

Rural Housing and the LAA 2008 to 2016

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Quick Intro to the LAA

Discussions with GOSW start 16th November 2007

Drafting a Housing Strategy to inform 'discussions'

LAA - Housing Bulletin November 2007

- Action Plan for the Devon Sustainable Community Strategy – 2008 to 2011
- Actions that require complex partnership working
- 4 Themes – Housing in 4th Theme
- 35 Key Indicators
- Pooled Funding not new money
- A Negotiated Mix of Government, GOSW and Local Priorities

Quick Intro to the Strategy

- **Medium term** framework (08 to 16 = 8 years), aligned with **DSCS** for partnership actions that can improve Housing provision in Devon
- Identifies **shorter term** priority actions that can be taken forward through the 4th Theme within New Devon **LAA** 2008-11
- Inform **DSHG annual workplans**
- Identify linkages needed with other Devon Partnerships and other themes within the LAA.

The 5 Strategic Outcomes

1. Increase the overall delivery of Housing in Devon within the context of sustainable communities (particularly at strategic locations)
2. Increase the delivery of Affordable Housing in urban and rural areas (and for all client groups)
3. Prevention of Homelessness and Better Housing Outcomes for Vulnerable Groups.
4. Better use and management of Existing Stock.
5. Improving the Quality of all Housing

Analysing Each Outcomes

- The Issues
- What is happening now (through existing partnership action)
- Links to Other Processes, Partnerships and LAA themes
- What isn't working so well (i.e. the processes are in place but they are not happening)
- Priority Actions - With lead group or partnership?

Some Tricky Issues

- Governance and accountability:
 - The role of elected members, LSPs etc in signing off the LAAs
 - Building a consensus among our partners as to the housing priorities for the LAA within the timescale available
- Building on the work of the first round of the LAA
- Timing of decision on the continuation funding for the Rural Housing Enablers

What is happening now?

- 2 fte Rural Housing Enablers in New Devon and 1 in North Devon and Exmoor
- Potential pipeline of up to 70 homes (5 years?)
- Increase in overall investment from National Affordable Housing Programme 1350+ for SW but pressures on grant/unit
- 1 or 2 good exemplar projects
- DRHP + DSHG

What is happening now?

- Training and capacity building
- Teignbridge – IDeA Rural Excellence Programme – Mentoring on delivery in rural areas
- Funding package for toolkit for identification of Sustainable Communities
- Umbrella Community Land Trust?

What is happening now (Policy)?

- May 2007 Housing Corporation Housing Advisory Group (SW HC Lead on Rural)
 - How more homes can be delivered outside towns and cities
- July 2007 Housing Green Paper
 - Rural Initiatives
- Sep 2007 Matthew Taylor Study into Rural Housing
 - How latest planning rules affect rural housing
 - Reports back July 2008

What is Working Less Well?

- Continuation Funding
- Costs of delivery
- Speed of delivery
- Sophistication of Planning & Development processes
- No Delivery Plan that pulls together all the pieces

'Rural Housing' Priority Actions?

Continuation funding for RHE programme (New Devon and Exmoor) (Do we need to look at this alongside funding options for an umbrella CLT?)	O2
Establish a locally determined target for rural affordable housing. Stretch the NAHP target? Build on the pipeline. Would need a strategy to ensure delivery.	O2
Obtain commitment to use publicly owned Assets to meet Community priorities.*	O2
Map the Assets (land and building) and delivery opportunities in strategic locations.*	O2

'Rural Housing' Priority Actions?

Ensure that the DSCS provides the necessary 'hooks' to enable the LDFs to bring land forward in line with Communities Strategies.*	O2
Support the development of the toolkit to aid Planners and Communities identify sustainable rural communities by contributing to the package of funding and developing an implementation plan.	O2
Develop more funding streams to support delivery of AH in rural communities and coastal and market towns.*	O2
Improve community engagement across Devon as integral to LDF process and in establishing housing need*	O2

'Rural Housing' Priority Actions?

Raise the standard of Rural Housing Design and raise the aspirations of rural communities for excellence in design.	O5
Promotion of sustainable construction and the Code for Sustainable Homes in Rural locations: <ul style="list-style-type: none">• Support for more exemplar projects and training, links with the timber industry?	O5

Your Ideas?