

## Housing in South Somerset - Priority Outcomes for 2019/20 Actions

No	Objective	Actions	Identified in Council Plan
1	<b>Housing and the Economy - Priority 1: Maximise the number of affordable homes (all tenures)</b> Each Local Authority will prioritise the delivery of new affordable housing all tenures) and provide community leadership at the highest level to make this happen.	<ul style="list-style-type: none"> <li>Delivering a community of practice around affordable housing to unblock barriers such as land with stalled planning permission.</li> <li>Look at all options for key housing sites in South Somerset and expedite them whether through our registered providers, private developers or council owned stock</li> </ul>	<b>Protecting Core Services – Housing</b> <ul style="list-style-type: none"> <li>Enable sufficient housing in appropriate places to meet appropriate needs,</li> <li>Maximise the number of affordable homes including providing more affordable homes to support rural economies and communities</li> </ul> <b>Priority Projects for 2019/20</b> <ul style="list-style-type: none"> <li>To develop proposals to accelerate the delivery of key housing sites and associated infrastructure</li> </ul>
2	Make use of all available funding streams from Central Government such as the Housing Infrastructure Fund and other short term funding such as private rented sector access fund	<ul style="list-style-type: none"> <li>Ensure relevant parties are kept aware of possible sources of funding around sites becoming unviable</li> </ul>	<b>Protecting Core Services – Housing</b> <ul style="list-style-type: none"> <li>Maximise the number of affordable homes including providing more affordable homes to support rural economies and communities</li> </ul>
3	Each Local Authority will seek to deliver the necessary infrastructure and community facilities in a timely and phased manner to accelerate housing delivery	<ul style="list-style-type: none"> <li>We have an up-to-date Infrastructure Delivery Plan, ensure the plan is up-to-date and ensure we apply CIL and s106 obligations in an appropriate way to support facilities</li> </ul>	<b>Protecting Core Services – Housing</b> <ul style="list-style-type: none"> <li>Maximise the number of affordable homes including providing more affordable homes to support rural economies and communities</li> <li>Ensure development which is sustainable, where people want to live and communities can thrive</li> </ul> <b>Priority Projects for 2019/20</b> <ul style="list-style-type: none"> <li>To develop proposals to accelerate the delivery of key housing sites and associated infrastructure</li> </ul>
4	<b>Housing and the Economy - Priority 2: Provide more affordable homes to support rural economies and communities</b> Support the rural economy and the creation of sustainable rural communities by meeting demonstrably identified needs for affordable housing	<ul style="list-style-type: none"> <li>We will implement the Updated Rural Housing Plan</li> </ul>	<b>Protecting Core Services – Housing</b> <ul style="list-style-type: none"> <li>Ensure development which is sustainable, where people want to live and communities can thrive</li> <li>Match lifelong independent living with appropriate property solutions</li> </ul>

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5	Improve the percentage of affordable homes in rural developments tied to local plan allocations. Increase the number of supported housing units to ensure the need of some of the most vulnerable in society are more effectively met	<ul style="list-style-type: none"> <li>We will work to mitigate the impact of reductions in supported housing units in South Somerset, which result from county council cuts</li> </ul>	<b>Protecting Core Services – Housing</b> <ul style="list-style-type: none"> <li>Maximise the number of affordable homes including providing more affordable homes to support rural economies and communities</li> <li>Match lifelong independent living with appropriate property solutions</li> <li>Ensure development which is sustainable, where people want to live and communities can thrive</li> </ul>
6	Increase the number of Community Land Trusts across Somerset, particularly within rural communities	<p>We will actively encourage the creation of Community Land Trusts. This will be done by:</p> <ul style="list-style-type: none"> <li>Supporting parishes with Housing Need Surveys</li> <li>Ensuring support and advice is provided</li> <li>Put them in touch with relevant organisations that can assist</li> <li>Make grants available</li> </ul>	<b>Protecting Core Services – Housing</b> <ul style="list-style-type: none"> <li>Support Communities to develop and implement Community Land Trusts</li> <li>Ensure development which is sustainable, where people want to live and communities can thrive</li> </ul> <b>Area Key Priorities</b> <ul style="list-style-type: none"> <li>Promote and Support new Community Land Trusts where appropriate</li> <li>Complete Housing Needs Surveys when requested</li> </ul>
7	<b>Housing and the Economy - Priority 3: Increase the supply of homes</b> Maintain up to date local plan coverage within each district area and Exmoor National Park and ensure a five-year housing land supply to meet housing targets	<ul style="list-style-type: none"> <li>To work towards delivering our objective assessment of housing need (OAN) of 726 homes a year, ensuring that 206 of this is for affordable housing.</li> </ul>	<b>Protecting Core Services – Housing</b> <ul style="list-style-type: none"> <li>Enable sufficient housing in appropriate places to meet appropriate needs</li> <li>Maximise the number of affordable homes including providing more affordable homes to support rural economies and communities</li> <li>Ensure development which is sustainable, where people want to live and communities can thrive</li> </ul>

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8	<b>Housing and the Economy - Priority 4: Upskill the local labour force</b> We will introduce off-site / modular construction	<ul style="list-style-type: none"> <li>We will explore desirability and where appropriate use modular or other methods of modern construction</li> </ul>	<b>Protecting Core Services – Housing</b> <ul style="list-style-type: none"> <li>Enable sufficient housing in appropriate places to meet appropriate needs</li> <li>Ensure development which is sustainable, where people want to live and communities can thrive</li> </ul>
9	<b>Housing and Health - Priority 1: Maximise positive health impacts through housing development and the lived environment</b> Foster partnerships with developers around the delivery of lifetime homes / space standards to ensure well designed homes that are built for changing life circumstances and adaptability	<ul style="list-style-type: none"> <li>This is covered under objective 1</li> </ul>	<b>Protecting Core Services – Housing</b> <ul style="list-style-type: none"> <li>Match lifelong independent living with appropriate property solutions</li> </ul>
10	<b>Housing and Society - Priority1: Support communities with the impact of welfare reform</b> Work as partners to share best practice and consolidate / improve awareness of benefit changes and what it means for families and individuals to help prevent incidence of debt and rent arrears	<ul style="list-style-type: none"> <li>We will ensure the responsible officer is abreast any reviews and upcoming changes to regulations and cascade as needed and continue to respond to consultations concerning the impact of universal credit.</li> </ul>	<b>Protecting Core Services – Housing</b> <ul style="list-style-type: none"> <li>Reduce Homelessness and rough sleeping</li> </ul>
11	<b>Housing and Society – Priority 2: Reduce Homelessness and Rough Sleeping</b> Prepare and implement a new statutory county wide homelessness strategy, to include requirements of the Homeless Reduction Act 2017, and to foresee changing economic circumstances including rising interest rates that could increase repossessions	<ul style="list-style-type: none"> <li>We are currently working on the new county-wide Homelessness Strategy. We will continue to increase our prevention efforts and relief including things such as applicants undertaking the Tenancy Accreditation Scheme or accessing debt advice; and preventing families being placed in bed and breakfast accommodation.</li> <li>Look at the temporary accommodation we currently have to see if we have adequate provision.</li> </ul>	<b>Protecting Core Services – Housing</b> Reduce Homelessness and rough sleeping

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12	<b>Housing and Society - Priority 3: Create and sustain thriving communities</b> Revise and update the existing Gypsy and Traveller Accommodation Assessment and increase the amount of available Gypsy and Traveller pitches across the County, exploring opportunities to use public sector land to make residential and transit site provision	<ul style="list-style-type: none"> <li>Continue to partner with the other districts to identify an appropriate transit site across the county.</li> </ul>	<b>Protecting Core Services – Housing</b> <ul style="list-style-type: none"> <li>Ensure development which is sustainable, where people want to live and communities can thrive</li> </ul>
13	Commissioners and providers of housing and support services are to deliver social value and seek a social return on investment. This will enhance the value of the Somerset £pound and so expand the range and quality of service delivery for the benefit and opportunity of local residents and the voluntary / community sector	<ul style="list-style-type: none"> <li>Start to embed social value into all processes and activities to ensure we maximises the support we give to our Communities.</li> </ul>	<b>Health and Self-Reliant Communities</b> <ul style="list-style-type: none"> <li>Embed social value into all processes and activities to ensure we maximises the support we give to our Communities</li> </ul>
14	Seek to create a downward trend in the number of Long Term Empty homes across all districts	<ul style="list-style-type: none"> <li>This should be considered as part of the new Homelessness Strategy to look at long term vacant dwellings; looking at the work that is already happening and how these dwellings may be able to be brought into use</li> </ul>	<b>Protecting Core Services – Housing</b> <ul style="list-style-type: none"> <li>Enable sufficient housing in appropriate places to meet appropriate needs</li> </ul>