

## HOUSING STRATEGY ACTION PLAN PROGRESS

### Owner Key

SHM	Strategic Housing Manager	HEM	Housing Enabling Manager	HOH	Head Of Housing
HNM	Housing Needs Manager	EHM	Environmental Health Manager	JOT	Joint Funded Occupational Therapist
HEO	Housing Enabling Officer	SPM	Special Projects & Tenants Liaison Manager	PPM	Performance & Projects Manager
HPS	Head of Planning Services	HSS	Housing Support Services	TSM	Tenant Services Manager
RTSM	Repairs & Technical Services Manager	EHPM	Empty Homes Partnership Manager		
DAHC	Devon Affordable Housing Co-ordinator				

				Theme 1- Everyone		
1	Action – Housing Unit Equalities Action Plan	Target	Priority	Owner	Resources	Progress against plan
1.a	Develop our Housing Equalities and Diversity Action Plan and the Housing Equalities and Diversity Implementation Group to properly reflect our strategic housing role.	October 08	High	PPM	Staff time	<b>COMPLETE</b> New group established. Now implementing the actions in the Housing Equality and Diversity Strategy
2	Action – Supported Housing actions	Target	Priority	Owner	Resources	Progress against plan
2.b	Develop a framework for Supported Housing delivery for Exeter through the Devon Local Area Agreement	March 11	High	SHM	Staff time	Discussions are continuing with the Supporting People team on the affect of any budget cuts to the programme from 2011
3	Action- Housing for people with learning disabilities	Target	Priority	Owner	Resources	Progress against plan
3.a	Work with Devon Learning Disability Team and Supporting People to identify need and types of accommodation/support required.	March 2009	Medium	SHM	Staff time	Member of staff seconded to the LD team to help with assessments and provide housing options

<b>4</b>	<b>Action- Housing for people with mental health problems</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
4.a	Work in partnership to increase the availability of appropriate housing and support services for people with mental health problems living in the community.	March 2009	Medium	SHM	Staff time	Applicants with complex mental health problems are assessed by Joint Agency Special Needs panel and signposted to supported housing or prioritised on Home Choice
	Ensure the Homelessness Strategy addresses the needs of homeless people with mental health problems.	August 2008	High	HNM	Staff time	<b>COMPLETE</b> New Homelessness Strategy published and measures included
<b>5</b>	<b>Action- Accessibility</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
5.a	Implement policy of all new affordable housing to be built to Lifetime Homes Standards where practicable/viable.	March 08	High	HEM	Staff time/capital resources	<b>COMPLETE</b> The Residential Design Guide requires all new dwellings to be designed to meet the lifetime homes standards. We also ask for affordable homes to be built to this standard when negotiating S106 agreements.
5.b	Evaluate the role of the Occupational Therapist within Housing Services and negotiate further funding from 2009.	March 2009	Medium	HOH	Revenue funding	<b>COMPLETE</b> Funding agreed until 2011
5.c	Increase to £15,000 grant available to owner-occupiers requiring adaptations who move to more suitable accommodation.	October 2007	Low	EHM	Capital funding	<b>COMPLETE</b>
5.d	Develop robust monitoring of demand for and provision of accessible housing in the city.	Oct 2008	Medium	JOT	Staff time	<b>COMPLETE</b> Special Housing Needs database in place to monitor demand. Accessible Housing Register for Exeter in place.

5.e	Seek adoption of a suitable Development Plan Document on Accessible Housing within the Local Development Framework.	March 2008	High	SHM	Staff time	SPD agreed on current policy. New SPD under discussion to compliment the Core Strategy
<b>6</b>	<b>Action- Housing for people with sensory disabilities</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
6.a	Research need for accommodation for people with sensory disabilities and work with housing associations to meet identified need.	March 2009	Medium	HEO	Staff time	Ongoing. Awaiting outcome of DCC Joint Strategic Needs Assessment
<b>7</b>	<b>Action- Older persons housing</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
7a	Undertake a modernisation programme of suitable sheltered housing schemes to ensure they comply with Supporting People standards and provide long-term accessible housing to older people.	March 2012	Low	RTSM	Capital funding agreed	Works will be completed at Amersham Court by November 2010. No further funding has been identified to modernise additional sites.
7b	To develop a comprehensive, cross-tenure Older Persons Housing Strategy in partnership with other agencies and through consultation with older people.	March 2009	Medium	HSM	Staff time	<b>COMPLETED</b> Agreed at September 2010 Executive
7c	To continue to review the Council's sheltered housing and support services for older people in accordance with the emerging Supporting People Older Persons' Strategy.	March 2009	Medium	HOH	Staff time	Review complete. Awaiting final contract terms from Supporting people before seeking Council approval
7e	To work in partnership to develop Extra Care and other innovative models of housing/care provision.	April 2010	Medium	HOH	Staff time/capital funding	<b>COMPLETE</b> Included in the Older Person's Strategy
7d	To consult with black and minority ethnic communities regarding older persons housing needs.	March 2009	Medium	HEO	Staff time and consultation costs	<b>COMPLETE</b> Outcomes included in the Older Persons Housing Strategy

<b>8</b>	<b>Action-gypsies and travellers</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
8a	Identify sites in Core Strategy.	March 2008	High	HPS	Staff time	Pre-submission Core Strategy published in July 2010 identifies the required number of pitches and site selection criteria. Consultation on draft master-plan for Monkerton/Hill Barton and Newcourt in July 2010 includes a number of site options. Discussion on preferred sites programmed for September 2010.
8b	Consult with community regarding preferred models of site provision/management.	March 2010	Low	HPS	Staff time	Will be done when sites are identified. Consultation undertaken with existing Gypsy and traveller community
8c	Work with registered social landlords to secure provision.	March 2011	Low	HEM	Staff time	Awaiting site identification
<b>9</b>	<b>Action- Black and minority ethnic communities</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
9a	Review homelessness/housing advice services in light of findings of the Devon Inclusive Housing Project	June 2009	Low	HNM	Staff time	Being considered as part of the Housing Equality and Diversity Strategy
9b	Develop meaningful and ongoing consultation with Exeter's black and minority ethnic groups on housing issues.	October 08	Medium	HEO	Staff time/revenue funding	Ongoing. There has been difficulty getting BME groups to engage in consultation for various strategies.
<b>10</b>	<b>Action- Faith</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
10a	Research implications of Islamic teaching on loans/interest and possible effect on housing opportunities.	October 08	Medium	HEO	Staff time	As above

11	Action- Children and young people	Target	Priority	Owner	Resources	Progress against plan
11a	To explore and develop opportunities for further consultation and information sharing with young people on housing issues.	March 2009	Low	HNM	Staff time	Facebook and Twitter sites being developed by Housing Needs team – Use made of Young Devon and CYPS consultation results to inform policy (i.e. housing pathway plans)
12	Action- Gender	Target	Priority	Owner	Resources	Progress against plan
12a	To widen housing performance monitoring to include gender.	March 2008	Medium	PPM	Staff time	<b>COMPLETE</b> Included in CORE, Housing Advice figures and Tenant Census
12b	To require monitoring by gender of take up of low cost home ownership.	March 2008	Medium	HEO	Staff time	<b>COMPLETE</b> – Zone Agent data system now supplies this data
13	Action – Housing issues for gay, lesbian and transsexual people	Target	Priority	Owner	Resources	Progress against plan
13a	Consider housing issues relating to sexuality through the Housing Equalities and Diversity Implementation Group and develop appropriate policies.	October 08	Medium	PPM	Staff time	<b>COMPLETE</b> All six strands of diversity are considered by the Housing Equalities Group. The Group monitors the action plan of the E&D Strategy
14	Action- Student Accommodation	Target	Priority	Owner	Resources	Progress against plan
14a	Consult on and adopt Supplementary Planning Guidance seeking to limit further student developments in certain areas.	March 2008	High	HOPS	Staff time	<b>COMPLETE</b> SPG on permissions for conversions to student accommodation agreed. Agreement reached with University on new sites. Guidance was adopted in February 2008.

14b	Investigate setting up an accreditation scheme for student accommodation.	October 2008	Medium	EHM	Staff time	Draft scheme, developed by the University of Exeter is being evaluated for launch in 2011
<b>15</b>	<b>Action- Customer and tenant involvement</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
15a	In partnership with local registered social landlords explore and develop methods of consultation/involvement that can reach all social housing tenants.	October 2011	Low	HOH	Staff time	<b>Delayed. To be undertaken in 2011/12</b>
15b	Develop resident consultation/satisfaction mechanisms to gain feedback on residents' experiences of affordable housing developed through S106 agreements on private developments.	March 2009	Medium	HEM	Staff time	Survey in hand to ascertain what feedback RSL's obtain from new residents.
				<b>Theme 2- Home</b>		
<b>16</b>	<b>Action- Improving quality of private sector housing in Exeter</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
16a	Implement a programme to educate and inform property owners on the benefits of proper maintenance and energy conservation.	March 2009	Medium	EHM	Staff time	<b>COMPLETE</b> Information booklet developed and distributed
16b	Assess feasibility of the use of an accreditation scheme or selective licensing for rented properties alongside mandatory HMO licensing.	October 2008	Low	EHM	Staff time	Discussions taking place with planners and members with a view to an options appraisal by December 2010
16c	Extend the existing landlord insulation grant scheme (PLEA) to include non-priority groups, including students (further 3,000 homes).	December 2008	Medium	EHM		<b>COMPLETE</b>
16d	Organise training for landlords regarding energy efficiency and fuel poverty issues and promote grants.	December 2008	Medium	EHM		Training undertaken at landlords forums
<b>17</b>	<b>Action- Achieving excellence in management of council homes</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
17a	Use the recommendations from the mock inspection of the housing service to identify areas for improvement and develop robust, SMART service improvement plans for implementation	<b>March 2008</b>	High	HOH	Staff time/ revenue funding	<b>COMPLETE</b> Mock inspection completed and action plan agreed.
17b	Undertake a full tenants' census and use the data to ensure a tailored and inclusive service.	March 2008	High	PPM	Staff time/ revenue funding	<b>COMPLETE</b> Work underway to use data collected (80% returns)

17c	Research feasibility of the use of incentive schemes to improve rent arrears, anti-social behaviour and tenancy management.	October 2008	Medium	HOH	Staff time/ revenue implications	<b>Now planned for 2011/12</b>
17d	Submit management and performance information to Housemark and commence in-depth benchmarking of services.	March 08	Medium	PPM	Staff time	<b>COMPLETE.</b> Data now available and being used
17e	Review and amend existing procedure manuals and undertake refresher training where necessary.	March 2009	Low	HSS TSM RTSM SPM PPM	Staff time	New procedures being developed starting with Tenancy Services. All new procedures uploaded to the intranet and accessible to staff
<b>18</b>	<b>Action- Ensuring high management standards in all affordable housing</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
18a	Develop exemplar policies and appropriate legal frameworks to secure housing management standards in privately managed affordable housing.	June 2012	Low	HEM	Staff time	Some policies developed for specific schemes but now no longer necessary as scheme likely to be managed by RSLs in future
<b>19</b>	<b>Action- Council-owned land</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
19a	Deliver 75 new homes on Council land by March 2009. All homes to be built to at least Code for Sustainable Homes level 3 with inclusion of further sustainable measures if possible.	October 2009	High	HEM	Capital resources and staff time	21 new Council homes currently on-site designed to code for Sustainable Homes level 4 and Passiv-Haus Standards. Planning permission granted for a further 23 homes and applications submitted for another 33 homes. Delivery of new homes hampered by HCA funding constraints/cuts. Sovereign H.A to commence construction of 51 homes before January 2011.

20	<b>Action- Downsizing</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
20a	Develop downsizing incentives scheme for other registered social landlords in the city.	March 2009	Medium	HEO	Staff time/capital funding	<b>COMPLETE</b> Scheme introduced but funding is no longer available
20b	In partnership with other agencies explore possibilities for downsizing support in the private sector.	March 2011	Medium	EHM	Staff time	Delayed. Target date changed to March 2011
21	<b>Action – Empty Homes</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
21a	Develop a separate Empty Homes Strategy	October 2008	<b>High</b>	HEM EHMP	Staff time	<b>COMPLETE.</b> Agreed in June 2009 by Executive
22	<b>Action- Sustainability</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
22a	Implement policy that all new affordable housing to meet at least level 3 of the Code for Sustainable Homes wherever possible.	March 08	High	HEM	Staff time/ capital resources	<b>COMPLETE</b> Implemented through Housing Strategy and in negotiations with developers
22b	Complete and promote current eco-homes exemplar project and identify and take forward further such projects.	October 2009	Medium	HEM	Staff time/ capital resources	<b>COMPLETE</b> The entire partnership programme with Sovereign is being developed to CSH4 plus. Planning granted for 51 homes to be commenced on site by January 2011.
22c	Implement policy that all new affordable housing to be designed according to Secured By Design principles	March 08	High	HEM	Staff time	<b>COMPLETE</b> Implemented through Residential Design Guide and in negotiations with developers



22d	Assist Planning department to develop a sustainability checklist and guidance to encourage sustainable construction methods and materials to be adopted in new developments and refurbishments.	Sept 2008		HEM/ HPS	Staff time	<b>COMPLETE</b> Enabling Team have provided input to Planning Department on sustainable design as part of the new Residential Design Guide. Initial work on a Sustainability Checklist has been carried out
22e	Review relevant policies for the management of Council homes, development of new housing and private sector renewal to ensure compliance with the Biodiversity Duty. Develop new policies where necessary to ensure biodiversity is protected.	March 2010	Low	HOH PEHO	Staff time	All new Council house developments are designed and developed with perma-culture landscaping principles to promote species diversity.
<b>23</b>	<b>Action- Housing types and tenures</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
23a	Explore options and allocate funding to create a supply of 'intermediate' rented housing.	March 2009	Medium	HEM	Staff time/ capital resources	One scheme completed – 6 x 1 bed units. Another scheme currently going ahead for 7+ family units in partnership with RSL.
<b>24</b>	<b>Action- Energy Efficiency</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
24a	All new dwellings to achieve a minimum SAP rating of 75*	March 2010	High	HEM	Staff time/ capital resources	<b>COMPLETE</b>
24b	Continue to improve the energy efficiency of Council houses in the city by: <ul style="list-style-type: none"> <li>Installing loft and cavity wall insulation into remaining houses not already benefiting;</li> <li>Installing a further 200 gas combination condensing boilers (SEDBUK 'A' rated)</li> <li>Investigating the viability of a trial to install solar water heating into properties receiving renovation grants</li> </ul>	December 2010	High	RTSM	Staff time/ capital resources	Programme Underway – Insulation almost complete. Boiler replacement on target, solar panels installed at 6 properties

					<b>Theme 3- Opportunity</b>	
<b>25</b>	<b>Action- Homelessness</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
25a	Revise and update the Homelessness Strategy	August 2008	High	HNM	Staff time	<b>COMPLETE</b>
25b	Reduce homelessness acceptances by 25% by 2010 and 50% by 2015 through improved housing advice and homelessness prevention services.	March 2010/2015	Medium	HNM	Staff time/ revenue & capital resources	2010 targets met
25c	Consult with service users regarding accessibility and quality existing of homeless services in the city.	October 2008	High	HNM	Staff time	<b>COMPLETE</b> - fed into Homelessness Strategy
25d	Ensure no young person aged 16 or 17yrs or care leaver up to the age of 21yrs is accommodated in B&B by 2010.	March 2010	High	HNM	Staff time	On Target – now linked to CYPs post Southwark ruling
25e	Reduce the use of temporary accommodation by 50% by 2010	March 2010	High	HNM	Staff time/ revenue	<b>COMPLETE</b> – Target met
25f	Assist in reducing youth homelessness by 50% by April 2008	April 2008	High	HNM	Staff time/ revenue resources	<b>COMPLETE</b> – youth homelessness reduced by 80% since 2005
<b>26</b>	<b>Action- Preventing rough sleeping and repeat homelessness</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
26a	Revise the Resettlement Strategy as part of the Homelessness Strategy review; ensuring numbers found on rough sleeper counts remain below 9.	August 2008	High	HNM	Staff time	<b>COMPLETE</b> - part of Homelessness Strategy
26b	Review the current partnership agreement between ECC Health/Social Services/Drugs Action Team and secure future funding for the Street Homeless Outreach Team	March 2008	High	HNM	Staff time/ revenue resources	<b>COMPLETE</b> – service now tendered and funding agreed
26c	Work with Supporting People team and other partners to review unmet housing and support needs for the client group and develop a Move-on strategy.	March 2009	Medium	HNM	Staff time/ revenue resources	Some progress. Homelessness Joint Strategic Needs Assessment underway
26d	Ensure that existing accommodation projects accommodating rough sleepers are reconfigured to meet the changing needs of the client group. Ensure additional funding is secured where a need for additional resources is identified.	March 2010	Low	HNM	Staff time/ revenue resources	STAR project established
26e	Develop partnership protocols for information sharing with key partners agencies (mental health, probation, drug agencies)	March 2009	Low	HNM	Staff time	Ongoing through Homelessness Collaboration project

27	Action- Housing advice/homelessness prevention	Target	Priority	Owner	Resources	Progress against plan
27a	Complete review of the housing advice service against the Audit Commissions Key lines of enquiry (KLOE 8) and agree an improvement plan.	October 2008	Medium	HNM	Staff time	HQN Mock inspection completed in January 2010. Action plan agreed. Restructure of team to be reported to members in November 2010
27b	Develop customer feedback mechanisms including mystery shopping	October 2011	Medium	HNM	Staff time/ revenue	Delayed – some work completed Devon Wide with ECC considered 1 <sup>st</sup> of 10 LAs in Mystery Shopping exercise during 2010.
27c	Benchmark housing advice service against peer-group to ensure value for money.	Oct 2008	Medium	HNM	Staff time	<b>COMPLETE</b> – peer review completed. HQN value for money benchmarking also completed
27d	Review and update housing advice information leaflets.	March 2008	High	HNM	Staff time	<b>COMPLETE</b>
28	Action- Temporary accommodation and direct lettings	Target	Priority	Owner	Resources	Progress against plan
28a	End use of bed and breakfast for 16 and 17year olds and care leavers up to 21yrs by 2010.	March 2010	High	HNM	Staff time/ revenue	On target – now linked to CYPS post Southwark ruling
28b	Improve methods of customer feedback from clients in temporary accommodation.	October 2008	Medium	HNM	Staff time	In progress – client user groups established
28c	Improve the standard of advice and information provided to tenants in temporary accommodation with the aim of developing a tenant's handbook.	October 2008	Low	HNM	Staff time/ revenue resources	<b>COMPLETE</b>
28d	Ensure that the stock of temporary accommodation meets clients needs whilst also reducing the stock of temporary accommodation by 50% by March 2010	March 2010	High	HNM	Staff time	<b>COMPLETE</b> – target met
28e	Ensure temporary serviced accommodation meets level B of Supporting People Quality Assessment by 2009.	March 2009	High	HNM	Staff time	<b>COMPLETE</b> – target met
28f	Increase the number of properties available through Extralet to 50 by 31 March 2008.	March 2008	High	HEM	Staff time/ revenue resources	<b>COMPLETE</b> - 75 properties now available

28g	Complete a business plan for the Extralet service by Dec 2007 to secure the long-term future of the Management Agency.	December 2007	High	HEM/ HNM	Staff time	<b>COMPLETE</b> – now transferred to the Sustainable Lettings Team
<b>29</b>	<b>Action- Allocations</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
29a	Implement recommendations arising from the mock inspection of the Exeter Home Choice service.	October 2008	Medium	HNM	Staff time	<b>COMPLETE</b> – Devon Home Choice implemented
29b	Carry out focus groups with successful applicants and applicants on the waiting list to obtain feedback on the standard of service and implement recommendations.	October 2008	High	HNM	Staff time	<b>COMPLETE</b> - Feedback mechanism established
29c	Improve information to applicants of alternative housing options in the city through staff training and improved literature.	October 2008	Medium	HNM	Staff time	<b>COMPLETE</b> – website updated and staff training carried out
29d	Deliver outreach surgeries at other statutory and voluntary agencies to provide accessible advice to applicants on the Home Choice service and evaluate effectiveness.	October 2008		HNM	Staff time	<b>COMPLETE</b> – Ongoing outreach surgeries being held
<b>30</b>	<b>Action- Developing more affordable housing</b>	<b>Target</b>	<b>Priority</b>	<b>Owner</b>	<b>Resources</b>	<b>Progress against plan</b>
30a	Develop and implement Supplementary Planning Document on Affordable Housing.	March 2008	High	HEM	Staff time	<b>COMPLETE</b> – SPD agreed for existing Local Plan. Work continuing on Core Strategy
30b	Implement policy of 35% affordable housing on sites of 15 homes or more with 70% of affordable homes social rented housing and 30% affordable intermediate housing.	March 2008	High	HEM	Staff time	Included in Housing Strategy - to be implemented when Core Strategy submitted. However, 35% affordable housing has been achieved on some sites through negotiations.
30c	Implement policy of financial contribution in the form of commuted sums on developments of between 3 and 14 dwellings.	March 2008	High	HEM	Staff time	To be implemented when Core Strategy submitted.
30d	Develop tools to assess scheme viability.	March 2008	High	HEM	Staff time	<b>COMPLETE</b> - Viability study completed. To be updated in 2010/11
30e	Develop model to allocate available public subsidy between Section 106 and Non-S106 sites taking account of targets, developer contributions, site availability and yields	March 2008	High	SHM	Staff time	To be re-visited after the Comprehensive Spending Review.

				Theme 4- Sub-regional issues		
31	Action- Sub-regional Strategy	Target	Priority	Owner	Resources	Progress against plan
31a	Identify mechanisms and funding to take forward the sub-regional Strategic Land Availability and Viability studies and develop sub-regional delivery targets and monitoring systems.	October 2008	High	ETHMA Steering Group	Staff time	Methodology agreed and SLA study underway. Work ongoing to develop joint work at sub-regional level.
31b	Submit a bid on behalf of partner authorities for a sub-regional choice-based lettings system.	October 2007	High	HOH	Staff time/ revenue funding	<b>COMPLETE</b> – Devon Home Choice implemented
				Additional Actions – Creating additional lettings of Affordable Housing		
32	Action					
32a	Acquire completed homes that private developers cannot sell and create intermediate rent and social rent	October 2009	High	HEM	Staff time, capital funding	On-going. Units purchased at Fountain House and Monks Road and RNSD
32b	Bring forward affordable housing on S106 sites where developer has market units 'on hold'	March 2010	High	HEM	Staff time, capital funding	Ongoing. Additional units obtained with the help of ECC grant at Royal Naval Stores, Crossmead the Rugby Club
32c	Identify sites under 14 units that have planning consent for private development and find ways of bringing forward for affordable housing	March 2010	High	HEM	Staff time, capital funding	Currently identifying sites.

32d	Set up Devon-wide Community Land Trusts scheme	March 2010	Medium	DAHC	Staff time	Insufficient funds to take proposals forward. The Community Council of Devon are monitoring work in Dorset and Somerset to set up an umbrella CLT. Resonance and Wessex Community Assets have formed a two year partnership to pilot a support business for Community Land Trusts across Somerset and Dorset. The 'action research' project is being supported by the Carnegie UK Trust, which promotes sustainable rural communities, using funding secured from the Department for Communities and Local Government.
32e	Support development of STEPs housing project in partnership with Exeter Community Initiatives	March 2009	Medium	HEO	Staff time, capital funding	Voluntary sector fundraising has not reached the levels required to secure accommodation. One development site was identified but not pursued fully due to pre-application planning issues, the search for appropriate sites continues.
32f	Convert hard-to-let sheltered housing to permanent or temporary affordable housing for non-elderly	March 2010	High	HOHS/HEM	Staff time, capital funding	Option appraisal mechanism included in the Housing Asset Management Strategy

32g	Encourage tenants to use space rooms for lodgers	October 2008	Medium	EHM	Staff time	<b>COMPLETE</b> – Booklet published
32h	Convert shared ownership units that are difficult to sell in the current market to rented units and explore feasibility of Rent-to-buy	October 2009	High	HEM	Staff time, capital funding	No surplus shared ownership units have been identified to date.
32i	As prices in second-hand market decline purchase second-hand street properties to convert to affordable housing.	October 2010	Medium	HEM	Staff time, capital funding	Prices in second-hand market have increased resulting in the conversion to affordable housing becoming cost prohibit and not offering value for money.
32j	Making better use of all stock though Conversions and Extensions	October 2010	High	EHM RTSM	Staff time, capital funding	For 2010/11 the Council has identified one property. If works progress, the extension will be completed by April 2011. Because of funding restrictions it is unlikely that anymore properties will be extended.
32k	Encouraging Mutual Exchanges	Sept 2008	High	HNM	Staff time	<b>COMPLETE</b> – Council now signed up to the national Homeswapper scheme
32l	Encouraging Private Landlords to take people off the Housing Register (LetStart)	July 2008	High	HMN	Staff time	Scheme no longer funded