
Ref	Headline Action (s)
2a	<p><u>Annual Forum</u></p> <p>Hold an Annual Forum with key decision makers and leaders within key stakeholder organisations, to agree direction focusing on the LAA Delivery Plan. UNDERWAY</p>
2b	<p><u>Managing the Delivery Plan</u></p> <p>Set up a joint Housing and Planning Operational Group (JOG) to prepare, refine, manage, monitor and review this Delivery Plan. NEW</p> <p>Clarify links between DSP, the Joint Housing and Planning Operational Group (JOG) DSHG and POG (including reporting and communication). NEW</p>

	Develop detailed Project Plans for each high level action AND Establish regular reporting arrangements on milestones for all Actions within this Delivery Plan and progress against the National Indicator Targets, together with commentary NEW
2c	<u>The Rural Housing Enabler (RHE) Programme</u> Secure mid term funding for RHE programme and establish the framework for long term funding UNDERWAY Develop a Service Level Agreement_for North Devon and Exmoor and Devon Rural Housing Partnerships. UNDERWAY
2d	<u>Stakeholder Engagement and Communication</u> Development and implementation of engagement plan for targeted engagement with the Development Industry and Registered Social Landlords through regular meetings and briefings. NEW <u>Examples:</u> Review engagement with Intermediate Housing Providers and discuss with them how they can contribute to delivery. Identify options for follow up to the Business in the Community Landowners event. Promote good practice in internal communication between Public Sector Departments and between organisations
Objective 3	To make best use of existing land and housing stock
Ref	Headline Action (s)
3a	A coordinated approach to the implantation of the Devon wide Choice Base Letting scheme UNDERWAY
3b	Scope potential of for sub-regional down-sizing initiative NEW
Objective 4	To improve Member and Officer capacity to support delivery and place-making
Ref	Headline Action (s)
4a	<u>Identify Needs</u> Identify gaps in current capacity and capabilities. NEW
4b	<u>Respond to Need</u> NEW Develop and deliver training courses to meet training needs identified to date and identified in the 'gap report':

	<p>Scope potential for joint commissioning and delivery of training.</p> <p>Identify links with SW LIFT 'Local Economy Programme', I&DEA, DCTN, CIH, RTPI and NHF programmes.</p>
4c	<p><u>Staff Development</u> Identify Officer development opportunities e.g. in leadership, mentoring, career planning, peer support, housing and planning education and CPD. NEW</p> <p>Support a minimum of 1 Housing Apprenticeship posts/year (from existing or new staff) NEW</p>
4d	<p>Improve signposting and awareness of training and CPD opportunities. NEW</p> <p>Improve availability of CPD credits from training. NEW</p>
4e	Confirm mid-term funding for the Affordable Housing Co-ordinator and Homelessness Co-ordinator Posts UNDERWAY
Objective 5	To develop a fit for purpose and accessible evidence base
Ref	Headline Action (s)
5a	<p><u>The Evidence Base</u> NEW</p> <p>Review existing Evidence Base, including data sources, information on community preferences and performance information</p> <p>Identify evidence needed and available.</p> <p>Clarify links with the DSP Resource Hub, LAA Monitoring Framework teams, DCC Corporate Intelligence team and Partners staff responsible for data collections and monitoring reports</p> <p>Set up a central, web based Evidence Base.</p>
5b	<p><u>Data</u> NEW</p> <p>Agree consistent definitions and interpretations for key data within the Evidence Base informing targets.</p>

5c	<p><u>Performance Information</u> NEW</p> <p>Identify performance benchmarks for the delivery of housing and affordable housing to enable comparison between Partners and performance of Devon against other areas.</p> <p>Monitor take up of funding from the National Affordable Housing Programme (NAHP), identify performance benchmarks. Identify barriers to delivery and take-up of Homes and Community Agency funding.</p>
5d	<p><u>Community Preference</u> NEW</p> <p>Scope the range of consultation and feedback data available e.g. LSP consultation events, MORI poll, place survey, tenant satisfaction surveys</p> <p>Identify community preference data required for the Evidence Base .</p>
5e	<p><u>Rural Affordable Housing</u> Review and simplify the current Rural Housing Needs Survey NEW</p> <p>Identify and agreed the number of HNS to be completed by the Rural Housing Enablers</p> <p>Exmoor and North Devon and the Devon Rural Affordable Housing Partnerships to adopt the same format for monitoring outcomes and outputs for the rural housing programme.</p>