

Housing Initiatives Plan 2023/24 - 2025/26

Review 30/9/2024

1. Temporary Accommodation (TA)					
Activity	Objective	Time frame	Measure of success	Budget	Progress
1.1 Purchase of two former HMO properties for temporary accommodation	To provide temporary units of accommodation and reduce reliance on B&B	End of 2022	Properties purchased	EMR	Complete
1.2 Renovation of the Belmont Road property	Provide six bedrooms available for use as TA	February 2024	Six bedrooms available for use/occupied	EMR	Complete
1.3 Renovation of the St Paul Street property	Full renovation of property to provide eight units of TA in total	March 2024	Eight bedrooms available for use/occupied	EMR	Updated time frame due to planning. New completion date of October 2025.
1.4 Identify management approach for the properties	To have competent day to day management of the TA		Well managed HMOs, and other TA to reduce B&B costs	GF	Restructure of Housing Options. Accommodation team now in place to manage TA. Resources to be kept under review as number of properties increases.

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1.5 Set up processes for the management of the TA	To ensure that processes are aligned with legal responsibilities such as ASB, tenant welfare, health and safety.	March 2025	Legal requirements are being met and properties are well managed	GF	New Senior Accommodation Officer role in place and developing the processes.
1.6 Organise contracts for cleaning, fire alarms, gas certs etc	Contracts are in place to enable effective management of the TA and occupants	March 2025	Local contractors offering value for money are procured and offering a quality service	GF	Currently utilising the existing contracts with MDH. Considering whether alternative provisions for the HMOs is required.
1.7 Organise SLA/process for repairs, maintenance and void turnaround	To ensure that properties are safe and well maintained.	June 2024	Units are not void for too long		Audit recommendation. Behind schedule. Draft document currently being considered.
1.8 Utilising Local Authority Housing Fund property for TA	To ensure properties under this funding scheme are utilised as TA when unallocated to target groups	ongoing	Properties are not void for too long.		All properties now complete and ready for occupation. Procedure in place to ensure the properties are available for the target group first and then utilised as general TA as an interim measure until

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					the properties are required by the target group again.
1.9 Look for opportunities to purchase other empty homes for use as TA	Provide more in house TA and reduce B&B spend	Ongoing	Additional properties added to the portfolio for TA use. Reduced B&B spend	TBC – none identified	10 properties purchased using LAHF Round 1 funding to support Ukrainian guests and Afghan refugees. LAHF Round 3 funding now available to provide 2 new build properties for TA and Afghan re-settlement. Beyond LAHF there is currently no funding available to progress this objective.
1.10 Review agreements and fees between us and B&B providers	Ensure consistent availability of rooms if required in an emergency and reduce spend on B&B	March 2025	Local options available Recued spend on B&B Reduced need to place people outside of the district	GF	Not yet started

2. Private Rental Initiatives					
Activity	Objective	Time frame	Measure of success	Budget	Progress
2.1 Set up private sector leasing scheme	Increase the supply of private rented accommodation that is affordable.	Draft product for decision December 2023 Launch from April 2024	Properties brought back into use More affordable private rented homes available	TBC - None identified	Delayed due to the delivery of other projects. Extended timeframe of Autumn 2025
2.2 Work with owners of empty homes to utilise them as private rented accommodation	Increase the supply of private rented accommodation.	Ongoing	Number of empty homes brought back into use by type e.g., as owner occupied/as private rented/ as HMO	TBC - None identified	Stalled due to other initiatives requiring delivery.
2.3 Deliver annual landlord event either locally and/or jointly with other Devon districts.	To improve the relationship between the Council and private sector landlords	Ongoing	Minimum of one event delivered or supported per year.	GF	Involvement in and attendance at the Devon wide Rent Smart event held in Exeter. Mid Devon Event to be re-introduced in 2025.
2.4 Landlord training – either host or develop relevant training, in person or online.	Ensure existing private rented accommodation meets legal obligations and is in good condition	Not started	One per year		No progress has been made with this objective due to other projects.

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2.5 Regular engagement with Landlords through newsletters and information bulletins	To engage and consult with private sector landlords, building on relationships and encouraging compliance	Ongoing	Seven per year	N/A	Pin Point news bulletins continue to be issued. Currently 365 subscribers Approx. 4 Pin points per year plus other activities such as events and press releases.
2.6 Identify projects for further development that meet the service objectives	Consider the housing needs assessment and identify any additional schemes to meet the housing need at the time. To include encouraging HMO as an option, engage with agents etc.	Ongoing	Appropriate projects are brought forward as and when funding allows		Ongoing but recent examples include the LAHF Round 1 and Round 3 that were mobilised quickly following funding announcements.

3. Homelessness Prevention					
Activity	Objective	Time frame	Measure of success	Budget	Progress
3.1 Conduct an annual review of Housing Assistance Policy	Ensure policy is current and covers the needs of the service users	By the end of Q3	Number of grants awarded Number of homelessness/rough sleeping preventions Number of rough sleepers assisted	RSI funding 2022-25 22/23 £17,000.00 23/24 £17,000.00 24/25 £17,000.00 Homelessness prevention grant	Policy was adopted in February 2023, but the review did not take place in January 2024 as expected. Review due in January 2025
3.2 Review uptake of landlord incentives available under the Housing Assistance Policy	Review performance of assistance available to incentivise landlords, identifying changes and opportunities to improve access to private rented sector	End of Q4	Number of private rented tenancies supported Number of evictions prevented	As above	As above
3.3 Review uptake of other grants under the Housing Assistance Policy. Particularly those that help the	Review performance of assistance available to help occupiers remain safely in their homes and identify opportunities	Annual at the end of the financial year	Number of grants that have helped someone to remain safe in their own home	BCF	Ongoing delivery of the Better Care Fund programme, however a review against the suggested measures of success has not been undertaken.

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person to remain safe in their home			Number of people where eviction has been prevented Number of people where an application for DHC or going into care has been avoided		
3.4 Develop opportunities to engage with private sector tenants to maintain tenancies	Ensure that tenants have the skills and tools to maintain tenancies, avoiding arrears and avoidable ASB.	Not started	Number of tenancies sustained Number of people engaged		Not started yet