

# OVERVIEW & SCRUTINY

## Torbay's Housing Crisis Review Panel

### Members

Councillors Foster (Chairwoman), Barnby, Brown, Mandy Darling, Douglas-Dunbar, Johns, Kennedy, and O'Dwyer

External Advisors: Alistair Allender, Stuart Bakewell and Tom Godwin

(Contact Governance Support on t: 01803 207087 or e: [governance.support@torbay.gov.uk](mailto:governance.support@torbay.gov.uk))

A meeting of **Torbay's Housing Crisis Review Panel** will be held on **Monday, 17 January 2022** commencing at **2.00 pm**

The meeting will be held remotely via Zoom (the links to the meeting are set out below)

<https://us02web.zoom.us/j/85651020495?pwd=bHQyK0YxNUpiR09FMVg5NlplGQ1dTQT09>

Meeting ID: 856 5102 0495

Passcode: 191780

One tap mobile:

+442034815240,,85651020495#,,,,\*191780# United Kingdom

## Agenda

1. **Apologies**  
To receive apologies for absence, including notifications of any changes to the membership of the Panel.
2. **Declarations of Interest**
  - a) To receive declarations of non pecuniary interests in respect of items on this agenda  
  
**For reference:** Having declared their non pecuniary interest members may remain in the meeting and speak and, vote on the matter in question. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.
  - b) To receive declarations of disclosable pecuniary interests in respect of items on this agenda

**For reference:** Where a Member has a disclosable pecuniary interest he/she must leave the meeting during consideration of the item. However, the Member may remain in the meeting to make representations, answer questions or give evidence if the public have a right to do so, but having done so the Member must then immediately leave the meeting, may not vote and must not improperly seek to influence the outcome of the matter. A completed disclosure of interests form should be returned to the Clerk before the conclusion of the meeting.

**(Please Note:** If Members and Officers wish to seek advice on any potential interests they may have, they should contact Governance Support or Legal Services prior to the meeting.)

### 3. **Update on the work to bring forward social and affordable housing in Torbay**

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10)

1. To receive an update on the work of TORVISTA in bringing forward social and affordable housing.
2. To receive an update from social housing providers and community housing organisations on their work in bringing forward social housing.

#### **Key Lines of Enquiry:**

1. How many properties does TORVISTA have and what sort of size properties are they? What are their plans to increase their portfolio and provide additional affordable housing on Council land?
2. Based on the information discussed at previous meetings, what action is being taken to meet the need for affordable and social housing?
3. How can we work differently together to increase availability of suitable accommodation?
4. What consideration has been given to healthy homes options, and any additional climate change and building regulation changes that could impact delivery of new or better homes and what grants could be available to tenants or appropriate landlords to bring this forward?
5. What is being done to encourage people to move out of property that is too large for their needs to free this up for larger families?
6. What is being done to encourage people to move out of property that is too large for their needs?

The Director of Asset Management, Investment and Housing, TDA, Liam Montgomery and the Divisional Director for Planning, Housing and Climate Emergency, David Edmondson will be leading on this item.

### 4. **Way Forward**

To determine if the Panel wishes to obtain any further evidence for the review or to convene a wash up meeting to agree their Report.

## **Key Line of Enquiry:**

1. Are the decision-making process joined up and are the decision-makers making the right decisions and following up to ensure that the subsequent actions are being taken e.g. need a couple of hundred new affordable properties a year going forward?

## **Instructions for the press and public for joining the meeting**

If you are using an iPad you will need to install Zoom which can be found in the App Store. You do not need to register for an account just install the software. You only need to install the software once. For other devices you should just be taken direct to the meeting.

## **Joining a meeting**

Click on the link provided on the agenda above and follow the instructions on screen. If you are using a telephone, dial the Zoom number provided above and follow the instructions. (**Note:** if you are using a landline the call will cost up to 13p per minute and from a mobile between 3p and 55p if the number is not covered by your inclusive minutes.)

You will be placed in a waiting room, when the meeting starts the meeting Host will admit you. Please note if there are technical issues this might not be at the start time given on the agenda.

Upon entry you will be muted and your video switched off so that only the meeting participants can be seen. When you join the meeting the Host will unmute your microphone, ask you to confirm your name and update your name as either public or press. Select gallery view if you want see all the participants.

If you have joined the meeting via telephone, your telephone number will appear on screen and will be displayed for all to see until the Host has confirmed your name and then they will rename your telephone number to either public or press.

## **Speaking at a Meeting**

If you are registered to speak at the meeting and when it is your turn to address the Meeting, the Chairman will invite you to speak giving the Host the instruction to unmute your microphone and switch your video on (where appropriate) therefore please pause for a couple of seconds to ensure your microphone is on.

Upon the conclusion of your speech/time limit, the Host will mute your microphone and turn off your video.

**Meeting Etiquette for Registered Speakers – things to consider when speaking at public meetings on video:**

- Background – the meeting is public and people will be able to see what is behind you therefore consider what you will have on display behind you.
- Camera angle – sit front on, upright with the device in front of you.
- Who else is in the room – make sure you are in a position where nobody will enter the camera shot who doesn't want to appear in the public meeting.
- Background noise – try where possible to minimise background noise.
- Aim to join the meeting 15 minutes before it is due to start.



**TorVista  
HOMES**

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Agenda Item 3

# The story so far....

- Request from Torbay Council to set up a Registered Provider to help meet the strategic housing needs facing Torbay.
- Fully operational Board appointed and Governance structure established, early 2021.
- Registered Provider and Investment Partner status achieved in March 2021.
- An ambitious Business Plan showing the delivery of 300 homes over the next 4/5 years has been adopted by TorVista Board, TDA Board and Full Council.

# Delivery

- In partnership with Torbay Council, funding was awarded as part of the Next Steps Accommodation Programme (NSAP) to deliver homes for rough sleepers.
- 14 bedspaces have been delivered through the NSAP and all are fully let.
- Including the above TorVista Homes currently have 23 properties.

# Development activity

- Planning permission has been achieved for 90 units of predominately 1 bed extra care accommodation on the site of the Crossways shopping centre for social rent. Demolition is expected to commence in late Spring 22.
- Planning permission has been achieved for x 2 bed units of affordable rent at the junction of Tweenaway Cross and work has begun on site with completion due Nov 22.
- Planning application has been submitted for 23 units, mostly 1 bed, of affordable rent in Brixham.



# Development activity

- Planning application has been submitted for 23 units, mostly 1 bed, of affordable rent in Brixham with priority going to households downsizing from larger affordable stock in Brixham

Design work is well underway for circa 75 x 1& 2 bed units of Extra Care at Torre Marine for social rent with a public exhibition on the designs taking place from the 19<sup>th</sup> January.

- Pre app designs have been submitted for comment on the site at 51-53 Totnes Rd to deliver circa 7 units for affordable rent.