



torbay housing partnership



The Future of Housing in Torbay

A Partnership Strategy
2008-2011



Working together for our customers

Welcome to our Housing Strategy. It was developed in partnership with a wide range of partners through a series of workshops earlier in the year following major research into Torbay's housing needs.

It aims to meet the needs of the local community and fulfil the council's vision to:

“improve economic and community prosperity through the development of stronger communities and the new economy”

Source: Community Plan 2007+

The Housing Strategy sets out how we will provide good quality housing in an environment where people want to live and work and where the needs of the most vulnerable people in our community are recognised.

Driving all of this is the Community Plan wheel, shown on the right. The Plan is directed by four quarters: Pride in the Bay, Stronger Communities, Learning and Skills for the Future and, underpinning it all, the New Economy.

The Action Plans in the Housing Strategy play a key role in meeting all four of these priorities as well as our aspirations for the future, as set out in the Community Plan 'Turning the Tide' and the new Mayoral Vision. This will be done by focusing our efforts on four themes;

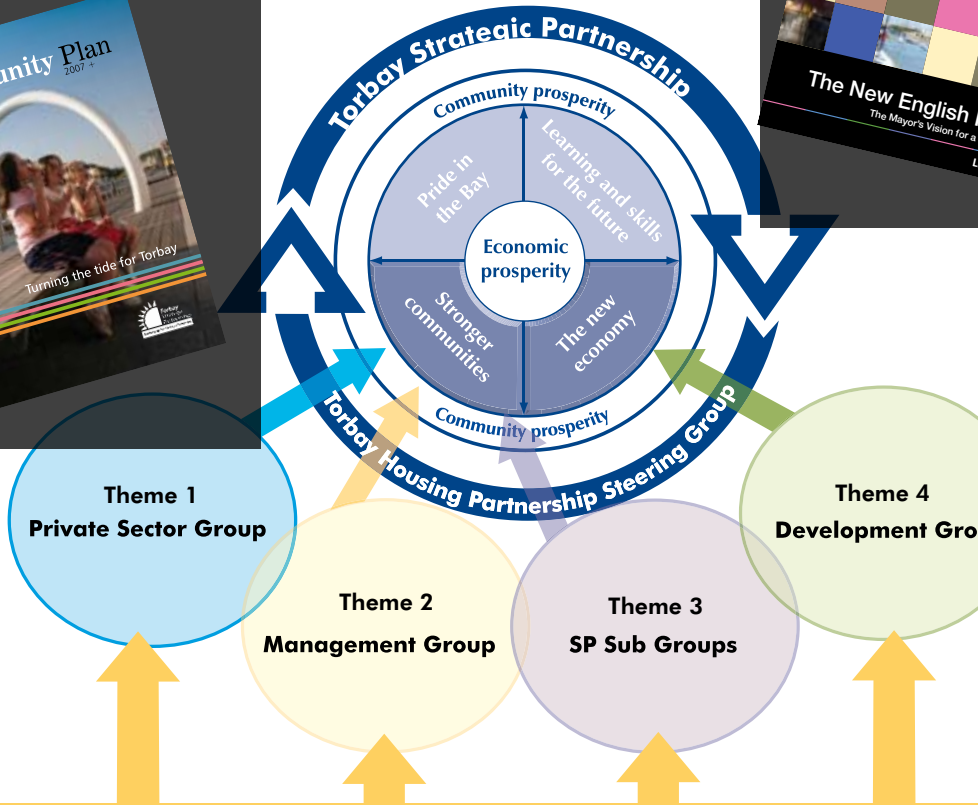
- Theme 1.** improving accessibility and quality of private sector housing
- Theme 2.** developing sustainable neighbourhoods and preventing homelessness
- Theme 3.** assisting independent living
- Theme 4.** increase the number and choice of good quality affordable homes.

Torbay has its fair share of challenges with lower than average earnings, high levels of debt and 128% increase in house prices between 2000

and 2006. We believe this Housing Strategy lays the foundations for making significant progress towards providing quality, affordable and secure homes for the people of Torbay and ensuring that they are supported to maintain the home of their choice.

Cllr Neil Bent

Cabinet Member for Housing and Adult Social Care



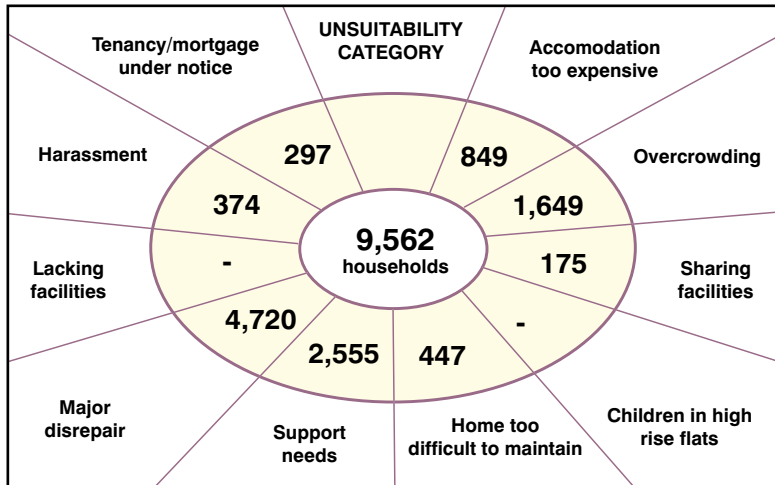
- Improving communication, encouraging involvement and identifying need
- Equality and diversity

- Improve access to services
- Performance management and evaluation

- Crime and disorder
- Environmental sustainability

What is the Housing Need?

As at 30/09/08 there are a total of 5766 households on waiting list of which 12 are emergency and 83 families have a 4 bed plus housing priority need. The Housing Market assessment in 2006/07 identified a total annual requirement for the next 5 years of 6,653. The predicted supply is 5,836 leaving a shortfall of 817 homes per annum.



HOUSING STRATEGY THEMES

Theme 1 - Improving accessibility and quality of private sector housing

We will

- Offer assistance to tackle fuel poverty in 2000 homes by 2011, for vulnerable people
- Improve the standard of Houses in Multiple Occupation (HMOs) by inspecting a minimum of 30 properties per annum
- Help reduce the waiting time for grants to ensure older and disabled people can live independently in their own homes
- Tackle concentrations of poor property conditions in Central Torquay, Brixham and residential caravan parks by targeting available funds and taking selective enforcement action where required
- Reduce the number of empty homes by 25 per annum
- Improve the standard of privately rented accommodation by accrediting 100 properties per annum

Theme 2 - Developing sustainable neighbourhoods and preventing homelessness

We will

- Offer education and awareness of homelessness for Young People by establishing closer working links with children services, probation, health and the voluntary sector
- Reduce the number of Young People becoming Homeless by 25% by 2011
- Provide appropriate accommodation and support for young people
- Provide a vocational qualification leading to work/employment opportunities for a total of 48 individuals
- Increase the number of people supported in private sector homes to at least 18% of all those referred for support by 2010
- Offer access to financial support, and advice – to prevent the loss of homes due to debt arrears leading to evictions and repossessions
- Provide access to larger households by ensuring that 5% of all new affordable homes built have at least 4 bedrooms
- Listen to the people at a neighbourhood level to ensure they influence the delivery of services across agencies

Theme 3 - Assisting Independent Living

We will

Make sure service development and review is led by the people who use services by:

- Recruiting a community engagement officer by January 2009
- Putting in place an advocacy service by March 2009
- Providing training to support people to review their services by September 2009

Make sure all services deliver positive outcomes for people increasing choice and control with:

- 5 people purchasing their own services by September 2009
- Improved information sharing between organisations and common assessment processes in place by 2011

Improve access to and move on from support service to increase independence of vulnerable people by:

- Increasing the rate of planned move-on into independent living options from short term housing support to 78% by 2011.

Improve quality and value for money by taking forward plans to design and buy services for people with different needs by:

- Putting in place a network of services to help prevent homelessness, re-offending, drug and alcohol misuse & domestic abuse linked to employment and training by April 2009
- Re-designing services for people with poor mental health so they link to pathways of recovery by March 2010
- Developing a supported lodgings scheme for young people by November 2008 and jointly commission a mediation service with Checkpoint and Housing Services by April 2009
- Providing 39 additional units of extra care housing for older people by 2010
- Developing and funding community based services for older people and people with physical disabilities and brain injury by 2010
- Improving the range of services for people with learning disabilities by 2010

Theme 4 - Increase the number and choice of good quality affordable homes

We will

- Provide 465 new affordable homes over three years
- Improve the standard of new affordable housing to ensure homes cost less to heat, maintain and minimise the impact on the environment
- Provide a mix of house types to match the need eg sheltered/ supported, and 5% larger family accommodation (4 plus bedrooms).
- 5% of all new affordable homes will be fully adapted for wheelchair use
- Ensure 75% of new affordable homes will be to rent
- 25% of new affordable homes will be available for low cost home ownership



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www.torbay.gov.uk/housing

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