

Deadline for return – 15 October 2009 (Quarter 2 Performance Report)

Local Area Agreement 2008-2011

LAA Priority: Increasing the delivery of affordable housing (LAA26)

Lead Contacts: Mary Ridgway LAA 26

Note - Lead for LAA 23 to be confirmed

RAG Status: **Amber**

RED = fundamental blockage to progress with milestones and/or achievement of target
AMBER = positive movement but with risks to achievement of milestones and/or target (so cannot say with confidence that priority would be achieved)
GREEN = on track to achieve target and Milestones

Delivery Board Recommendations *(Please list any decisions/actions required on the part of the Delivery Board)*

To resolve how Planning Officers and the spatial implications of the LAA are best represented at DSP

Delivery Board are asked to:

Note the need to ensure partners build in continuity funding for the rural housing enabler programme as part of budget reviews in the quarter ahead.

Note that work on Devon's Housing Investment Plans is underway with a Steering Group established for the Rest of Devon Investment Plan.

Summary Statement:

In 2008/09 Devon delivered 675 new affordable homes, 92% of the LAA target of 730. Targets for 2009/10 and 2010/11 are 920 and 1,160 respectively.

In Quarter 1 2009/10 136 new affordable homes were delivered. Predictions for the year from the local authorities indicate that around 630 homes will be delivered, only 68% of target.

Quarter 2 completions data will not be available until early November 2009.

There has been considerable focus in trying to maintain delivery in the current market and off the shelf purchasing of some housing originally designated as market housing and the bringing forward of the affordable element of some developments kept delivery robust in 2008/09 with the availability of funding through the Homes and Communities Agency underpinning this work. There are concerns that a future reduction in funding coupled with fewer gains through the planning system due to the low level of development starts and the viability of these sites to produce affordable housing without significant subsidy will impair the ability to maintain delivery.

Other key outputs up to the end of September 2009 include:

- The first 'State of Devon's Housing Market' Report produced for quarter 1 of 2009/10 as part of the Housing evidence base
- 8 of Devon's Local Authorities have procured one licence each for Hometrack's Housing Intelligence system to improve reporting and the housing evidence base. This is a one year pilot.

- DSHG supported 2 District Council Housing Officers who attended Plymouth CC's 4 day advanced viability training course run by the College of Estate Management.

****Please update the data for quarter 2 (if possible)****

Performance Indicators – National and Local

Code	Title	+/- (see 1 below)	Year	Annual Target	Status (see 2 below)	Improvement (see 3 below)	Actual to Date	Officer Notes
LAA 26a	Delivery of affordable housing in settlements under 3,000 population	+	FY 2008-09	08/09 = 100 09/10 = 120	08/09 Above Target 09/10 Well below target 10/11 Forecast below target	↓	08/09 =129 Q1 completions = 32 but forecast shows Q1 performance will not be sustained	Q2 data not yet available Graded pipeline suggests high risk to target not being met. Focus needed on 10/11 and interventions now to improve delivery
NI 155	Number of affordable homes delivered (gross)	+	FY 2008-09	08/09 = 730 09/10 = 920	Well below target	↓	Q1 136 SR and SO plus 20 intermediate	Q2 data not yet available Forecast for remaining quarters suggest high risk that target will not be met

Key to symbols (insert as appropriate):

1. + equals higher figures are better and – equals lower figures are better
2. **No Data/Well Below Target/Below Target/On Target/Above Target/Well Above Target**
3. Improved Performance ↑ Worse Performance ↓ Unchanged ↔

Key Milestones (Last Quarter – Quarter 2 09/10, ends 30 September 09)

	Description	Date	Outputs expected	Achieved/missed
1	First State of the Devon Housing Market Report	30.9.09	Report	Achieved
2	LAA Housing Task Force of Devon Planning Officers Group Meeting	29.9.09	New Lead Revised Delivery Plan Proxy Indicator arrangements agreed	Achieved

3	Meeting with Audit Commission re CAA	24.9.09	Clarification on AC view of strengths and weaknesses	Achieved
4	SMART Action Plan for Housing Evidence Base and Monitoring presented to Partners on 10 July.	10.7.09		Achieved
5	Strategic Planning Session for Delivery of Rural Affordable Housing held	26 June 2009	Report and recommendations	Achieved
6	First Devon Developers' Forum held at Ashfords in Exeter, Chaired by Tim Jones	16 July 2009	Draft 10 point action plan Second meeting scheduled for 1 October at Ashfords	Achieved
7	All 7 Districts, plus Torbay and DSHG have each procured one licence for Hometrack's Housing Market Intelligence system.	September 2009		Achieved
8	Meet with the Devon Planning Officers Group re discuss representation and leadership for LAA 23	30 Sept 2009		Meeting taken place but no agreement on way forward

Key Milestones (This Quarter – Quarter 3 09/10, ends 31 December 09)

	Description	Date	Outputs expected
1	Home track training and user group set up	October 2009	Training complete and User Group established
2	Housing Conference for Members	16.10.200	Action plan to inform LAA and DSHG work plans
3	New Rural pipeline scrutiny arrangements to be in place	28 October 2009	
4	Project Brief for a Quality Standards Framework for Enabling to be drafted and agreed	December 2009	Project Brief agreed by DSHG partners and work commenced
5	Communication and Media Action Plan to be reviewed	Dec 2009	Revised action plan adopted
6	Guide for Devon's Parish Councillors who wish to develop an affordable housing scheme distributed	October 2009	

Key Risks (Please update the following with reference to scoring guidelines below**)**

Risk	Impact	Likelihood	Score	Mitigation
1. Lack of Public Sector Funding to support delivery targets both in terms of overall funding and funding per unit	5	2	10	Subject to central government funding plans. LA grant and use of public owned land can make an important contribution to delivery

2. Not maximising the public funding available for Affordable Housing in Devon	5	4	16	Focus on delivery by all Partners at all levels within partner organisations
3. Lack of delivery partners to take forward sites due to lack of confidence in the market and cash flow constraints	4	5	20	Government interventions helping, more understanding of viability issues needed
4. Lack of confidence by Developers stalled delivery on s106 sites	5	5	25	
5. Not engaging sufficiently with the HCA's Single Conversation and therefore not influencing mid term investment opportunities	5	2	10	Understanding of this process and input into this process at senior levels within partner organisations is critical to influencing Investment Plans in Devon and informing the next CSR
6. Further delays to adoption of RSS	3	3	9	Continued focus on LDF production using proposed changes as interim guidance.

Spatial Implications

Detailed information not available in time for this report.

Every Housing Authority will have a programme of housing sites or potential sites. Once allocated through the planning process the LA has limited control on what sites are actually brought forward by developers. The detail is set out

The programme for affordable housing sites tends to be clearer as will include sites where s106 agreement is under negotiation or exception sites within small rural settlements

District	Impact (insert √ or x or unknown)	Disaggregated Data (√ or x)	Examples of Local Delivery Outcomes
Exeter	√	√	
East Devon	√	√	
Mid Devon	√	√	
North Devon	√	√	
Torridge	√	√	
West Devon	√	√	
South Hams	√	√	
Teignbridge	√	√	

*Risks – Scoring Guidelines:		
Likelihood of risk:	Impact of risk:	Total risk score (likelihood x impact)
1 – Very low 2 – Low 3 – Medium 4 – High 5 – Very high	1 – Insignificant 2 – Minor 3 – Moderate 4 – Serious 5 – Very serious	1 – 6 Low 8 – 12 Medium 14 – 20 High Over 20 Very high