

Homes Theme 2022/23

Aim: Deliver more affordable housing and greater numbers of social rented homes

Performance Indicator	2020/21	2021/22	2022/23	Target (2022/23)	Performance
Additional homes completed (net)	358	237	*	393	TBC
Self Build Plots	1	12	*	5	TBC
Gypsy and Traveller Pitches completed	1	1	*	2	TBC
Number of affordable homes completed (gross)	30	24	*	94	TBC
Number of homelessness approaches	587	675	838	N/A	N/A

**The officer who collects and manages this data is on long term sick leave. Alternative arrangements are being put in place to collate this data, but it will not be available until Autumn 2023 at the earliest.*

- The number of homelessness approaches in 2022/23 was 838, and increase on previous years.

Aim: Work with Community Land Trusts and other organisations to deliver homes retained in perpetuity for local need and Aim: Support the establishment of Community Land Trusts in partnership with parish councils and other local bodies

The Council's Housing Enabling Officer continues to support Thorverton in taking forward a community housing project. The council has commissioned and completed a new housing needs survey on their behalf, assisted with discussions around funding, land availability, planning issues and Community Land Trust establishment. Officers are also liaising with the group regarding Stage 1 of the Community Housing Fund to assist with community consultation, site feasibility and establishing the group as a legal entity.

Aim: Work with landlords to ensure the high quality of homes in the private rented sector

Performance Indicator	2020/21	2021/22	2022/23	Target (2022/23)	Performance
Deliver homes by bringing Empty Houses into use	101	54	14	72	Red
Houses in Multiple Occupation (HMOs) investigations	96%	100%	96%	100%	Amber
Landlord Engagement and Support	14	14	9	9	Green

- A new Housing Initiatives Officer post was appointed and started in summer 2022. This post is focusing on bringing empty houses back into use as well as other projects.
- The council completed investigations on 96% of notified potential HMOs in 2022/23, less than the target of 100%. This is due to a need to prioritise staffing resources towards the Homes for Ukraine schemes.
- Nine landlord engagement and support activities were undertaken in 2022/23

Aim: Lobby to see the abolition of the ‘Right-to-Buy’ or the devolvement of discounting powers to individual local housing authorities

- Ongoing active participation in Department for Levelling Up Housing and Communities (DLUHC)/ Local Government Association Local Authority Strategic Housing Advisory Group nationally. Recent additional flexibilities announced by DLUHC including 100% retention of Right-To-Buy receipts for 2-years and reduced Local Authority social housing borrowing costs under PWLB.

Aim: Promote the regeneration of our town centres by working with landlords and property developers to improve and increase the supply of quality housing

- Performance for this aim is captured within the Economy Aim: “Identify strategic and tactical interventions to create economic and community confidence and pride in the places we live. This includes a continued focus on Town Centre Regeneration.”

Aim: Introduce zero carbon policies for new development

- Policy development in this area is subject to Planning Policy/ Law.
- The Local Plan includes policies making clear development will be expected to: meet the challenge of climate change by supporting a low carbon future, energy efficiency and increasing the use and supply of renewable and low carbon energy. The council's recently updated validation checklist for planning applications introduces the local requirement for a statement to identify how the applicant has addressed impacts of their development proposal in relation to climate change. This includes requiring evidence as to how carbon emission reductions will be delivered through design, construction and operational systems. The preferred approach will be through the completion of the Climate Emergency - Planning Application Checklist.

Aim: Encourage the piloting of Modern Methods of Construction (MMC) and self-build opportunities

- Modern methods of construction is a process which focuses on off-site construction techniques, such as mass production and factory assembly, as alternatives to traditional building. It is a fast way of delivering new buildings, by maximising the efficiency of material and human resources. Mid Devon Housing modular housing programme is planned at 80% modular MMC properties. Post Hill development is also MMC non-modular specification. Over 400 units in 500 unit/5-year social housing programme are therefore MMC.

Aim: Use new development as opportunities to help communities to become increasingly sustainable and self-sustaining at neighbourhood level (district heating, energy use, recycling/re-use systems etc)

- Proposed 70-unit Post Hill development specification for tender is for zero-carbon, Passivhaus properties. Ongoing wider modular Mid Devon Housing social housing development programme is 80% modular certified zero-carbon, with the remainder traditional build properties. These will be high energy efficiency properties (A+ EPC rated) increasing overall sustainability of programme with ultra-low energy consumption and costs for tenants.

Aim: Work with local stakeholders to initiate the delivery of the new garden village at Culm

Culm Garden Village has a comprehensive governance arrangements which facilitates the involvement of key stakeholders allowing them to participate in shaping the future community and support delivery.

Aim: Support and grow active tenancy management

Performance Indicator	2020/21	2021/22	2022/23	Target (2022/23)	Performance
Emergency repairs completed on time	104.2%	100.0%	99.7%	100.0%	Green
Urgent repairs completed on time	99.9%	99.3%	99.0%	95.0%	Green
Routine repairs completed on time	99.6%	98.8%	98.4%	95.0%	Green
Properties with a valid gas safety certificate	99.4%	99.4%	99.8%	100.0%	Amber
Housing complaints responded to on time	100.0%	98.8%	100.0%	100.0%	Green