

Homes Theme 2023/24

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

Performance Indicator	2020/21	2021/22	2022/23	2023/24	Target (2023/24)	Performance
Additional homes completed (net)	358	237	254	495	393	Green
Self Build Plots	1	12	5	11	5	Green
Gypsy and Traveller Pitches completed	1	1	0	1	2	Red
Affordable homes completed (gross)	30	24	23	88	94	Amber
Homelessness approaches – advice given	587	675	838	802	800	Green

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 Enabler Officer continues to support active Community Land Trusts (CLTs) and encourage other communities to establish community led housing projects. Ongoing support is being provided to Thorverton including Stage 2 Feasibility Community Housing Funding, as well as technical support in terms of advice and commentary on site options. Support is also being provided to Chawleigh to assist delivery of their scheme for 10 social rent affordable homes and Sampford Peverell CLT who are currently progressing site work to inform a planning application.

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

Performance Indicator	2020/21	2021/22	2022/23	2023/24	Target (2023/24)	Performance
Deliver homes by bringing Empty Houses into use	101	54	14	14	N/A	N/A
Houses in Multiple Occupation (HMOs) investigations	96%	100%	96%	100%	95%	Green
Landlord Engagement and Support	14	14	9	9	9	Green

- A new Housing Initiatives Officer post was appointed in summer 2022. This post has focused on supporting homelessness prevention including the two new former HMO properties which will be permanent homelessness accommodation going forward. Of these, Belmont Rd is now complete and will be occupied very soon, St Pauls is partly occupied but due a refurbishment in 24/25 to maximise accommodation. This, alongside implementing Local Authority Housing Fund funding to acquire ten properties in 23/24 which are ring-fenced for family refugee accommodation, will avoid significant pressures otherwise on temporary accommodation. Longer term these are assets Council owned and will be available for general homelessness use.
- The Council completed investigations on 100% of notified potential HMOs in 2023/24, above the target of 95%.
- Nine landlord engagement and support activities were undertaken in 2023/24

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. Despite this lobby and DLUHC support, Treasury withdrew these flexibilities at the most recent Budget. Nonetheless, the Council used the flexibilities to enable Mid Devon Housing to increase acquisition of buy-back properties and to support the major acquisition of St George’s Court.

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.
- Officers are preparing a Draft Policies and Site Options report for Plan Mid Devon (the new local plan). Once completed, it is intended this will be published for public consultation in autumn 2024. The report will include draft policies for responding to the climate emergency and moving to a new zero-carbon future through the development and use of land and buildings. A suite of 11 emerging draft policies in relation to climate change and zero carbon were presented to the Planning Policy Advisory Group meeting on the 11th March 2024.

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

- Officers are preparing a Draft Policies and Site Options report for Plan Mid Devon (the new local plan). Once completed, it is intended this will be published for public consultation in the autumn 2024. A suite of emerging draft policies for meeting housing need were presented to the Planning Policy Advisory Group meeting on 30th April. These include a policy to support development proposals involving modern methods of construction, where these can help achieve high quality design and environmental standards and a more expedient delivery of new homes. Mid Devon Housing modular housing programme is planned at 50% minimum modular MMC properties with up to 80% possible. 50 units minimum p.a. to net zero standard. The first scheme at St Andrew was completed in 23/24 and is fully occupied. A strong pipeline of sites are under development or have planning permission with Shapland Place due completion very soon and work commenced on Crofts in Sandford.

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)

- Ongoing Mid Devon Housing social housing development programme up to 80% modular certified zero-carbon as set out above, with the remainder traditional build properties. These will be high energy efficiency properties (A+ EPC rated) increasing overall sustainability of the 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 comprehensive governance arrangements which facilitates the involvement of key stakeholders allowing them to participate in shaping the future community and support delivery. These good and positive arrangements were reviewed following an audit review and the project team continues to foster positive and productive relationships with stakeholders.

Aim: Support and grow active tenancy management

Performance Indicator	2020/21	2021/22	2022/23	2023/24	Target (2023/24)	Performance
Emergency repairs completed on time	104.2%	100.0%	99.7%	99.0%	100.0%	Amber
Urgent repairs completed on time	99.9%	99.3%	99.0%	98.4%	95.0%	Green
Routine repairs completed on time	99.6%	98.8%	98.4%	99.1%	95.0%	Green
Properties with a valid gas safety certificate	99.4%	99.4%	99.8%	100.0%	100.0%	Green
Housing complaints responded to on time	100.0%	98.8%	100.0%	97.7%	95.0%	Green