

## **FULL COUNCIL - 13 DECEMBER 2021**

### **BUTTERPARK**

At the time of writing the Market Consultation Document is ready to be published once being reviewed by the solicitor.

There will be a deadline for responses set as 14<sup>th</sup> February 2022 (which can be extended if required).

As previously discussed, this will then lead into a full tender process for the site, to begin in March 2022 running until June 2022.

So the project is progressing as hoped with a new contract to be secured mid-2022 if things continue as planned.

The attached letter was received from South Hams District Council (SHDC) and although they are aware of the Butterpark project, it would sensible for the Town Clerk to respond reminding them of the potential contribution that this site can make to the housing situation.

Any further comments from Members are welcome on Butterpark and the SHDC letter.

Jonathan Parsons  
Town Clerk

[www.southhams.gov.uk](http://www.southhams.gov.uk)



E-Mail: [Affordable.housing@swdevon.gov.uk](mailto:Affordable.housing@swdevon.gov.uk)

**BY EMAIL**

All Town and Parish Councils

23rd November 2021

Dear Town & Parish Councils

**Housing Crisis – Working in partnership with our Residents & Communities**

You will be aware how challenging it is for our local residents to find opportunities for renting anywhere in the District. This is not just an issue facing people on a low income, it is becoming almost universal, with our Housing Team reporting middle income families homeless and in temporary accommodation because of an inability to source any accommodation in the local area.

It is also clear that there are challenges in some of our rural local primary schools which threaten their future. Families cannot afford to live in the rural areas so are leaving the South Hams entirely. Our aging population will require carers, both in residential homes and domiciliary care, and our colleagues at Devon County Council advise us that they are facing an unprecedented care crisis of their own, with 2000 vacancies in this sector in Devon alone.

South Hams Council has declared a Housing Crisis and the Executive has regular reports on its agenda setting out the actions the Council is taking to tackle the issues. We must all act now and I would urge you to talk to your local communities about opportunities there might be locally to support affordable housing. We must challenge the stigma of social housing, which still exists in some of our communities and work hard to find suitable sites which might be appropriate for small scale affordable housing to help solve our housing crisis.

Whilst this is not a call for sites (because we are not currently reviewing the Joint Local Plan), it is an opportunity to proactively encourage communities, concerned about their future, to consider possible sites. In saying this I recognise that some Town and Parish Councils are already doing this and indeed have some schemes in the pipeline.

If in your regular conversations and engagement with your communities, a potential small site, or existing dwellings/building that might be suitable for affordable housing is identified, the District Council would like to be made aware of it.

### **What will we do with this information?**

With the benefit of a list of opportunities, we will be able to overlay the data against housing need at a granular level and see what potential there is in the district to improve availability of affordable (and in particular, affordable rented) housing.

This high-level prioritisation of sites, (those which should proceed and in which order) will be shared with the Executive committee who will act as a gateway for additional Council led housing projects formally agreed on a 6-monthly basis. It will do this as part of the regular review and prioritisation of actions, and the allocation of resources, in respect of the Better Lives for All Strategy.

The short term project capacity for the Council is already full, but housing delivery is a long term activity and site identification is a fundamental part of the process, which can lead to feasibility work on key sites to inform the medium and long term delivery and the capacity of the team to respond effectively to the declared housing crisis will be kept under active review.

Furthermore, the Council has an enabling role which would see us sharing this information with partners who may then support site delivery in shorter time frames. This may also include support for Community Land Trusts on sites, by way of advice.

### **How to respond to this letter?**

If you are aware of sites in your area please could you contact us with details at [Affordable.housing@swdevon.gov.uk](mailto:Affordable.housing@swdevon.gov.uk)

Yours sincerely



Isabel Blake  
**Head of Housing**