



**Oversight and Governance**

Chief Executive's Department  
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## **Brexit, Infrastructure and Legislative Change Overview and Scrutiny Committee Supplement Pack**

Wednesday 25 September 2019  
2.00 pm  
Warspite Room, Council House

**Members:**

Councillor Morris, Chair  
Councillor Churchill, Vice Chair  
Councillors Sam Davey, Dreaan, Mavin, Riley, Stevens, Ms Watkin and Wheeler.

Please find attached additional information, for your consideration, relating to agenda items 8, 9 and 10.

**Tracey Lee**  
Chief Executive

## **Brexit, Infrastructure and Legislative Change Overview and Scrutiny Committee**

- 8. Plymouth City Centre Business Improvement District (2020-2025): (Pages 1 - 8)**
- 9. Plan for Homes: The First Five Years (Presentation): (Pages 9 - 40)**
- 10. Annual Housing Statement: (Pages 41 - 50)**

# SHAPING THE FUTURE OF OUR CITY CENTRE



*Steve Hughes, Chief Executive*

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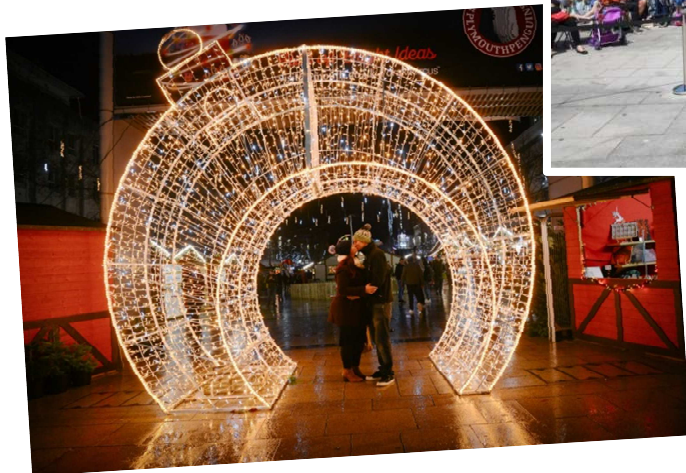
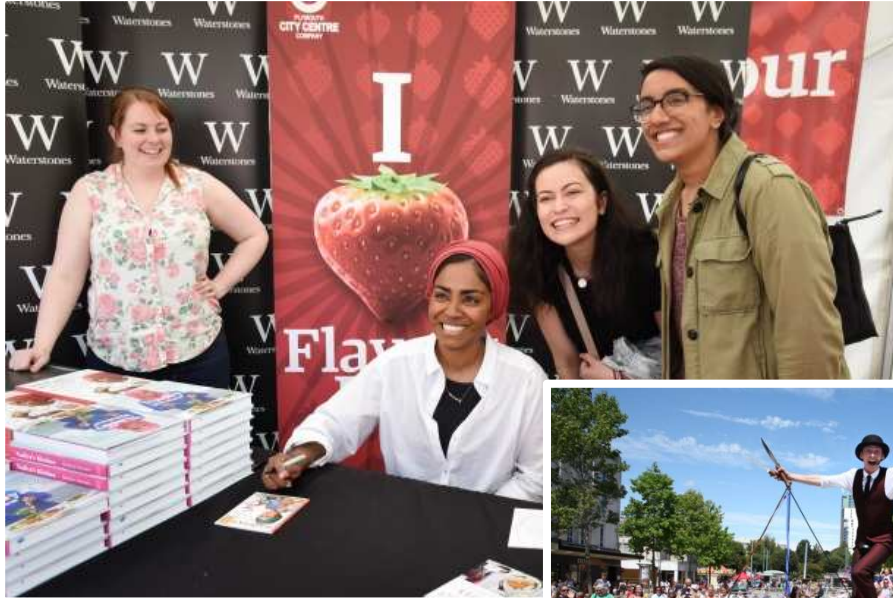
# WHAT IS A BID?



## A Business Improvement District

- **More than 300 UK BIDs**
- **Business led and funded**
- **Increased footfall and spend**
- **Shaping the place**
- **Attract investment**

# DRIVING SUCCESS



# BID HIGHLIGHTS



- **City centre masterplan**
- **Huge programme of investment**
- **PARC Officers – reducing crime**
- **Great partnerships**
- **Extensive marketing and PR**
- **One business voice**
- **Additional cleansing**

# REVITALISING THE WEST END





# A NEW VISION FOR A NEW ERA

**Our vision is one of ambition.  
We will position Plymouth City  
Centre as the major retail, visitor  
and leisure destination on the  
South West Peninsula.**

With our partners, we will raise the  
profile of Plymouth as Britain's Ocean  
City and maximise the potential of  
the recent investment in cultural,  
leisure and entertainment venues  
to drive economic growth.





**WE HAVE ONE CORE PRIORITY- TO DRIVE GROWTH FOR YOUR BUSINESS BY ATTRACTING MORE CUSTOMERS TO THE CITY CENTRE, ENCOURAGING THEM TO STAY LONGER AND TO RETURN AGAIN AND AGAIN.**

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## OUR KEY OBJECTIVES

**We will be the ONE BUSINESS VOICE for the city centre, influencing and working with partners, to:**

- ✓ Recognise and adapt to the changing retail climate to ensure landlords and tenants find new uses for empty units
- ✓ Re-invigorate the city centre by pro-actively seeking inward investment and facilitating development
- ✓ Improve connectivity between the waterfront and city centre, giving visitors more reason to visit both locations

**In addition, the BID will:**

- ✓ Attract more visitors with marketing and promotion and a high-quality, year-round programme of events
- ✓ Improve our public spaces, so they are vibrant, clean, welcoming, green and safe
- ✓ Support our businesses with range of services to reduce costs and improve customer experience

# NEW THEMES



- **The Plymouth Welcome**
- **Events**
- **Marketing**
- **Business support**
- **Place making**



**Plymouth**  
Britain's Ocean City

**Plan for Homes: The First Five Years**  
Brexit, Infrastructure and Legislative Scrutiny  
25<sup>th</sup> September 2019



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# CORE STRATEGY 2007

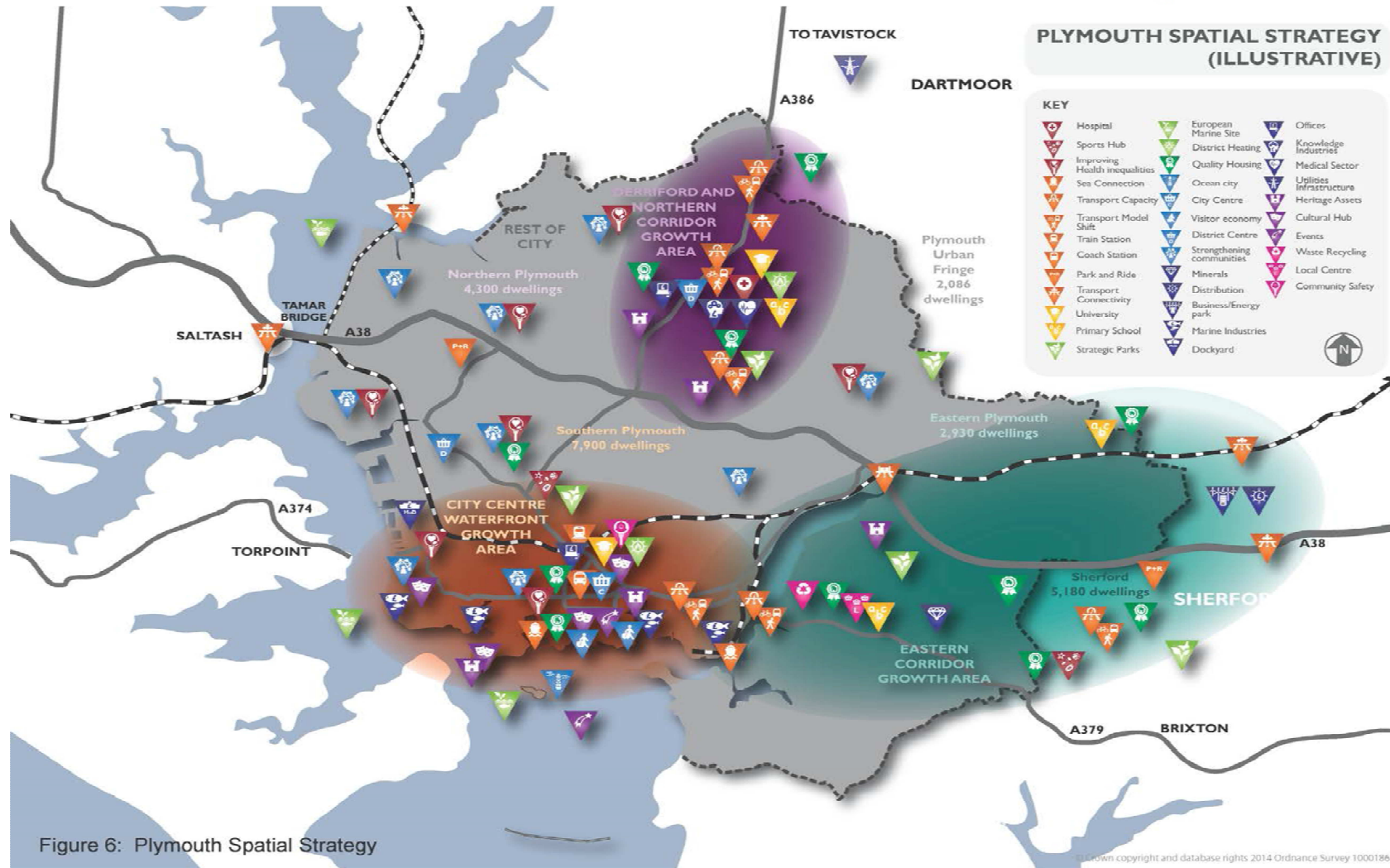


Figure 6: Plymouth Spatial Strategy

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# BARRIERS TO HOUSING DELIVERY



- It's the planning system – stupid!
- Lack of political will to deliver homes in face of increasing sophisticated resident opposition
- Public Sector Land Management
- Insufficient land released for housing
- Ineffective Infrastructure Planning
- Structural changes in who builds homes
- The operation of the land market
- The limited role of the State in delivering homes
- Levels of Government investment in house building

# LOCAL HOUSING PRESSURES



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**9,413** households on housing waiting list  
of which **2,535** are in priority need

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Increases in single homeless  
but families in temporary  
accommodation reducing

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**£184,665** is average house price  
Average household income is **£23,369**

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Plymouth Housing affordability ratio **6.03**  
*(Home Truths 2017/18)*

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Joint Local Plan affordability ratio **9.36**  
*(ONS, April 2018)*

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Growing and ageing population;  
demands for extra care and age  
related housing



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**20.4%** of population with a long term  
health or disability

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**330** households requiring  
wheelchair accessible housing



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**520** Disabled Facilities Grant applications  
each year

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**57%** of all private homes in the city are  
below the minimum standard for energy  
efficiency to prevent fuel poverty

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**715** long term empty homes, *(October 2018)*

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**80** 'right to buy' sales per annum over the  
last five years

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# PLAN FOR HOMES 2013 REFRESHED 2016



**PLAN FOR HOMES**

PLYMOUTH CITY COUNCIL

Planning Department

## PLAN FOR HOMES 2016-2021

CONTINUING OUR COMMITMENT TO DELIVER **5000** HOMES FOR LOCAL PEOPLE

**1500** HOMES FOR LOCAL PEOPLE

**750** AFFORDABLE HOUSING

**500** STARTER HOMES

**200** SOCIAL RENTED

**£80 million** INVESTMENT IN HOUSING

Plan for Homes will deliver **2,453 direct construction jobs** and an additional **479 indirect jobs**. This will generate **£102.7m GVA** benefits to the Plymouth economy...

# PLAN FOR HOMES PROGRAMME



Ambition to deliver

**5000**

new homes over  
**five years**



**Increase and accelerate**  
new homes;  
Greener  
Innovation  
Intervention  
Infrastructure



Range of initiatives:  
Themes of **Finance,**  
**Land,**  
**Infrastructure,**  
**Community**  
**Engagement**  
and **Leadership**

**Centrepiece:**  
Streamlined  
and targeted approach  
to PCC  
land disposals



# STREAMLINED AND TARGETED LAND RELEASES



Released **33** council owned sites for housing in **18** months, totalling **138** acres of land. Planned to deliver **1,697** new homes of which **856** are affordable (**50.4%**)

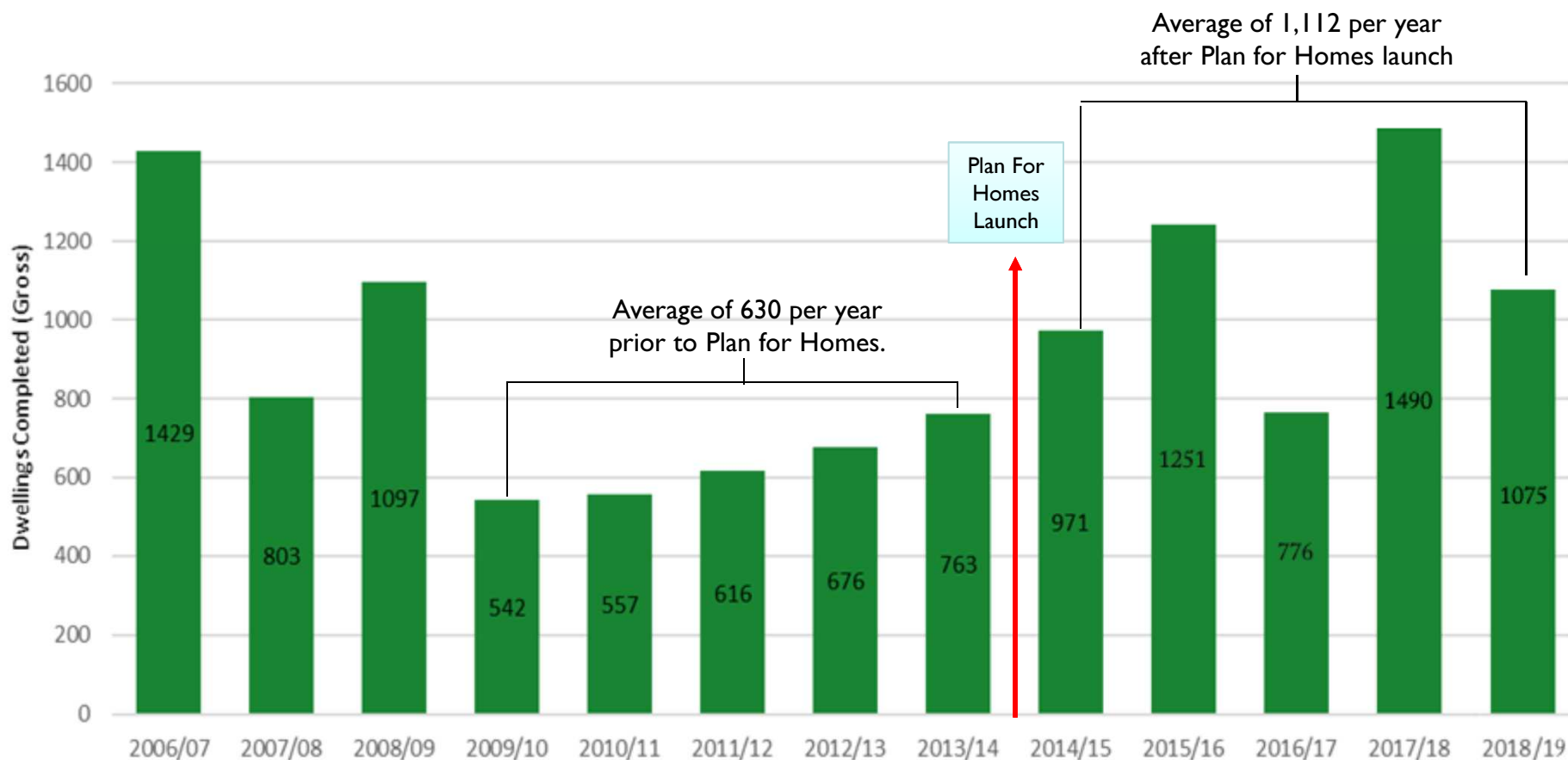
**Enabling delivery** to date **922** homes completed on **23** sites and **115** homes under construction on **5** sites

**Accelerating delivery** – lead in times on these **28** sites from date developer appointed to start on site is **2.25** years, compared to national average lead in time of **3.5** years

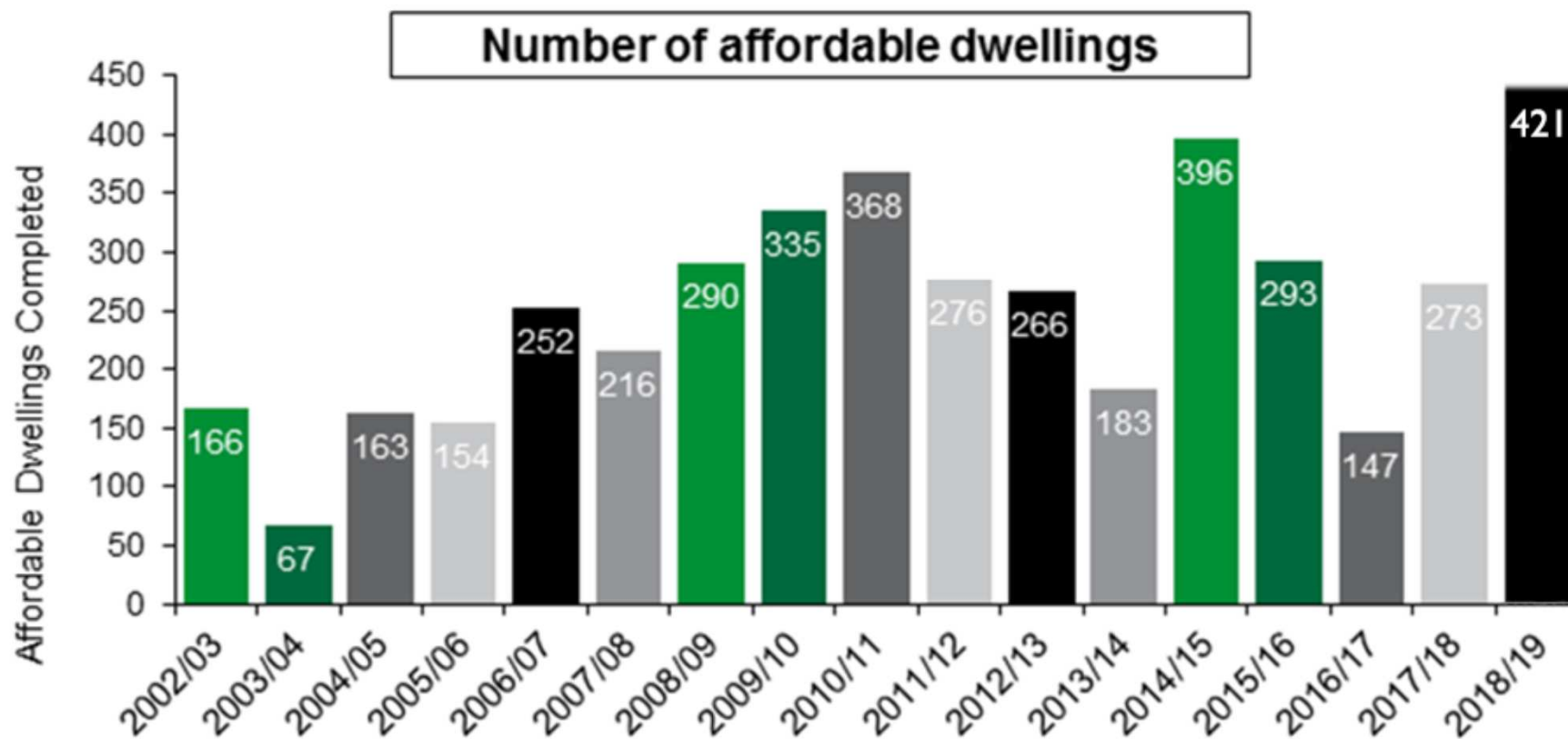
# LAND DISPOSAL MODEL



# PLAN FOR HOMES DELIVERY (Gross) 2006-2019

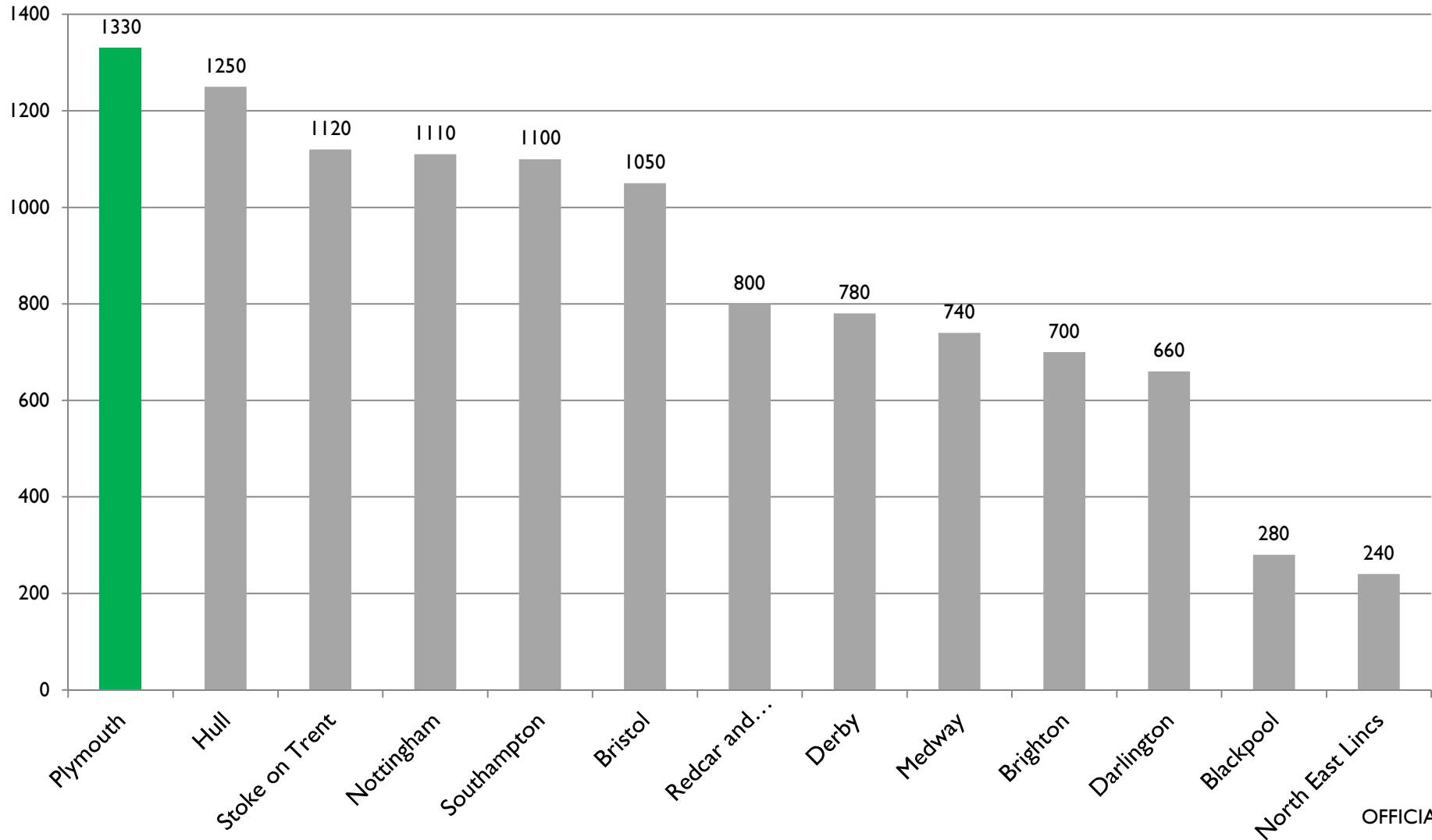


# AFFORDABLE HOUSING DELIVERY 2002 – 2019



# HOUSING FAMILY GROUP

Affordable Housing Completions 13/14 - 17/18



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# AFFORDABLE HOMES DELIVERY

## 13/14 – 18/19



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**1,526** affordable homes delivered (gross), of which:

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**229** (15%) were social rented

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**818** (53%) were affordable rented

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**436** (32%) were shared ownership or other LCHO

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**19** were wheelchair user homes

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# GROWTH DIVIDEND



For the **5,563 homes** completed during the first five years of Plan for Homes:

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**£28,840,000**

New Homes Bonus



Total projected NHB

**£40,600,000**

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**£9,000,000**

Council Tax generation per annum.

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**Empty Homes Blitz** activity has secured circa **£9,500,000** in New Homes Bonus that would have otherwise been lost.

# PLYMOUTH HOUSING DEVELOPMENT PARTNERSHIP





# ENHANCED HOUSING OUTCOMES



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Achieving best value in terms of housing outcomes and meeting a wide range of housing needs

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Overall above policy levels of affordable housing (**50%**)

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Wheelchair user and accessible homes

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High proportion of rented homes



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Flagship service veterans self build project at the Nelson Project

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Largest affordable Passivhaus scheme in the country

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Larger family homes, rent to buy models

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Extra Care Housing for older people and people with learning disability



# EXCELLENCE IN HOUSING DELIVERY – NELSON PROJECT



# SERVICE VETERANS: STIRLING PROJECT



# PRIMROSE PARK SUSTAINABLE HOMES



# MEETING A RANGE OF HOUSING NEEDS



- Ernesettle Extra Care: 40 homes
- Millbay Extra Care: 80 homes
- The Beacon: 39 homes for older people
- How Street extra care for LD: 12 homes
- 19 wheelchair user / 650 accessible homes
- Bungalows for social rent for older people

# WORKING WITH HOMES ENGLAND



- To bring forward third party sites for new homes and regeneration – acquisition of **Coypool** – outline application for up to 490 homes
- **PCC acquisition of three sites** to deliver over 500 new homes under the Starter Homes Land Fund
- **Joining all the funding queues;** Starter Homes Programme, Accelerated Construction Funding, Housing Infrastructure Funding, Land Release Funding, Affordable Housing Programmes, Community Housing Fund.
- **Securing £50m HE funding** to support delivery new homes

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# UNLOCKING STALLED SITES: PRINCE MAURICE ROAD



# REGENERATION: BATH STREET

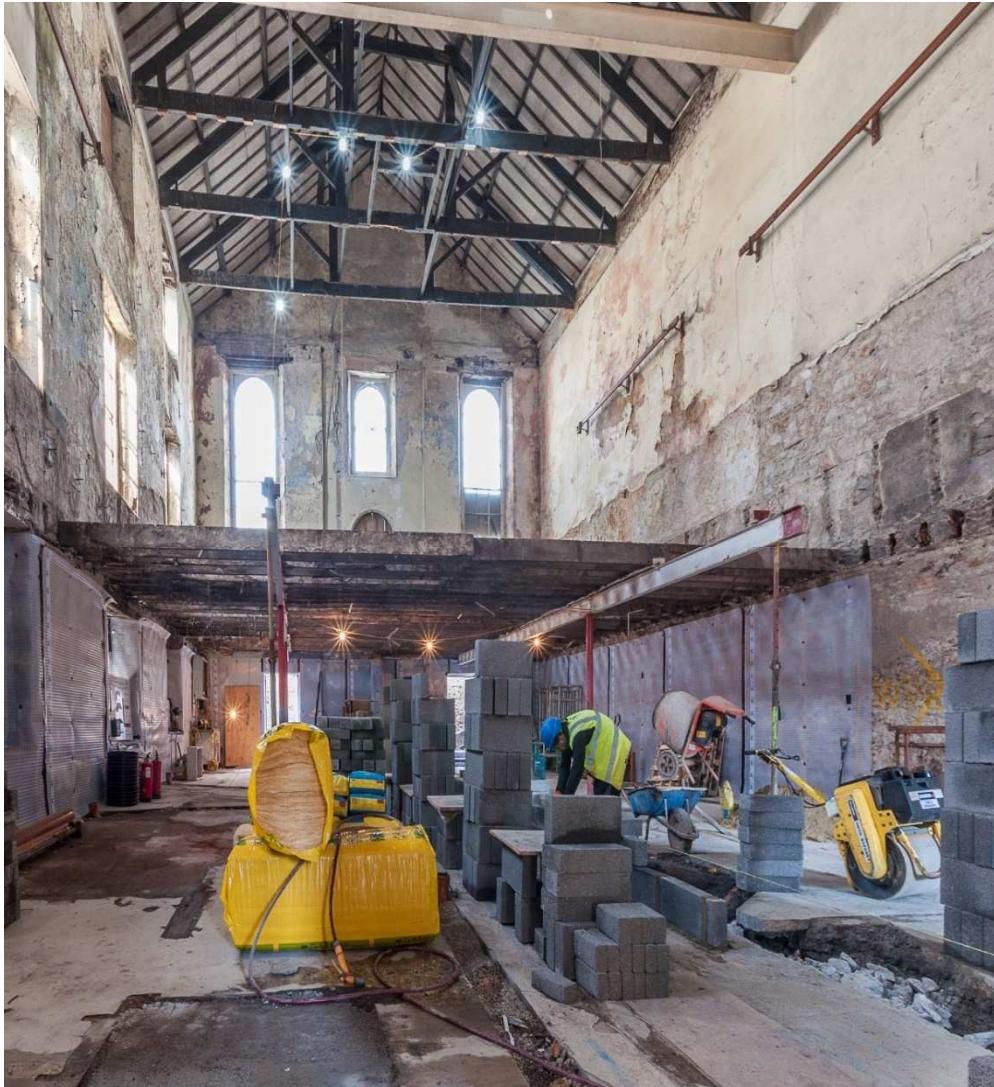




# REGENERATION: COLIN CAMPBELL COURT



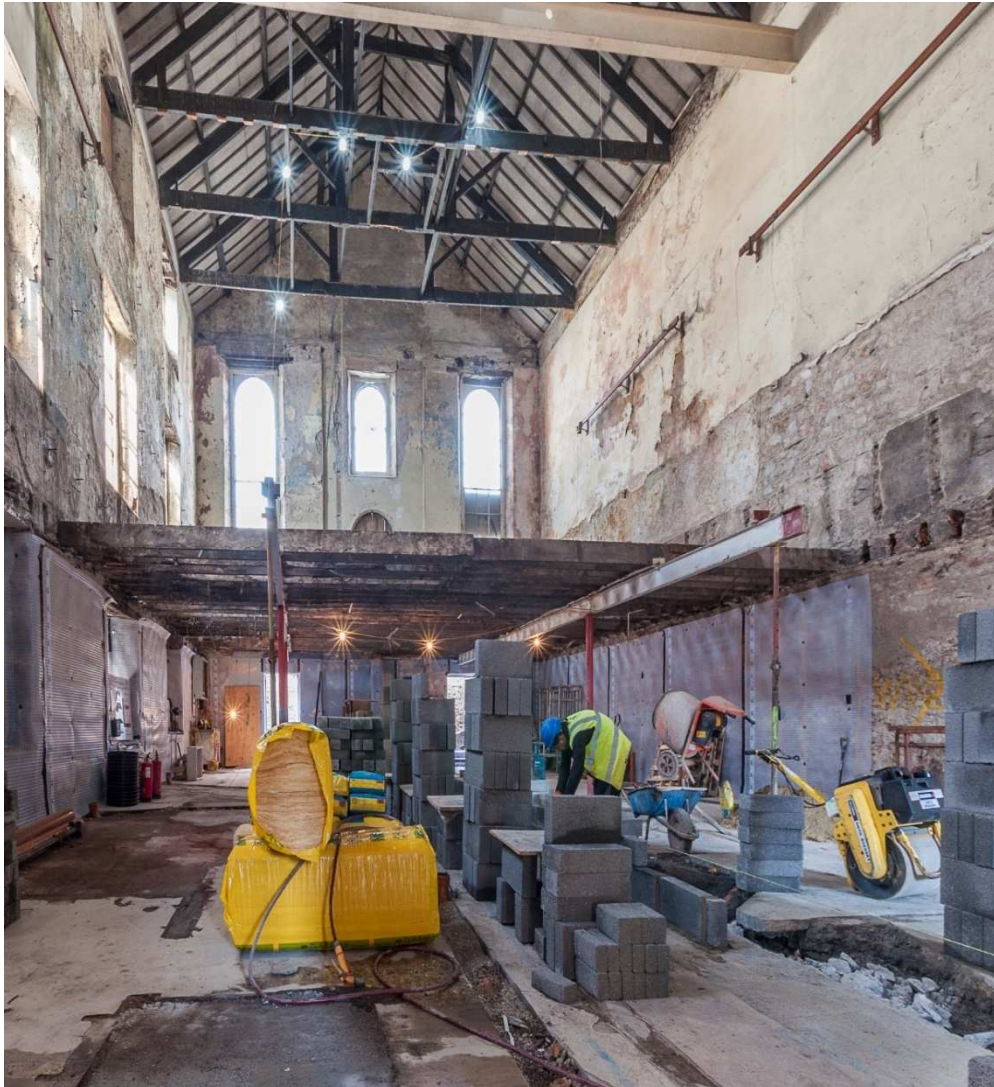
# TACKLING EMPTY HOMES & BUILDINGS



- 281 long term empty homes returned to use since over past 5 years - average of 56 per year.
- These *collectively had been empty for 1,277 years*
- £1M financial assistance budget for 18/19 resulted in 14 units brought back into use, to provide 26 new homes through **loan funding** and additional £17k p.a. in council tax liability
- Empty Homes Blitz has secured circa **£9.5m** in New Homes Bonus that would have otherwise been lost.

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# TACKLING EMPTY HOMES & BUILDINGS



## Highlights include:

- Converted Plymouth's longest empty home (25+ years) in to two modern flats
- Converted a derelict church hall in to 6 HMOs
- Converting vacant space above shops in city centre and Stoke into 7 new flats
- **Enforcement action:**  
2 successful CPO's & 4 started but owners complied; 3 Enforced Sale successful & 4 started but owners complied

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# LESSONS LEARNT



- Having a clear vision
- Need Political and Executive leadership
- Multi-disciplinary One Team Approach
- Partnership working and innovation are key
- Understanding the evidence and design multiple interventions
- Viability challenges on brownfield sites

# LESSONS LEARNT



- Need to intervene to delivery specialist housing
- Pioneering can be painful
- Homes England are key players
- Selecting the right delivery partners
- Clear communications strategy and maintain the conversations
- Celebrate success!

# AWARD WINNING



# AWARD WINNING



## PLAN FOR HOMES

RTPI Awards for Planning Excellence: Silver Jubilee Cup 2016 and Excellence in Delivering Housing

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## NELSON PROJECT

RTPI Awards for Planning Excellence in 2018 and Inside Housing Best Affordable Housing Scheme

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## PRIMROSE PARK

Inside Housing Sustainable Project of the Year 2019

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## BEST COUNCIL FOR SELF AND CUSTOM BUILD

Build It Awards 2017

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## EMPTY HOMES

Empty Homes Network Award for Practitioner of the Year 2017

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## RENTPLUS

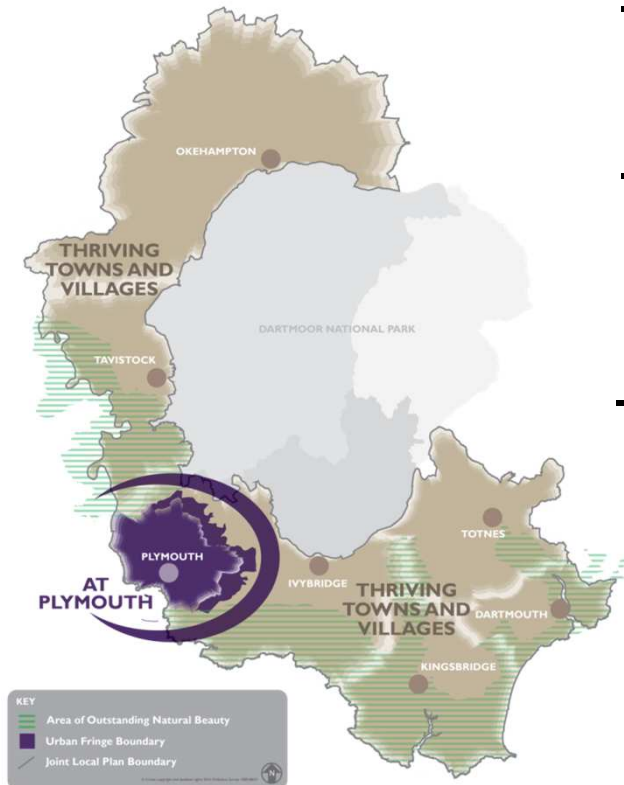
Nat Housing Fed: National Award for Best Innovative Affordable Home Ownership Solution 2019

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# JOINT LOCAL PLAN 2014 - 2034



## Two Policy Areas: Plymouth Policy Area and Thriving Towns and Villages



**26700** new homes  
across the JLP area

**19000** of new homes  
to be built in Plymouth  
Policy Area **(71% of total)**

**7700** new homes to  
be built in Thriving Towns  
and Villages Policy area

**6600** new affordable  
homes, of which **4550** in  
Plymouth Policy Area

**13200** new jobs across  
JLP area requiring **313k sq m**  
of new employment space

Meeting needs of the  
Housing Market Area in full





# PLYMOUTH'S PLAN FOR HOMES 3



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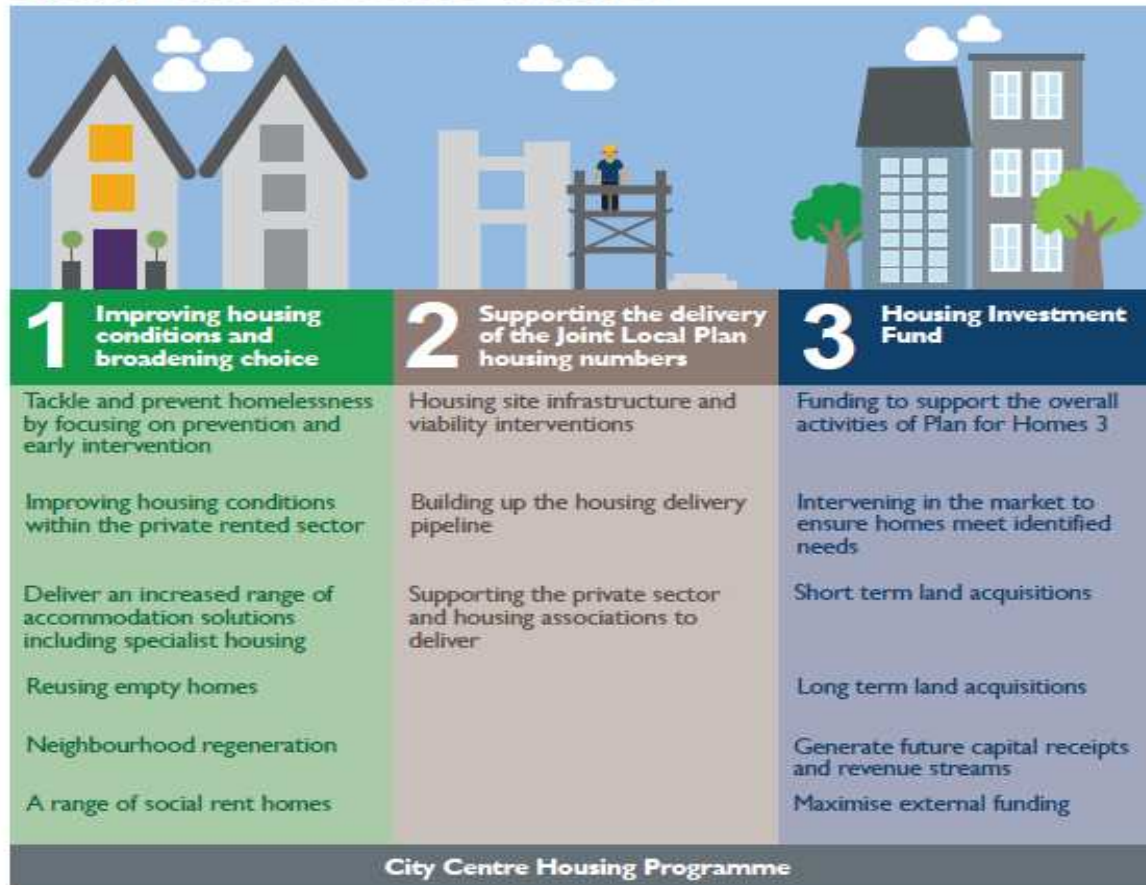
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# PLAN FOR HOMES 3

**OUR VISION:** to deliver the homes Plymouth people need.

Plan for Homes 3 sets out our priority objectives across three themes that will directly support the delivery of 1,000 new homes per year over the next five years, supporting a range of housing delivery and service initiatives, tackle housing needs, homelessness and poor housing conditions.

## STRATEGIC HOUSING THEMES



## OUR PRIORITY OBJECTIVES

1. Deliver the right homes in the right places
2. Deliver more truly affordable housing
3. Tackle and prevent homelessness by focusing on prevention and early intervention
4. Improve housing conditions for those in private rented housing
5. Deliver an increased range of housing solutions including specialist homes to those in greatest need
6. Improve communities through regeneration
7. Encourage the development of more homes for everyone in the city centre
8. Explore and promote innovation in housing delivery
9. Work in partnership to deliver this Plan

# Joint Local Plan – 5 Year Housing Land Supply Position



## Joint Local Plan – 2019 5 Year Housing Land Supply Position & Housing Survey 2019 Results

Brexit, Infrastructure and Legislative Scrutiny 25<sup>th</sup> September 2019

# 5 Year Housing Land Supply



- NPPF requires LPA's to be able to demonstrate a 5YLS of deliverable sites against the adopted plan housing requirement (26,700 dwellings over period 2014-2034)
  - Updated at least once annually
  - Must include a buffer of 5%, 10% or 20% (i.e. more dwellings than required)
    - Triggered by result of the Housing Delivery Test (HDT)
- Consequences
  - JLP relevant policies considered out of date, Presumption in favour applies (tilted balance)
  - Policies out of date - Plan review?/need to allocate/identify more sites to address the situation

# Housing Delivery Test (HDT)



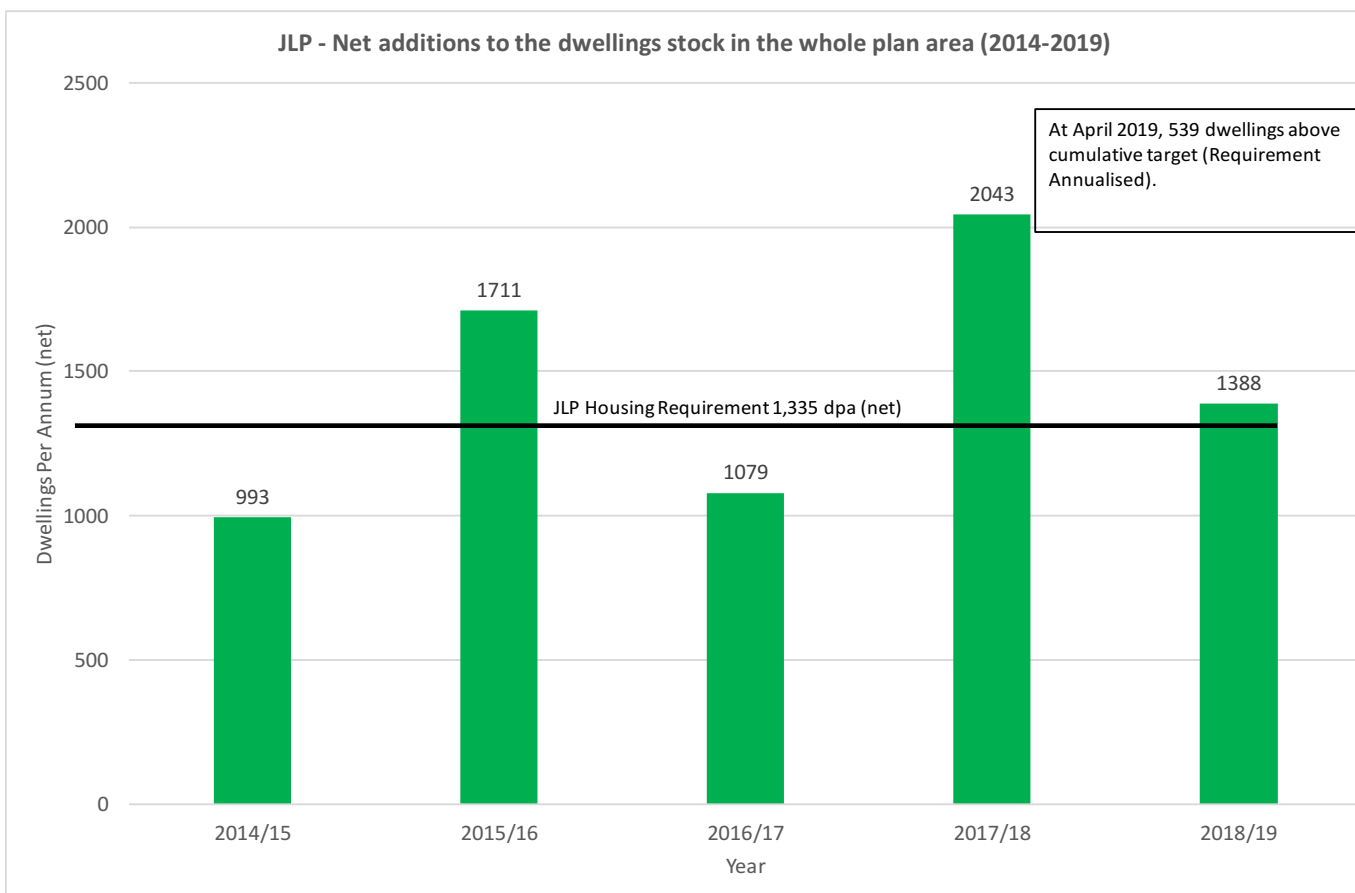
- New HDT to determine LA housing delivery performance
  - Measures in % terms the net additional dwellings delivered over past 3 years divided by the lower of adopted plan HR or the new standard LHN
- HDT policy consequences
  - If delivery below 95% then action plan must be produced
  - Below 85% then 20% buffer added to the 5YLS
  - If below 75% (from 2020 onwards, 25% for 2018 and 45% for 2019) then presumption in favour (tilted balance), relevant policies out of date, plan review? Allocate/identify more sites!

# HDT & 5YLS – Joint Plans



- Joint Plans
  - 5YLS and HDT can only be at whole plan level or LPA level not policy areas
  - JLP authorities have chosen the whole plan option – consistent with plan’s strategy and the premise for producing a joint plan
  - **Recalculated 2018 HDT result for JLP authorities = 163% - No policy consequences**
    - Homes delivered 2015-2018 = 4,889
    - Homes required 2015-2018 = 2,994 (Test applied to LHN (HH projections) as lower than JLP HR)
- Govt. publishes HDT results in November each year

# Housing Survey 2018/19 Results & Housing Delivery 2014-2019



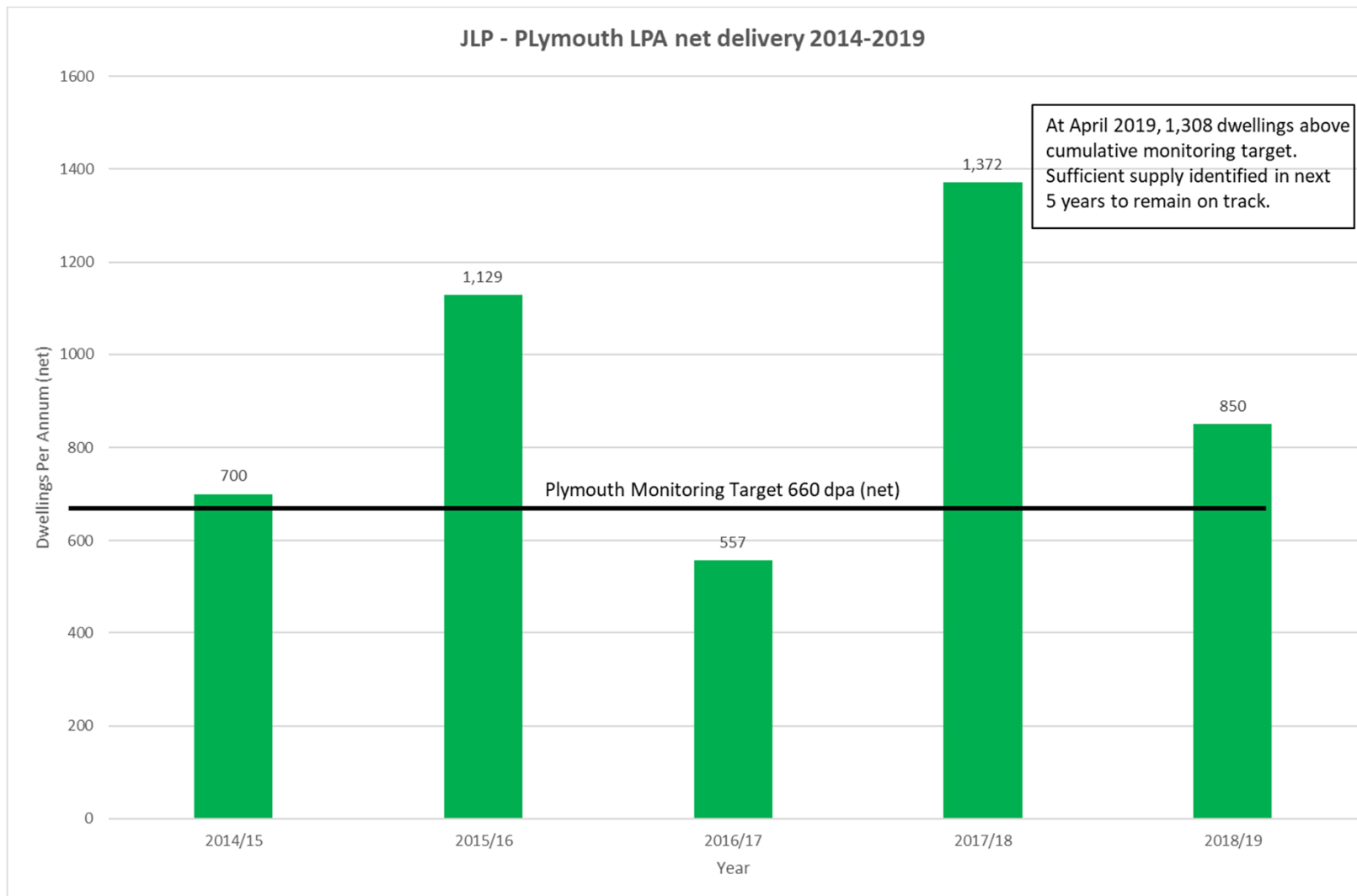
JLP Whole plan –  
Housing Requirement =  
26,700 dwellings over  
the period 2014-2034  
(target annualised =  
1,335 dpa)

1,388 net dwellings  
delivered in 2018/19:  
Plymouth LPA= 850, SH  
LPA= 465, WD LPA= 73

7,214 net dwellings  
delivered 2014-2019 :  
Plymouth LPA = 4,608  
SH LPA = 1,907  
WD LPA = 699

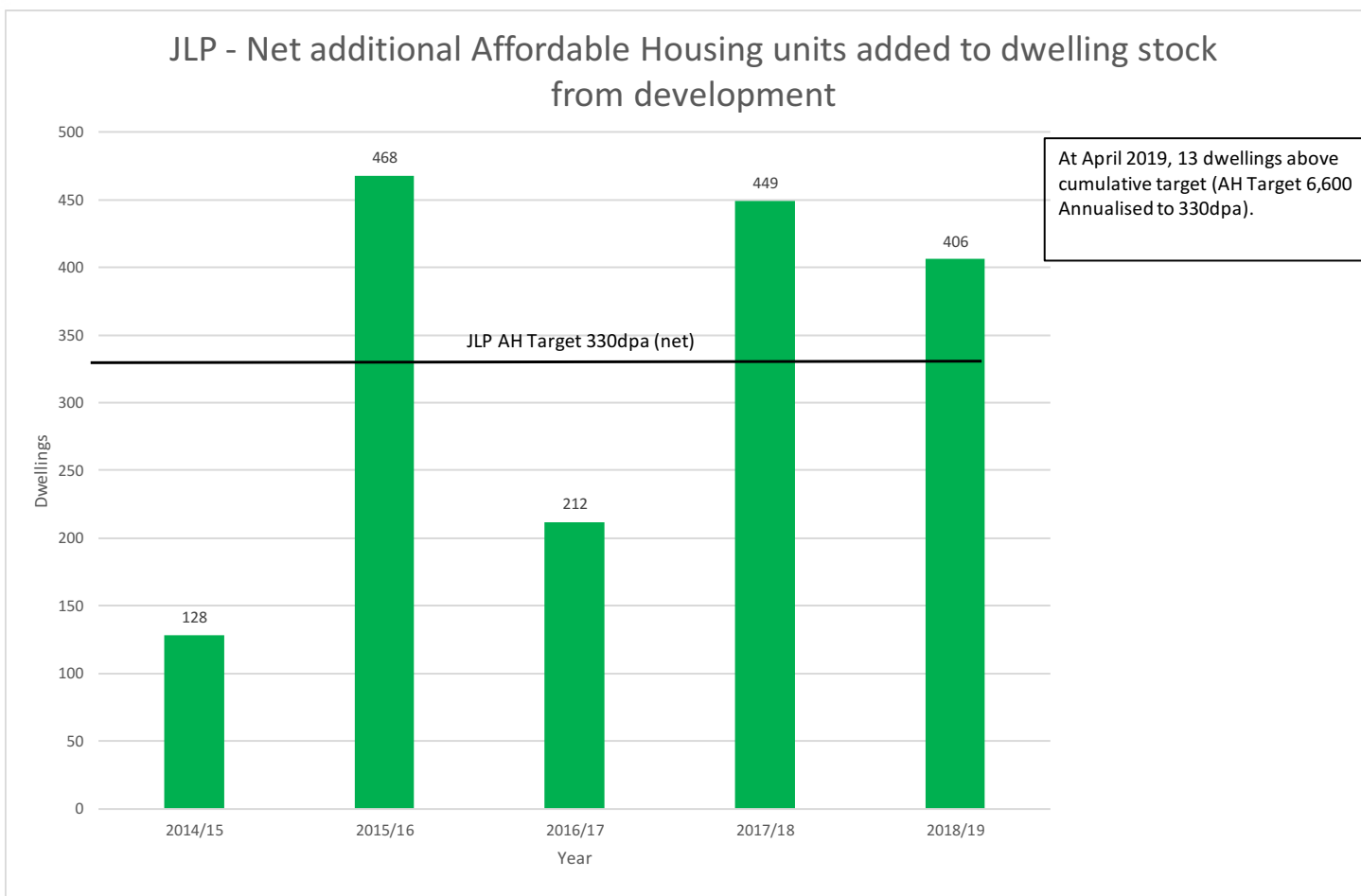
**JLP delivering and  
significantly ahead of  
cumulative position by  
539 dwellings  
(1,335x5=6,675)**

# JLP – Plymouth LPA monitoring target = 660 dpa (net)





# JLP - Affordable Housing Delivery 2014-2019 (net)



JLP whole plan area = 1,663 net additional AH units

Plymouth LPA = 1,036

SH LPA = 489

WD LPA = 138

JLP Whole plan – Affordable Housing target = 6,600 dwellings over the plan period 2014-2034 (target annualised = 330dpa)

# 5 Year Housing Land Supply



|                            | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | Total Supply (net) 2019-2024 |
|----------------------------|---------|---------|---------|---------|---------|------------------------------|
| Plymouth LPA               | 1,156   | 696     | 950     | 893     | 422     | 4,117                        |
| South Hams LPA             | 558     | 770     | 630     | 836     | 659     | 3,453                        |
| West Devon LPA             | 211     | 286     | 311     | 260     | 159     | 1,227                        |
| Whole Plan Area 5YLS Total | 1,925   | 1,752   | 1,891   | 1,989   | 1,240   | 8,797                        |

# Headlines & Outlook



- **JLP Delivering** and ahead against HR and AH targets at 2019
- **Substantial pipeline** under construction and with consent
  - 2,204 dwellings across plan area under construction at April 2019
  - Further 13,250 dwellings with planning consent
  - 85% of JLP HR either delivered, under construction or with consent
- **Substantial 5YLS position (6.4YLS) and HDT result 163%**
- **Sufficient supply of housing identified** in Policy and LPA areas to meet Policy Area and LPA monitoring targets
- **Substantial Forecast for 2019/20** - 1,925 dwellings net, 1,156 of which in Plymouth LPA (1,845 dwelling starts during 2018/19)
- **High probability of successful HDT results and 5YLS demonstration going forward** (leaving to one side Brexit and future Govt. Policy)

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