

Taunton Deane Borough Council

Executive – 9 February 2017

Hinkley Point C: Housing Funding Strategy (Phase 2)

This matter is the responsibility of Executive Councillor Terry Beale

Report Author: Lisa Redston- Community and Housing Lead (HPC).

1 Purpose of the Report

- 1.1 The purpose of this report is to present the Phase 2 Hinkley Point C Housing Fund Strategy and to seek approval of the strategy.

2 Recommendations

- 2.1 The Executive be recommended to approve the principles and outline expenditure as set out in the Phase 2 Hinkley Point C Housing Fund Strategy.
- 2.2 The Executive be also recommended to delegate responsibility for approving minor amendments to the plans for expenditure set out in the Phase 2 Hinkley Point C Housing Fund Strategy to Executive Councillor Beale, in consultation with the Assistant Director – Housing and Communities and, where appropriate, with the Chairman or Vice Chairman of the Community Scrutiny Committee.

3 Risk Assessment

Risk Matrix

Description	Likelihood	Impact	Overall
Joint initiatives across all 3 authorities - need to balance resources, priorities or focus from delivery partners to ensure partners targets are met	2	3	6
<i>Clear and regular performance monitoring to ensure issues are identified and addressed early.</i>	1	3	3
Competing agendas across the districts, compounded by different perspectives at varying levels of project management may lead to confusion or threaten partnership approach	3	4	12
<i>Clarity and openness over lines of engagement</i>	2	4	8
<i>Uncertainty within the voluntary and community sector due to lower levels of available funding, delivery partners unable to complete contracts</i>	3	4	12
<i>Regular performance monitoring and communication with partners to identify threats.</i>	2	2	4

- 3.1 The scoring of the risks identified in the above table has been based on the WSC and TDBC council's risk assessment scoring matrix. Only those risks that score medium or high are detailed in this report. The full risk assessment is available on request from the CIM Fund Manager.

4 Background

- 4.1 In January 2012 West Somerset Council granted planning permission to EDF Energy to undertake Site Preparation Works at the Hinkley Point C site. Under the Section 106 planning obligations agreement **£4m of funding** was secured to deliver additional housing capacity in West Somerset and Sedgemoor, with the aim of mitigating any potential adverse effects on the local private rented and low cost housing market and particularly for those on lower incomes that might arise as a result of the Hinkley Point C development.
- 4.2 The aim of the funding is to mitigate any potential adverse effects on the local private rented and low cost housing market, and particularly the ability of those on lower incomes to access local housing, that might arise as a result of the Hinkley Point C development.
- 4.3 The £4m of funding secured through the Site Preparation section 106 agreement became available to West Somerset Council and Sedgemoor District Council in May 2014.
- 4.4 A further **£3.5m of funding** became available in June 2016 when EDF Energy transitioned from the Site Preparation Works planning permission to the Development Consent Order (DCO). This additional funding was secured to deliver additional housing capacity in West Somerset, Taunton Deane, Sedgemoor and North Somerset.
- 4.5 In 2014 West Somerset and Sedgemoor District Councils worked in partnership to develop a Joint Hinkley Housing Fund Strategy (Phase 1) which was approved by West Somerset Full Council in November 2014, with further detailed proposals approved in January 2015.
- 4.6 The Hinkley Point C Housing Fund Strategy (Phase 2):
- 4.6.1 Provides an update on the Phase 1 Hinkley Point C Housing Fund Strategy, approved by West Somerset Council in November 2014;
- 4.6.2 Presents proposals for the allocation of the remaining Hinkley Point C Housing Fund made available to West Somerset Council through the Site Preparations Works section 106 agreement; and
- 4.6.3 Presents proposals for the allocation of new funds made available to West Somerset Council and Taunton Deane Council through the Hinkley Point C DCO section 106 agreement.

5 Hinkley Point C Housing Funding Strategy (Phase 2)

- 5.1 The Hinkley Point C Housing Funding Strategy submitted for approval is attached as an Appendix to this report.

6 Links to Corporate Aims / Priorities

- 6.1 The allocation of these funds will enable the Council to deliver against the Corporate Priorities of '*Affordable Housing*- Work with partners to deliver affordable housing; tackle empty homes; promote an increased supply of private rented stock. The strategy specifically delivers the priorities by: 'Increase the availability and affordability of homes for local people - to both buy and to rent' and 'Mitigate negative impacts on the community from the construction phase of Hinkley Point C'.

7 Finance / Resource Implications

- 7.1 Taunton Deane's funding is available under the Development Consent Order (DCO) and so can only be used for the purpose of delivering additional housing capacity in Taunton Deane as set out in the agreement.
- 7.2 Where possible, the use of the funding should remain flexible to allow the chosen schemes to adapt to demand and ensure the best use of the funding. The use of recyclable loans where possible is encouraged as this allows funding to be reinvested and further bed spaces created in the medium term.
- 7.3 The impact of HPC on housing need in Taunton Deane needs to be carefully monitored over the period to examine both the demand linked to HPC and to ensure the effectiveness of the proposals. If demand is higher than anticipated, further funding should be sought from the Housing Fund Contingency Payments.

8 Legal Implications

- 8.1 Funds for use in Taunton Deane are due from the developer (EDFe) due to the signing of the Hinkley Point C Deed of Development Consent (21/08/2012).
- 8.2 Taunton Deane Borough Council shall take into account the objectives of the funds and decision making criteria as set out in these legal agreements when approving expenditure.

9 Environmental Impact Implications

- 9.1 There are not considered to be direct implications of approving the Hinkley Point C Housing Fund Strategy (Phase 2). However, there are obviously environmental impacts associated with the wider proposed development of Hinkley Point C. These have been assessed within the Environmental Statement submitted by NNB Genco with the application to carry out Site Preparation Works at Hinkley Point C (West Somerset Council Planning Application No: 3/32/10/037) and mitigation measures have been secured.
- 9.2 Delivery partners are encouraged to ensure they are delivering services in a way that reduces impacts on the environment and encourages reducing carbon emissions and improving energy efficiency.
- 9.3 Some initiatives proposed within the Strategy, such as empty homes and improvement

grant and loans encourage landlords to improve the energy efficiency of their properties.

10 Safeguarding and/or Community Safety Implications

10.1 Delivery partners are encouraged to consider the promotion of community safety and community cohesion as part of their project.

10.2 Delivery partners that provide facilities or services to families, young people or vulnerable adults are required to provide evidence of their policies and procedures relating to safeguarding, and in particular the requirement for their staff to be appropriately trained and DBS checked.

10.3 The requirement for delivery partners to adhere to Safeguarding legislation and to ensure necessary checks are carried out to ensure the suitability of staff or volunteers involved in the project are included in Service Level Agreements for each initiative.

11 Equality and Diversity Implications

11.1 Members must demonstrate that they have consciously thought about the three aims of the Public Sector Equality Duty as part of the decision making process.

The three aims the authority **must** have due regard for:

- Eliminate discrimination, harassment, victimisation
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

11.2 Delivery partners are required to ensure their initiative will promote equal opportunities and will be accessible to all people in the community regardless of background, ability or personal circumstances.

11.3 Housing Initiatives that restrict access on the grounds of age, gender, race, sexual orientation, beliefs, background, ability or personal circumstances are unlikely to be funded. Unless the reasons for doing so can be 'objectively justified'.

11.4 Delivery partners are required to provide a copy of their Equal Opportunity Policy to demonstrate awareness of their responsibility to deliver accessible services that advance equality.

11.5 The initiatives within the Hinkley Point C Housing Fund Strategy (Phase 2) are designed to promote equality of opportunity for all members of the community when accessing housing and accommodation.

12 Social Value Implications

12.1 The initiatives proposed within the strategy offer extensive social value and additional benefit to the community such as identifying routes for service users into

training and employment, signposting to a range of services such as debt advice and mental health support, offering training in money management and opportunities for volunteering.

13 Partnership Implications

13.1 West Somerset Council, Sedgemoor District Council and Taunton Deane Council will work together with a wide range of local partner's organisations to ensure the successful delivery of the initiatives with the Strategy. Where necessary partnership agreements and service level agreements will be put in place to ensure that roles and responsibilities are clear, targets are agreed and regular monitoring takes place to reduce risk to delivery.

14 Health and Wellbeing Implications

14.1 The initiatives within the Strategy are designed to assist local people to access decent standard, affordable and sustainable accommodation and therefore help to improve health and social and emotional wellbeing.

15 Asset Management Implications

15.1 There are no asset management implications as a result of these recommendations.

16 Consultation Implications

16.1 In developing this Strategy officers have consulted with a wide range of partners to ensure the initiatives will respond to and reflect the needs of the community due to the impacts of Hinkley Point C on the local housing market. Partners consulted include:

- West Somerset Housing Forum (Magna, Knightstone Housing, Falcon Rural, Hastoe, West Somerset Advice Bureau, YMCA, Wisermoney, West Somerset Advice Bureau, Taunton Association for the Homeless, Aster, Hope Centre, Forum 21).,
- Somerset Voluntary Sector Strategic Forum.
- Feedback from customers involved with Phase 1 of Hinkley Point C: Housing Funding Strategy.
- SDC, TDBC, WSC Housing Options teams.
- Somerset West Landlord and Tenant Services (SWeLT)
- EDFenergy

17 Scrutiny Comments / Recommendation(s)

17.1 This report contains recommendation to Scrutiny.

Democratic Path:

- **Scrutiny / Corporate Governance or Audit Committees – Yes**
- **Cabinet/Executive – Yes**

Reporting Frequency: Annual

List of Appendices (delete if not applicable)

Appendix A	Hinkley Point C Housing Fund Strategy (Phase 2)
Appendix B	Equality Impact Assessment

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Hinkley Point C

HOUSING FUND STRATEGY

Phase 2

DRAFT

January 2016

Executive Summary

This strategy provides an update on the Phase 1 Hinkley Point C Housing Fund Strategy (approved by West Somerset Council November 2014), and presents proposals for the allocation of the remaining Hinkley Point C Housing Fund made available to West Somerset Council through the Site Preparations Works section 106 agreement and proposals for the allocation of new funds made available to West Somerset Council and Taunton Deane Council through the Hinkley Point C DCO section 106 agreement.

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1. BACKGROUND

- 1.1 In January 2012 West Somerset Council granted planning permission to EDF Energy to undertake Site Preparation Works at the Hinkley Point C site. Under the Section 106 planning obligations agreement **£4m of funding** was secured to deliver additional housing capacity in West Somerset and Sedgemoor.
- 1.2 The aim of the funding is to mitigate any potential adverse effects on the local private rented and low cost housing market, and particularly the ability of those on lower incomes to access local housing, that might arise as a result of the Hinkley Point C development.
- 1.3 The £4m of funding secured through the Site Preparation section 106 agreement became available to West Somerset Council and Sedgemoor District Council in May 2014.
- 1.4 A further **£3.5m of funding** became available in June 2016 when EDF Energy transitioned from the Site Preparation Works planning permission to the Development Consent Order (DCO). This additional funding was secured to deliver additional housing capacity in West Somerset, Taunton Deane, Sedgemoor and North Somerset.
- 1.5 Of the £3.5m the following amounts are ring-fenced for each Council area.
- West Somerset £500,000
 - Taunton Deane £660,000
 - Sedgemoor £1,000,000
 - North Somerset £697,000
- 1.6 The remaining £643,000 is available for the all 4 Councils to bid for once the individual ring-fenced amounts have been allocated based on areas of need and the location of HPC workers.
- 1.7 From these ring-fenced amounts each authority is able to allocate a maximum of £60,000 for the purpose of employing housing staff to support the implementation of the initiatives.

2. Likely impacts of Hinkley Point C on the local housing market

- 2.1 The EDFe Accommodation Strategy identified the likely sources of accommodation to be utilised by the Construction Workforce. The table below demonstrates the initial early demand for accommodation and potential impacts on the local housing market.

2.2

Accommodation Type	Peak Construction Workers Accommodated	Impacts
Accommodation Campus	1,450 (96% occupancy rate of 1510 units)	<ul style="list-style-type: none">• Current workforce profile indicates current workforce on site at 1000, rising to 1500 in March 2017 and to 3400 on site in October 2017.• HPC on site campus 500 bed spaces – due for completion 2018.• HPC Bridgwater campus 850 bed spaces – due for completion 2018
Private Rented Sector	750	<ul style="list-style-type: none">• Competition for smaller, cheaper properties, may reduce available supply to local residents and/or drive up rents at the lower end.

		<ul style="list-style-type: none"> • Demand likely for furnished properties.
“Latent” Accommodation e.g. spare rooms	400	<ul style="list-style-type: none"> • Potential significant supply unused “spare” rooms. • Potential supply of empty properties that could be brought back into use.
Tourist Accommodation	600	<ul style="list-style-type: none"> • Likely preference for un-serviced accommodation – campsites, caravans, holiday dwellings • Potential for planning issues. • Demand and supply dependant on seasonal activity. Potential impacts on Tourism.
Owner Occupied Housing	500	<ul style="list-style-type: none"> ➤ Combined market impact of owner occupier and investment demand for properties rather than HPC workforce alone.
Total	3,700	

2.3 Current indications show a likely increase in the number of non-home based constructions workers at peak due to the much tighter local labour market and very limited unemployment. There is potential that this will significantly increasing pressure on the local housing markets in West Somerset, Sedgemoor and Taunton Deane.

2.4 Evidence also suggests:

- The majority of the HPC construction workforce will be single people, increasing competition for **smaller and cheaper** accommodation; existing demand for 1 bedroomed accommodation comprises around 50% of the Homefinder Somerset Housing Register.
- The construction workforce is likely to be influenced by housing and travel costs, hence looking for cheaper properties at the lower end of the market, with a preference for proximity to the Hinkley bus routes and the Park and Ride sites at Bridgwater and Williton to reduce travel costs essentially increasing demand in the area closest to the site and its immediate surrounds.
- As the construction workforce is more transient they are likely to be looking for furnished accommodation – furnished rooms, or co-renting shared furnished housing with colleagues. For various reasons (insurance, cost, servicing) furnished housing is unattractive to landlords in the current market.

3. Additional challenges and impacts on Housing

3.1 The introduction of universal credit, local housing allowance and single room allowance adds an additional layer of impact on the ability of those on lower incomes to access accommodation.

3.2 Local Advice Bureau’s and the Council’s Housing Options service have identified that the 6 week delay in accessing financial help through universal credit and requirements for applicants to have access to a bank account and postal address are significant barriers in accessing accommodation.

3.3 Citizens Advice Bureau (CAB) data reveals the high numbers of local residents with housing issues whose situation could be further exacerbated by HPC workers taking up valuable PRS spaces and thus inflating rents that are beyond the means of local people.

3.4 Single homeless & rough sleepers are single people with health or life skill challenges but who are not considered vulnerable enough to be considered to be in priority need and therefore access support. The typical profile of a single homeless client is someone with one or more support needs, principally alcohol and drug abuse and health problems. Numbers of single homeless people and rough sleepers are rising in Taunton Deane. There are currently gaps in provision for those with complex needs.

- 3.5 Homelessness applications in Taunton Deane are rising year on year with the Housing Options team working with 428 individuals in 15/16 and already working with 502 individuals between April and December 2016.
- 3.6 Further data supporting this information is available in **Appendix C**.
- 4. Update on Phase 1 Hinkley Housing Fund Strategy (November 2014)**
- 4.1 In 2014 West Somerset and Sedgemoor District Councils worked in partnership to develop a Joint Hinkley Housing Fund Strategy which was approved by West Somerset Full Council in November 2014, with further detailed proposals approved in January 2015.
- 4.2 The proposals were developed in response to a wide range of documentary evidence, including the EFDE Accommodation Strategy, Local Impact Report, Corporate and Housing Strategies of both authorities, Strategic Housing Market Assessments, ongoing housing market data, and in consultation with strategic and front-line officers in a range of organisations providing housing related services in the areas likely to be impacted.
- 4.3 The Strategy proposed a number of detailed joint housing initiatives with the aim of delivering 4 key outcomes:
- 1. To increase capacity in the private rented sector where the impact is most likely to be felt*
 - 2. To maintain tenants in their current tenancies to prevent homelessness and reduce "churn" in the housing market*
 - 3. To make better use of existing accommodation to maximise occupation*
 - 4. To make joint bids whenever appropriate building on our well-established partnership approach and strategic joint working processes.*
- 4.4 The inter-dependant initiatives were designed to alleviate pressures on all sectors of the local housing markets by increasing the number of bed-spaces in the market place and to support people in accessing and maintaining accommodation, especially low cost accommodation. An explanation of each of the initiatives is available in **Appendix A**.
- 4.5 The Site Preparation Works Section 106 agreement did not indicate a target number of bed spaces to be delivered, however the DCO Section 106 agreement states that the £4m provided through the Site Preparation Works s106 would be "sufficient to provide a minimum of 800 additional bed spaces in Sedgemoor and West Somerset".
- 4.6 Based on expected demand in each Council area and thresholds for vacant bed spaces in the private rented sector housing market the target of 800 bed spaces to be achieved with the Site Preparation funding has been allocated as below:
- West Somerset 250
 - Sedgemoor 550
- 4.7 Bed space definitions are included in **Appendix B**.
- 4.8 The following table provides a summary of the initiatives funded during Phase 1 detailing the amount of funding allocated and the performance against the targets set for each initiative. A description of the service or activity provided by each initiative is provided in **Appendix A**.

Summary and Update on initiatives agreed during Phase 1 Strategy (as of 1st December 2016)

	Initiative	Total amount approved (incl 5% admin)	SDC Target	SDC Actual	WSC Target	WSC Actual	SDC budget	WSC budget	Start / End Date	Delivery partner
Creating New Bed Spaces in the Market - Initiatives	Empty Homes Grant	£141,750.00	15	34	8	3	£90,000.00	£45,000.00	Nov 15- Jul 17	SC&R
	DIY Empty Homes	£110,250.00	12	5	5	5	£75,000.00	£30,000.00	Aug 15- Aug 17	WHIL
	Living Over the Shops	£204,750.00	30	See Empty Homes	8	5	£150,000.00	£45,000.00	Nov 15- Jul 17	SC&R
	Minor Improvement Grant	£42,000.00	30	80	10	0	£30,000.00	£10,000.00	Jun 15- Jun 17	SWeLT
	Minor Improvement Loan	£105,000.00	See above	See above	See above	See above	£75,000.00	£25,000.00	As above	WHIL & SWeLT
	1 st Time Buyer Loan	£105,000.00	12	5	12	3	£50,000.00	£50,000.00	Nov 15- Nov 17	WHIL
	Lodgings Scheme/ Rent a Room	£126,000.00	100	154	50	38	£80,000.00	£40,000.00	Jul 15- Jul 17	YMCA
	Sustainable Management Scheme	£168,000.00	80	90	20	5	£96,000.00	£64,000.00	Dec 15- Dec 17	TAH
	Home Move Plus	£60,000.00	0	0	60	53	£0.00	£60,000.00	May 15- May 17	Magna
	Totals	£1,062,750.00	279	368	173	112	£646,000.00	£369,000.00		
Creating New Bed Spaces in the Market – Enabling Schemes	Former Croft House	£56,000.00	0	0	56	56	£0.00	£56,000.00		
	Prospect House	£37,800.00	0	0	9	9	£0.00	£37,800.00		
	Withycutter	£84,000.00	33	33	0	0	£80,000.00	£0.00		
	Totals	£177,800.00			65	65	£80,000.00	£93,800.00		
Creating New Bed Spaces	Totals	£1,240,550.00	312	401	238	177	£726,000.00	£462,800.00		

	Initiative	Total amount approved (incl 5% admin)	SDC Target	SDC Actual	WSC Target	WSC Actual	SDC budget	WSC budget	Start / End Date	Delivery partner
Supporting Tenants and Landlords – Accessing and Sustaining Tenancies	Somerset Homelet (Bed spaces advertised)	£20,790.00	1000	8653	200	803	£14,700.00	£5,100.00	Oct 14- Oct 16	SWeLT
	Flexible Rent Support/ Furniture Fund (Persons)	£117,600.00	50	166	26	36	£70,000.00	£42,000.00	Apr 15- Apr 17	WSC Housing Options
	Social Enterprise (Apprentice Scheme)	£52,500.00	0	0	0	0	£35,100.00	£14,900.00	Mar 16- Mar 18	SC&R
	Landlord Training (No. of sessions delivered)	£10,500.00	5	5	5	5	£5,000.00	£5,000.00	Aug 15- Aug 17	SWeLT
	Tenant Ready scheme (No. of people signed up)	£47,250.00	40	30	20	6	£30,000.00	£15,000.00	Aug 15- Aug 17	YMCA
	Credit Union Website (No. of people signing up)	£10,600.00	50	NR	15	NR	£7,420.00	£3,180.00	Apr 16- Apr 18	Bridgwater & District Credit Union
Accessing and Sustaining Tenancies	Totals	£259,240.00	1145	8854	266	850	£162,220.00	£85,180.00		

5. Review of Phase 1 initiatives in West Somerset

- 5.1 The majority of the initiatives designed to create new bed spaces in the market place have met or are on track to meet their target bed spaces by the end of their funded period.
- 5.2 In particular the Lodging Scheme and Home Moves Plus have been particularly successful and cost effective ways of achieving a significant number of new bed spaces in West Somerset.
- 5.3 Barriers to take up of the Minor Improvement Grants and Loans, Empty Homes Grants and the Sustainable Management Scheme (Somerset West Lettings) in West Somerset have been identified and strategies are in place to ensure these achieve their target bed spaces going forward.
- 5.4 The Sustainable Letting scheme originally planned to deliver a not for profit letting agency to be delivered by Taunton Association for the Homeless (TAH) with tenancy support delivered by Chapter 1. Chapter 1 were unable to commit to delivery as planned and withdrew from the scheme. This has resulted in an underspend of the allocated funding for this project (see 6. Financial summary).
- 5.5 The Living Over the Shops scheme has now been merged with the Empty Homes Grant and Loan Scheme to ensure barriers to bringing empty dual use properties back into use for residential purposes are removed.
- 5.6 The majority of the initiatives designed to provide support to tenants and landlords to assist with accessing and sustaining tenancies have also achieved or are on track to achieve their targets by the end of their funded period.
- 5.7 Although the Social Enterprise scheme has been successful in offering supported work experience and apprenticeship opportunities and assisting participants in finding permanent work placements in Sedgemoor, unfortunately the scheme has not been successful in providing opportunities and apprenticeship for people in West Somerset due to the proximity of the work experience sites and a lack of promotion of the scheme in West Somerset.
- 5.8 The Homelet scheme has been particularly successful in advertising vacant bed spaces in West Somerset and the flexible rent support scheme has exceeded its target of helping homeless individuals and families to access housing.
- 5.9 Working with partners on the Croft House and Prosect House enabling schemes has also been a successful and cost effective way of providing a significant number of bed spaces in West Somerset.
- 5.10 The Phase 1 initiatives are on track to achieve **238** new bed spaces in West Somerset against the overall Site Preparation s106 target of 250 bed spaces.
- 5.11 The funding allocated during Phase 1 has achieved a significant proportion of the overall bed space targets and has also enabled the provision of a wide range of initiatives that offer support to both tenants and landlords in West Somerset.

6. Current Financial position

- 6.1 In May 2016 West Somerset Council agreed to split the remaining unallocated Site Preparation funding between the two District Councils to enable decisions to be made in a timely and responsive manner in line with the priorities of each Council.
- 6.2 The table below shows the Site Preparation funding available for allocation to future housing initiatives in West Somerset.

	Unallocated Site Preparation funding	Phase 1 underspend*	Site Preparation funding remaining
West Somerset 'Initiatives'	£292,157	£16,500	£304,657
West Somerset 'Enabling'	£438,235	na	£438,235

*Chapter 1 element of Sustainable Lettings Scheme (see 5.4)

- 6.3 The table below show the overall funding available for future expenditure on Housing initiatives in West Somerset and Taunton Deane.

West Somerset 'Initiatives'	West Somerset 'Enabling'	West Somerset DCO ring fence*	Taunton Deane DCO ring fence *
£304, 657	£438,235	£477,160	£651,567

* - £60,000 staff resource + indexation uplift

7. **PHASE 2 HPC HOUSING FUND STRATEGY**

7.1 **Overall bed space targets**

	West Somerset Target	Taunton Deane
Site Preparation funding	250	0
DCO funding	86	132

7.2 **Planned bed space achievement - Phases 1 and 2**

	Target	On track to achieve Phase 1	Plan to achieve Phase 2	Total Bed Spaces created
WS Site Preparation	250	238	536	774
WS DCO	86	Achieved	Achieved	Not yet allocated
Taunton Deane DCO	132	NA	206	206

7.3 **Priorities for Housing Initiatives in West Somerset**

1. Creation of new bed spaces in the market that respond to both short term and longer term housing need.
 - *Short term: 1 and 2 bed accommodation in the low cost private rented sector.*
 - *Longer term: 1 to 4 bed affordable housing in the private rented and owner occupied sectors.*
 - *Particular focus on enabling affordable housing developments.*
2. Initiatives that support access to and the sustainability of tenancies in the Private Rented Sector.
3. Initiatives that target activity in areas likely to be most impacted by HPC in West Somerset i.e. Minehead, Williton, Watchet.

7.4 **Priorities in for Housing Initiatives in Taunton Deane**

1. Creation of new bed spaces in the market that respond to both short term and longer term housing need.
 - *Short term: 1 bed accommodation in the low cost private rented sector.*
 - *Longer term: Longer term: 1 to 4 bed affordable housing in the private rented and owner occupied sectors.*
 - *Particular focus on bring latent rooms and empty properties back into use.*
2. Initiatives that support access to and the sustainability of tenancies in the Private Rented Sector.
3. Initiatives that create and support access to single person accommodation and access to accommodation for those with complex needs.

7.5 Proposed Phase 2 Housing Initiatives

The tables below outline the proposed initiatives for Phase 2 expenditure. Please note that:

- These proposed costs are indicative not absolute, and may vary as the proposals are worked up further.
- Additional initiatives may be identified during Phase 2 in response to the close monitoring of housing market trends and the impact of Hinkley Point C on the local housing markets in West Somerset and Taunton Deane.
- Wherever possible any underspend from Phase 1 initiatives in West Somerset have been rolled over into Phase 2.
- Proposals are subject to negotiation with service providers and successful delivery of year 1 and 2 targets.

7.5.1 West Somerset

Creation of new bed spaces - Initiatives

	New Expenditure	Budget	Admin fee	Bed Space Target	Cost per BS	New Contract
Empty Homes/LOTS	£94,500	£90,000	£4500	16	£5906	Jul 17 – Jan 19
DIY Empty Home Loans	£21,000	Phase 1 budget (£30,000) + £20,000	£1000	8	£2625*	Aug 17 – Aug 19
Minor Improvement Grant	£5250	Phase 1 budget (£5000) + £5000	£250	30	£340	Jun 17 – Jun 19
Minor Improvement Loan	£0	Phase 1 budget (£25,000)	£0	See above	£2,500	Jun 17 – Jun 19
1st Time Buyer Loan	£0	Phase 1 budget (£50,000)	£0	12	£4160*	Nov 17 – Nov 19
Lodgings Scheme	£42,000**	£40,000	£2000	50	£840	Jul 17 – Jul 19
Home Moves Plus	£63,000	£60,000	£3000	60	£1050	May 15 – May 17
Total	£225,750			176		

*Cost per BS will reduce when loan reclaimed and recycled.

** Likely to be less due to roll over of Phase 1 underspend

Creation of new bed spaces – Enabling Schemes

	New Expenditure	Budget	Admin fee (5%)	Bed space target	Cost per Bed space
Doniford Road, Watchet (Summerfield Homes and SHAL)	£384,000	£379,000	£5000	355	£1068

Accessing and Sustaining Tenancies

	New Expenditure	Budget	Admin fee (5%)	Target (Individuals)	New Contract
Homelet	£9054	£8601	£453	800	Oct 16 - Oct 18
Flexible Rent Support/Furniture Fund	£0	Phase 1 budget (£33,400)	£0	60	Apr 17 - Apr 19
Tenant Ready Scheme*	£15,750	£15,000	£750	20	Aug 17 - Aug19
Sustainable Letting Scheme*	£42,000	£40,000	£2000	40	Apr 17 - Apr 19
Total	£66,804	£63,601	£32,030	920	

*Subject to successful delivery of Phase 1 targets.

7.5.2 Taunton Deane

Creation of new bed space - Initiatives

	Expenditure	Bed Space Target	Cost per BS	New Contract
Empty Homes/LOTS	£100,000	20	£5000	Mar 17 – Mar 19
DIY Empty Home Loans	£70,000	15	£5000*	Mar 17 – Mar 19
Minor Improvement Grant	£10,000	30	£333	Mar 17 – Mar 19
Minor Improvement Loan	£50,000	See above	£1666*	Mar 17 – Mar 19
Lodgings Scheme	£60,000	75	£800	Mar 17 – Mar 19
Home Moves Plus	£60,000	60	£1000	Mar 17 – Mar 19
Complex Needs Housing	£135,000	6*	£22,500*	May 17 – May 19
Total	£485,000	206		

*Project will also supports Accessing and Sustaining Tenancies for 12 people per year.

Accessing and Sustaining Tenancies

	New Expenditure	Target (individuals)	New Contract
Homelet (bed space advertised)	£4,890	2000	Oct 16 - Oct 18
Tenant Ready Scheme*	£30,000	40	Aug 17 - Aug19
Sustainable Letting Scheme*	£60,000	80	Apr 17 - Apr 19
Floating Tenancy Sustainability Support	£70,000	80	Apr 17 – Apr 18
Total	£164,890	2200	

*Subject to successful delivery of Phase 1 targets.

7.6 Financial position after Phase 2

	Funding available	Phase 2 expenditure	Remaining for Phase 3
West Somerset Site Prep 'initiatives'	£304,657	£292,554	£12,103
West Somerset Site Prep 'Enabling'	£438,235	£384,000	£54,235
West Somerset DCO ring-fence	£477,160*	£0	£477,160
Taunton Deane DCO ring-fence	£651,567*	£649,890	£1,677

*Including to indexation uplift

7.7 Monitoring performance

- Housing officers within the Energy Infrastructure team will carry out monthly performance monitoring of initiatives.
- Reports will be presented to the West Somerset Hinkley Housing Board on a quarterly basis.
- Members of the Hinkley Housing Board currently include relevant West Somerset Portfolio holders supported by One Team senior officers. For the purpose of performance monitoring during Phase 2 membership of the Board will be extended to include relevant Taunton Deane portfolio holders.

7.8 **Future expenditure Phase 3**

- The housing initiatives currently being delivered during Phase 1 and planned for Phase 2 will exceed the overall target for the provision of new bed spaces in both Taunton Deane and West Somerset.
- Therefore plans for expenditure of the remaining unallocated funding in Taunton Deane and West Somerset will focus on the following:
 1. The need for ongoing support for tenants to access and, in particular, in sustaining accommodation through floating tenancy support for tenants accessing the various Housing Initiatives.
 2. The need to continue to create new bed spaces in the private rented and owner occupied sectors to ensure local demand is met over the lifetime of the HPC project e.g. enabling schemes in West Somerset and empty home schemes and an increase in the number of houses of multiple occupation in Taunton Deane.
 3. The Continuation of successful schemes identified during Phases 1 and 2.

Appendix A

Description of Housing Initiatives funded

Initiative	Description
Empty Homes Grant	Grant to bring long term empty properties back into use.
DIY Empty Homes	Loans to bring long term empty properties back into use.
Living Over the Shops	Grants to bring long term empty space above shops back into use.
Minor Improvement Grant & Loan	Seeking to stimulate new supply and improve standards within the private rented sector by providing grants and loans to assist homeowners/ landlords to bring properties up to decent homes standard, ready for rent.
First Time Buyer Loan	Loans to assist first time buyers in purchasing a property.
Lodgings Scheme/ Rent a Room	Seeking to stimulate new supply and improve standards within the private rented sector by providing grants to assist homeowners to bring rooms up to decent standards, ready for rent.
Sustainable Management Scheme	Letting Agency seeking to provide support and reassurance to both landlords and tenants to assist in sustaining tenancies.
Home Moves Plus	Facilitate mutual exchanges between under-occupying and over-occupying tenants.
Somerset Homelet	Easy to use and interactive website to enable local people to advertise their property and spare rooms in the private rented market.
Flexible Rent/ Furniture Fund	Fund to assist with paying deposits, rent in advance, agency fees, furniture, and/or whatever appropriate to help vulnerable clients to access the private rented sector.
Social Enterprise (apprentice scheme)	Linked to the Empty Homes Grant. Seek to provide education/ training and employment opportunities in construction skills to the vulnerable.
Landlord Training	As part of the Landlord Accreditation Scheme, incorporating fire service training and building on existing relationships with professional partners.
Tenant Ready Scheme	Extension of Tenant Accreditation Scheme to all age groups, seeking to ensure tenants are ready for the private rented sector and support by arranging bank accounts, photo identification, budgeting skills etc.
Credit Union	Upgrading the Bridgwater & Districts Credit Union's systems and website to provide an easy to use website, allowing easier access to Credit Union membership. This will encourage users to save e.g. Towards the cost of a new home.
Complex Housing Needs	Provision of 2 3 bedroom properties in both West Somerset and Sedgemoor supported by 2 floating support workers and coordination of agencies to support those with complex needs to maintain an independent tenancy in the private sector rental market.

Appendix B

Definition of a Bed space		
1 Double Room	=	2 Bed spaces
1 Bed	=	2 Bed spaces
2 Bed	=	3 Bed spaces
3 Bed	=	5 Bed spaces
4 Bed	=	7 Bed spaces
5 Bed	=	9 Bed spaces
6 Bed	=	11 Bed spaces
7 Bed	=	13 Bed spaces
8 Bed	=	15 Bed spaces
9 Bed	=	17 Bed spaces
10 Bed	=	19 Bed spaces
11 Bed	=	21 Bed spaces
12 Bed	=	23 Bed spaces
13 Bed	=	25 Bed spaces
14 Bed	=	27 Bed spaces
15 Bed	=	29 Bed spaces

Appendix C

Rise in the need for PRS

Neighbourhood Statistics: Tenure- Households: QS4054EW & UV63

	Census/ Tenure	Owned	Social Rented	Private Rented
Taunton Deane	2011	31,393	7,321	7,942
	2001	31,299	7,221	5,360
West Somerset	2011	10,421	2,288	2,842
	2001	11,093	2,288	2,309

Nomis: DC4601EW

	Age/ Tenure	Owned	Social Rented	Private Rented
Taunton Deane	16- 34	2,336	1,269	3,140
	35- 49	8,221	1,939	2,419
	50- 64	10,093	1,745	1,454
	65+	10,991	2,367	929
West Somerset	16- 34	375	300	701
	35- 49	1,650	575	779
	50- 64	3,416	561	723
	65+	5,052	852	639

Taunton Citizens Advice data relating to housing advice

Issue/ Sector	Yr	LA	RSL	Private Rented Sector	Owner Occupier	Total footfall/ queries
Debt- Rent arrears/ Mortgage repayments	13/14	128	48	26	85	1,265
	14/15	99	55	43	60	1,126
	15/16	102	50	38	47	977
Current housing situation- Seeking housing advice	13/14	131	50	253	78	745
	14/15	131	46	299	71	782
	15/16	123	84	252	105	790

Breakdown of Homelessness increase in TDBC and West Somerset

TDBC			
	Homeless Decisions	Prevention	Total Homeless app
14 TO 15	186	187	373
15 TO 16	180	248	428
16 TO Dec 16	151	351	502
W SOM			
	Homeless Decisions	Prevention	
14 TO 15	124	46	170
15 TO 16	63	85	148
16 TO Dec 16	30	67	97
Cost of complex needs clients			
	number of clients	B&B costs	
14 to 15	10	69450	
15 to 16	11	30335	
16 to NOV 16.	11	46457	
	total	146242	

Taunton Deane Borough Council Bed and Breakfast costs

	Expenditure via B&Bs	Income claimed from HB	Net cost to TDBC
2016/ 17 (as at 15.11.16)	£105,587.66	£-11,829.09	£93,758.57 (cost will be nearly doubled)
2015/16	£211,995.03	£-54,851.12	£157,143.91
2014/15	£218,739.85	£-48,212.14	£170,527.71

Single Homeless & Rough Sleeper

	2013	2014	2015
Taunton Deane	7	18	21
West Somerset	2	6	4

*Single night snapshot taken each year from 1 Oct- 30 Nov.

List of consultees:

West Somerset Housing Forum
Somerset Voluntary Sector Forum
YMCA
TAH
Magna
One Team Housing Leads
One Team Housing Options Team
One Team Enabling Lead
Sedgemoor District Council
SWELT

Glossary of Terms:

b/s: Bed space
DCO: Development Control Order
DIY: Do it Yourself
MWS: Magna West Somerset Housing Association
SC&R: Somerset Care & Repair
SDC: Sedgemoor District Council
SHMA: Strategic Housing Market Assessment
SWPSHP: Somerset West Private Sector Housing Partnership
SWELT: Somerset West Landlord & Tenant Service
S106: Section 106 Agreement setting out framework for contribution from developers
TAH: Taunton Association for the Homeless (housing and support provider)
TDBC: Taunton Deane Borough Council
WSC: West Somerset Council
WHIL: Wessex Home Improvements Loans
YMCA: YMCA Somerset Coast

Taunton Deane Borough Council and West Somerset Council Equality Impact Assessment Form and Action Plan

1. Name of policy, procedure, decision or service being analysed:

Hinkley Point C: Housing Funding Strategy (Phase 2)

2. What is the reason for completing this EIA? Please tick.

New policy/service	<input type="checkbox"/>
Change of policy/service	<input type="checkbox"/>
New/change of budget	<input checked="" type="checkbox"/>
Service review	<input type="checkbox"/>

3. Sources of information used in this analysis:
(E.g. demographic data, research from websites, consultations, equality monitoring data, customer feedback)

Figures derived from initiatives delivered during Phase 1 of Hinkley Point C: Housing Funding Strategy.
 Consultation with members of West Somerset Housing Forum (Magna, Knightstone Housing, Falcon Rural, Hastoe, West Somerset Advice Bureau, YMCA, Wisermoney, West Somerset Advice Bureau, Taunton Association for the Homeless, Aster, Hope Centre, Forum 21).,
 Consultation with members of Voluntary Sector Strategic Forum.
 Feedback from customers involved with Phase 1 of Hinkley Point C: Housing Funding Strategy.
 SDC, TDBC, WSC Housing Options teams.
 Somerset West Landlord and Tenant Services (SWeLT)
 EDF
 WS
 Census 2011
 Somerset Strategic Housing Framework
 Somerset Homelessness Strategy
 Joint Strategic Needs Assessment
 Somerset Intelligence

4. Identify the potential effect of this action on each of the groups below.
Please refer to the equality analysis guidance.

Protected Group	Comments	Actions
Age	Ensure that families with children and older persons have equal access to the initiatives. The housing legislation provides specific protection and priority for the very young and older applicants who are homeless and looking for an allocation of social housing. Although there is no evidence that those in any age group are disadvantaged in their access to services, the items listed below are general housing issues:	Explicit reference to Equality is made in the signed Service Level Agreement for each partner Monitor partners communication strategies to ensure all age range requirements are taken into consideration with reference to location, ability and attitudes. Ensure properties available are advertised on Somerset Homelet and ensure that

Taunton Deane Borough Council and West Somerset Council Equality Impact Assessment Form and Action Plan

	<p>Older People- Over 1 in 4 (almost 60,000) households in Somerset contain only residents aged 65 or older. Half of the occupants of single-person households are aged 65 or more. In parts of West Somerset, more than half of the population is projected to be aged 65 or older by 2033. Life expectancy is at an all-time high with those aged 65+ expecting to live for another 20 years, but barely half of this number will be disability free. Further, 1 in 5 Somerset residents aged 65+ have no access to a car. (SINE- Older People) Older people may also be disproportionately affected by the need to downsize as a result of welfare benefit reforms.</p> <p>Young People- The proportion of 25 year olds owning their own home has halved in the last 20 years and just 20% of 25 year olds are on the housing ladder. The ratio of house prices to earnings is greater than the national average in Somerset. In West Somerset, even just a few years after an economic downturn, house prices at the market entry levels are almost 10 times the average earnings, and the number of making it especially difficult for young people to afford their own homes. Housing supply remains an issue, especially for 1 bedroom properties. According to the latest ONS projections (Apr 2013), the latest projected <i>percentage</i> increase by 2021 is for lone parents households. This lack of affordability for private purchase increases demand for rental properties. However, this raises rents and leads to private landlords becoming less likely to accept 'riskier', often more vulnerable households. Further, changes to entitlement to housing benefit in the private rented sector (where shared room rate applies to single applicants under 35) will only serve to exacerbate the affordability issue. (SINE- Housing)</p>	<p>Somerset Homelet is promoted to reach the wider and more vulnerable clientele.</p>
<p>Disability</p>	<p>Ensure that disabled persons have equal access to the initiatives.</p> <p>The 2011 Census revealed that 5.1% (27,000 people) described their health as bad or very bad. Just under 18.8% (100,000 people) in Somerset said they had a long term condition/ disability which limited their day-to-day activities. Almost 1 in 3 people in Minehead North ward said their activities were limited in this way and the same ward had the fewest percentage of residents in very good health (35%) in Somerset. There is also a known shortage of accessible housing for some disabled people,</p>	<p>We work with our partners to ensure they pay due regard to the Equality Act and to mitigate and any discrimination to their customers.</p> <p>Monitor partners to ensure that all reasonable consideration is made to ensure as many properties as possible are made accessible.</p> <p>Assist to develop the knowledge of partners to be able to operate in accordance to equality legislation.</p> <p>Ensure properties available are advertised on Somerset Homelet and ensure that</p>

Taunton Deane Borough Council and West Somerset Council Equality Impact Assessment Form and Action Plan

	<p>leading to a lack of choice and inappropriate housing when presenting as homeless or for advice on their housing options.</p>	<p>Somerset Homelet is promoted to reach disabled people living in unsuitable housing.</p>
<p>Gender Reassignment</p>	<p>Particular risk with the Minor Improvement Scheme, Lodging Scheme and the Sustainable Management Scheme.</p> <p>Transgendered people may be particularly at risk of housing crisis and homelessness arising from transphobic reactions, hate crime and harassment by family, neighbours and members of their local community. 2% of hate crimes were motivated by gender reassignment as reported by Avon & Somerset in 2015/16. Transgendered people may also fear disclosing their identity to housing officers for fear that they will not be treated with dignity and respect, causing in turn lack of access to appropriate housing services.</p>	<p>We work with our partners to ensure they pay due regard to the Equality Act and to mitigate and any discrimination to their customers.</p> <p>Monitor partners to ensure that all reasonable consideration is made to ensure as many properties as possible are made accessible.</p> <p>Assist to develop the knowledge of partners to be able to operate in accordance to equality legislation.</p> <p>Ensure properties available are advertised on Somerset Homelet and ensure that Somerset Homelet is promoted to reach disabled people living in unsuitable housing.</p>
<p>Marriage & Civil Partnership</p>	<p>No particular issues have been identified.</p>	<p>No particular issues have been identified.</p>
<p>Pregnancy & Maternity</p>	<p>No particular issues have been identified.</p>	<p>No particular issues have been identified.</p>
<p>Race/ Ethnic Origin</p>	<p>Particular risk with the Minor Improvement Scheme, Lodging Scheme and the Sustainable Management Scheme.</p> <p>94.6% of Somerset's population are 'White British' with only 2% of BME population. 73% of hate crimes were racially motivated as reported by Avon & Somerset in 2015/16. Somerset has seen a large increase in Polish-born residents since the accession of the A8 East European countries to the EU in 2004. This could be on the increase due to Brexit.</p> <p>Many migrants choose to share dwellings for cultural or financial reasons thus creating a greater need for larger accommodation. Current economic migration from abroad from poorer countries is also likely to affect housing tenure by sustaining demand for cheaper, private sector rented accommodation.</p>	<p>We work with our partners to ensure they pay due regard to the Equality Act and to mitigate and any discrimination to their customers.</p> <p>Monitor partners to ensure that all reasonable consideration is made to ensure as many properties as possible are made accessible.</p> <p>Assist to develop the knowledge of partners to be able to operate in accordance to equality legislation.</p> <p>Ensure properties available are advertised on Somerset Homelet and ensure that Somerset Homelet is promoted to reach disabled people living in unsuitable housing.</p>
<p>Religion & Belief</p>	<p>Particular risk with the Minor Improvement Scheme, Lodging Scheme and the Sustainable Management Scheme.</p> <p>Although overall numbers were relatively small, there were substantial increases in the number of Muslim people in Somerset in the last decade. 5% of hate crimes were motivated by religion as reported by Avon &</p>	<p>We work with our partners to ensure they pay due regard to the Equality Act and to mitigate and any discrimination to their customers.</p> <p>Monitor partners to ensure that all reasonable consideration is made to ensure as many properties as possible are made accessible.</p>

Taunton Deane Borough Council and West Somerset Council Equality Impact Assessment Form and Action Plan

	<p>Somerset in 2015/16. This could be on the increase with the difficulties of the Middle East and refugee crisis.</p>	<p>Assist to develop the knowledge of partners to be able to operate in accordance to equality legislation.</p> <p>Ensure properties available are advertised on Somerset Homelet and ensure that Somerset Homelet is promoted to reach disabled people living in unsuitable housing.</p>
<p>Sexual Orientation</p>	<p>Particular risk with the Minor Improvement Scheme, Lodging Scheme and the Sustainable Management Scheme.</p> <p>14% of hate crimes were motivated by sexual orientation as reported by Avon & Somerset in 2015/16.</p>	<p>We work with our partners to ensure they pay due regard to the Equality Act and to mitigate and any discrimination to their customers.</p> <p>Monitor partners to ensure that all reasonable consideration is made to ensure as many properties as possible are made accessible.</p> <p>Assist to develop the knowledge of partners to be able to operate in accordance to equality legislation.</p> <p>Ensure properties available are advertised on Somerset Homelet and ensure that Somerset Homelet is promoted to reach disabled people living in unsuitable housing.</p>
<p>Others</p>		

Taunton Deane Borough Council and West Somerset Council Equality Impact Assessment Form and Action Plan

Protected Group	Comments	Actions
Race		
Religion and Belief		
Sex		
Sexual Orientation	Landlords beliefs and attitudes are not acceptable	Monitor and work with partners to ensure landlords do not discriminate against same sex partners accessing accommodation in a landlords home
Other	Homelessness	The strategy aims to reduce the number of homelessness applicants by increasing the number of channels that people may access different types of accommodation

5. Details of person completing this form:

Name: Christine Chu Hui Davies Beccy Brown	Service Area:
Email:	Telephone:

6. Details of person responsible for signing off this EIA:

Name: Lisa Redston	Signature:
Designation: Community and Housing Lead	Date: 23/1/17

7. Review date/timeline of this EIA:

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8. Comments/Observations relating to this analysis:

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