

Torbay Housing Strategy Amended Delivery Plan September 2021

Action Item	Key Deliverable What we are going to do/enable?	Who is responsible?	Measure and target	By when	Commentary/Update
Housing Strategy Priority 1 Increase the overall supply and range of housing in Torbay and make the best use of existing housing					
1	<p>Deliver more affordable homes ensuring that they are good quality and well-designed</p> <p>Work with developers to ensure early delivery of affordable homes on Section 106 sites.</p> <p>Cross-reference housing need by type (Action Item 14) to available sites (Action Item 6) to provide greater focus to housing delivery.</p>	<p>Assistant Director of Planning, Housing & Climate Change</p> <p>Director of Asset Management, Investment and Housing (TDA)</p> <p>Registered Providers</p>	<ul style="list-style-type: none"> Deliver 110 affordable homes p.a. On Section 106 sites deliver 70 affordable homes p.a. 	March 2021	
2	<p>Building on the response to the Covid-19 pandemic, consider how the Council can work with private landlords to make properties available at affordable rents to help meet housing need.</p>	<p>Assistant Director of Community and Corporate Services</p>	<ul style="list-style-type: none"> Establish an affordable rental scheme with landlords 	December 2021	
3	<p>Review S106 and Affordable Housing Supplementary Planning Document (SPD).</p>	<p>Service Manager Spatial Planning</p>	<ul style="list-style-type: none"> Review of S106 and Affordable Housing SPD 	September 2021	

3(a)	To undertake a review of the Council's policy and expectations in relation to the delivery of affordable housing numbers (SPD). To include a review of the management and implementation of the 106 and other developer contributions to housing. To publicise the outcome of the review and to communicate with developers, both private and housing associations.	Assistant Director of Planning, Housing & Climate Change Director of Asset Management, Investment and Housing (TDA)	Report with recommendations: <ul style="list-style-type: none"> • To establish a clear framework for the priorities in management and implementation of the 106 and other developer contributions. • To enhance delivery of policy levels of 106 contributions to increase the supply of affordable housing. • To set out a mechanism for publicising the outcome of the review 	December 2021	Subject to Council process, this report will be made available to the TSHB for comment in November 2021
4	Encourage and support Registered Providers (RPs) bids to Homes England to develop affordable and social rented housing.	Assistant Director of Planning, Housing & Climate Change Registered Providers	<ul style="list-style-type: none"> • Embed liaison meetings with Registered Providers and enable positive dialogue with Homes England • Achieve 50% successful RP bids p.a. 	Ongoing	
5	Through the Local Plan Review, consider Torbay Council's viability policy and practice to ensure it is maximising	Assistant Director of Planning, Housing & Climate Change	<ul style="list-style-type: none"> • Review of viability policy and practice carried out 	December 2020	

	opportunities for affordable housing and addressing stalled sites.				
6	Ensure the provision of sufficient deliverable housing sites, seeking to meet the government's requirement for a five year land supply including unlocking stalled sites.	Assistant Director of Planning, Housing & Climate Change	<ul style="list-style-type: none"> • Maintain a five year land supply • Complete 679 homes 	April 2021	
6(a)	To agree a policy statement on land supply following the update of the Local Plan. To complete an audit of all Council owned and other developable residential sites through the HELAA process, to increase the available five-year land supply by 1000 to a total of 3000. To publicise all Council owned and other developable residential sites.	<p>Assistant Director of Planning, Housing & Climate Change.</p> <p>Director of Asset Management, Investment and Housing (TDA)</p>	<p>Report setting out</p> <ul style="list-style-type: none"> a) Torbay Council's plans for new development in the area over 5 years. b) How to make best use of Council land for the future development of affordable and other housing. c) To set out a mechanism for publicising the developable residential sites. 	October 2021	This work will help in any discussions with MHCLG regarding land supply.
7	Through the Local Plan Review, support change of use from	Director of Economic Strategy	<ul style="list-style-type: none"> • Number of units transferred from 	Ongoing	

	redundant commercial to residential use in town centres where this is consistent with Torbay Council's Economic Strategy and the Town Centre Regeneration Strategy.	Town Centre Regeneration Programme Director TorVista Homes Ltd Private landlords	commercial to residential use 15 p.a.		
7(A)	To review the arrangements for the operation of the housing enabling service, the negotiation, and any subsequent changes to 106 agreements, the resourcing of the authority to engage with the specialist capacity of the HAs operating in Torbay.	Director of Place Assistant Director of Planning, Housing & Climate Change Assistant Director of Community and Corporate Services Director of Asset Management, Investment and Housing (TDA)	To make recommendations related to the effectiveness of enabling service and how it can contribute to enhancing future housing delivery. To ensure that the authority are properly resourced. To report on the need for specialist HAs and how to meet future need.	January 2022	

Alistair Allender

Chair TSHB

August 2021 (amended by KM 16/08/21)