



### **Oversight and Governance**

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## **CABINET**

Monday 7 July 2025  
2.00 pm  
Council House, Plymouth

### **Members:**

Councillor Evans OBE, Chair

Councillor Laing, Vice Chair

Councillors Aspinall, Briars-Delve, Dann, Haydon, Lowry, Penberthy, Cresswell and Stephens.

Members are invited to attend the above meeting to consider the items of business overleaf.

This meeting will be webcast and available on-line after the meeting. By entering the meeting room, Councillors are consenting to being filmed during the meeting and to the use of the recording for the webcast.

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### **Tracey Lee**

Chief Executive

# Cabinet

## Agenda

### Part I (Public Meeting)

#### 1. Apologies

To receive apologies for absence submitted by Cabinet Members.

#### 2. Declarations of Interest

Cabinet Members will be asked to make any declarations of interest in respect of items on this agenda.

#### 3. Minutes

(Pages 1 - 18)

To sign and confirm as a correct record the minutes of the meeting held on 09 June 2025.

#### 4. Questions from the Public

To receive questions from the public in accordance with the Constitution.

Questions, of no longer than 50 words, can be submitted to the Democratic Support Unit, Plymouth City Council, Ballard House, Plymouth, PL1 3BJ, or email to [democraticsupport@plymouth.gov.uk](mailto:democraticsupport@plymouth.gov.uk). Any questions must be received at least five clear working days before the date of the meeting.

#### 5. Chair's Urgent Business

To receive reports on business which, in the opinion of the Chair, should be brought forward for urgent consideration.

### Items from Scrutiny

#### 6. Cabinet Response to Natural Infrastructure and Growth Scrutiny Panel Recommendations:

(To Follow)

### Items for decision

#### 7. Adult Social Care Improvement Plan:

(Pages 19 - 42)

#### 8. A38 Manadon Interchange scheme final business case development funding:

(Pages 43 - 68)

### Items for discussion

- |   |                         |
|---|-------------------------|
| <b>9. Plan for Homes 4 - Year 1 update:</b> | <b>(Pages 69 - 140)</b> |
| <b>10. Active for Thrive Update:</b>        | <b>(Verbal Report)</b>  |
| <b>11. MHCLG Consultation Overview:</b>     | <b>(To Follow)</b>      |

#### **Items for noting**

- |                                    |                        |
|------------------------------------|------------------------|
| <b>12. Leader's Announcements:</b> | <b>(Verbal Report)</b> |
| <b>13. Cabinet Member Updates:</b> | <b>(Verbal Report)</b> |
| <b>14. LGA Update:</b>             | <b>(Verbal Report)</b> |

#### **EXEMPT BUSINESS**

To consider passing a resolution under Section 100A(4) of the Local Government Act, 1972 to exclude the press and the public from the meeting for the following items of business, on the grounds that they involve the likely disclosure of exempt information, as defined in paragraph 3 of Part 1 of Schedule 12A of the Act, as amended by the Freedom of Information Act 2000.

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| <b>15. A38 Manadon Interchange scheme final business case development funding:</b> | <b>(Pages 141 - 152)</b> |
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## Cabinet

**Monday 9 June 2025**

### **PRESENT:**

Councillor Evans OBE, in the Chair.

Councillor Laing, Vice Chair.

Councillors Aspinnall, Briars-Delve, Haydon, Lowry, Penberthy, Cresswell and Stephens.

Apologies for absence: Councillor Dann.

Also in attendance:

Liz Bryant (Services Director for Legal Services), Glenn Caplin-Grey (Strategic Director for Growth), David Draffan (Service Director for Economic Development), Matt Garrett (Service Director for Community Connections), Jens Gemmel (Interim Chief Operating Officer) (via Microsoft Teams), David Haley (Director of Children's Services), Martin Ivatt (Regeneration and Placemaking Manager), Tracey Lee (Chief Executive), Tracey Naismith (Head of Community Safety), Ian Trisk-Grove (Service Director for Finance), Matt Ward (Head of Regeneration and Growth), Gary Walbridge (Strategic Director for Adults, Health and Communities) Elliot Wearne-Gould (Democratic Advisor) and Victoria Whitman (Head of Service for Strategic Int and Planning)

The meeting started at 2.05 pm and finished at 4.37 pm.

*Note: The full discussion can be viewed on the webcast of the City Council meeting at [www.plymouth.gov.uk](http://www.plymouth.gov.uk). At a future meeting, the Council will consider the accuracy of these draft minutes, so they may be subject to change. Please check the minutes of that meeting to confirm whether these minutes have been amended.*

#### 147. **Declarations of Interest**

There were no declarations of interest made by members.

#### 148. **Minutes**

Cabinet agreed the minutes of 12 May 2025 as a correct record.

#### 149. **Questions from the Public**

There was one public question received in accordance with the Constitution.

The following question was asked by Pamela Huson:	
Question: Does the Council oversee the procedures concerning the safe removal and disposal of asbestos, and were these procedures followed in the demolition of the Snooker Hall in	Prior Approval Ref 20/01833/11 was required and granted for the demolition of existing 3-storey, steel-framed, brick and concrete building and garage at Victoria Snooker Centre Victoria Road Plymouth PL5 1RS on 07th June 2021.

<p>Victoria Road St Budeaux? The land stands derelict and overgrown. Rumour has it asbestos is buried there hence the land remains derelict.</p>	<p>The Prior Approval was granted on condition that the approved works shall be carried out in strict accordance with specified approved documents including a 'Construction Phase Plan' (Condition 2) to comply with the Construction Design and Management (CDM) Regulations 2015.</p> <p>The approved Construction Phase Plan details that 'a refurbishment/demolition survey will be carried out prior to any work commencing. Should any additional asbestos be found or suspected during the course of our works it will be tested to determine what it is. If any asbestos found is licensable then this will be removed by a specialist licenced contractor. If licensable work is carried out, a certificate of cleanliness will be obtained from the asbestos contractor to state the site has been cleared of asbestos materials. This certificate will be retained on site and will be provided as part of the handover information file. Non-licensable asbestos will be removed by ADSW following Control of Asbestos Regulations 2012 guidelines and a certificate of cleanliness will be provided.'</p> <p>The Local Planning Authority would not oversee the carrying out of works under the Construction Phase Plan. That remains the responsibility of the Principal Contractor. However, the Local Planning Authority could consider enforcement against the condition if it was in receipt of evidence to suggest that the contractor was in breach of the condition. The LPA has not received such a complaint.</p> <p>There are however a range of other legislative powers in respect to the control and disposal of asbestos, namely the Control of Asbestos Regulations 2012. Enforcement against the</p>
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	<p>regulations in this respect falls to the HSE.</p> <p>When planning permission is submitted for any new development, the site is assessed to ensure it does not present any contamination risk for the new use.</p> <p>A land quality assessment would be required as part of the planning application, which dependent on the circumstances on the site, may require remediation to make the site suitable for its future use. This would all be identified at the planning application stage and appropriate conditions applied to the permission, if it was granted.</p>
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150. **Chair's Urgent Business**

There were no items of Chair's Urgent Business.

151. **Cabinet Appointments 2025/26**

Councillor Tudor Evans OBE introduced the Cabinet Appointments 2025/26 report and discussed:

- a) The purpose of the report was to approve the appointments to Joint Committees, Advisory Groups of Cabinet, and external appointment for the 2025/26 municipal year;
- b) Nominations from the Independent Group had been received following publication of the report. The additional details were:
  - i. Mount Edgcumbe – Councillor Sally Nicholson
  - ii. Child Poverty Working Group – Councillor Carol Ney
  - iii. The Corporate Parenting Board remained an Independent Group vacancy

Cabinet agreed the Cabinet Appointments for 2025/26 as amended.

152. **Integrating Primary Prevention of Violence Against Women and Girls in Plymouth City Council Policies**

Councillor Sally Haydon (Cabinet Member for Community Safety, Events, Libraries, Cemeteries and Crematoria), supported by Matt Garrett (Service Director for Community Connections) and Tracey Naismith (Head of Community Safety) presented the item to Cabinet and highlighted the following key points:

- a. Plymouth had a strong process of tackling violence against women and girls (VAWG);
- b. Since the VAWG strategy was launched three years ago the council had seen;
- c. Funding had been obtained for the safe bus for the evening and nighttime economy and had ensured women and girls felt safe in the evening;
- d. The Community Fund money had been split with half going to grassroot community funders;
- e. The VAWG team had launched a citywide strategy;
- f. 1,500 professionals had been trained to better respond to abuse and violence;
- g. The city had safe nights which utilised the safe bus;
- h. Plymouth had retained its purple flag status for improving the safety of the night time economy;
- i. The council had helped thousands of people through the domestic support service and expanded safe housing and targeted support for young people;
- j. A new pilot had been underway to address repeat offenders;
- k. There was a new strategy and toolkit launched to support children as survivors The citywide campaigns of 'Enough', 'Challenging Harmful Behaviours' and 'Man Culture' provided workshops and raised awareness;
- l. The Council was the first organisation to hold a conference addressing 'man culture';
- m. Councillor Alison Raynsford would be Plymouth's new champion for VAWG;

In response to questions raised it was reported that:

- n. The communications around the VAWG campaign would be increased;
- o. VAWG was not a women's problem and was something that women were the subject of and Cabinet expressed thanks and recognition of the hard work that had been done to address male perpetrators and encourage the Man Culture campaign;
- p. MATAC was in place which targeted perpetrators of domestic abuse and serial perpetrators who had domestically abused multiple victims and/or survivors;
- q. Perpetrator work was still in the 'research stage and the council were working on preventative measures to stop potential serial perpetrators.

Cabinet agreed to:



1. Include the primary prevention of Violence against Women and Girls when agreeing new and updated policies and strategies across all council departments alongside responses to gender-based violence through the report and decision processes, supported by a checklist and officer guidance.

153. **Development and Regeneration Update**

Councillor Tudor Evans OBE introduced the item to Cabinet and highlighted the following key points:

- a) Plymouth City Council had over 80 projects linked to the council's economic plan;
- b) The Economic team delivered a £1bn pipeline of development over a decade and had secured a further £1bn for the future decade;
- c) The Economic Development department's capital programme in 2025 was £155m, supported by over £100m in grants secured by the team;
- d) In Economic Development they enabled projects, funded projects, invested in projects and directly delivered projects. Those projects transformed the city and made money through rents, council tax and business rates;
- e) Thanked Matthew Ward (Head of Regeneration and Growth) for all his contributions to the city.

Matthew Ward (Head of Regeneration and Growth) gave a presentation to Cabinet and highlighted the following key points:

- f) Plymouth City Council contributed £19 million to the Derriford District Centre, which had provided over 100 new jobs;
- g) The Foulson park project was making a difference to the local community and the foundations for a new 3G football pitch had been laid. The steel frame for a new pavilion building had also been constructed. Plymouth City Council invested £3 million into the project which was matched by £20 million of funding from Plymouth Argyle and Plymouth Argyle Trust. Plymouth Community Leisure Ltd would take over the stewardship for the community;
- h) The Community Diagnostics Centre was under construction and was scheduled to open in 2026. The site was designed to help the NHS co-ordinate their non-acute services offsite and would drive footfall into the city centre. 91,000 tests per year were expected to be scheduled at the site when operational;
- i) The Guildhall modernisation and refurbishment, scheduled for completed in late 2025, aimed to improve acoustics in the great hall and provide better facilities for the public;
- j) The Civic Centre refurbishment had begun and was scheduled for completion in autumn 2029. The project aimed to provide 144 new homes and 2,000 new students educated in blue and green skills;

- k) Bath street would see up to 136 new homes in addition to commercial space. The new homes would be 100% affordable and phase one of the project would commence by the end of 2025 subject to funding agreements;
- l) Oceansgate phases one and two had been delivered, creating 2,600 square metres of office and industrial space and 113 new jobs. Phase three would be starting by the end of 2025 and would see the creation of a further 1,310 square metres of space over eight units;
- m) Tinside Lido would see a £4.5 million renovation and creation of a multi-use facility, including a new youth facility. The new facilities would encourage youth engagement, community engagement and new commercial opportunities;
- n) The Mountbatten Water Sports Centre would have over £4 million in redevelopment with new accessible facilities. The Council was undertaking a tender opportunity for improvements to the pontoons;
- o) Renovations to the Mount Edgumbe Garden Battery would start in 2026;
- p) Within the Freeport project at the Langage site there was 4,615m<sup>2</sup> of sustainable, high quality employment accommodation targeting high quality and high environmental standards. The build which had started in 2024 was set for completion in Autumn 2025;
- q) Barrack Court was completed and was almost completely let with the remaining units under offer creating over 50 jobs on that site;
- r) Through government funding and the Brownfield Land Release Fund, the former museum annex and social club at Tavistock Place had been demolished and the next phase of the project was being progressed and come back to Cabinet as the plans evolved;
- s) A strategic partnership with homes England shared a vision for 10,000 homes in the city centre which would see the creation of 7,000 new construction jobs on priority sites at the Civic centre, West End, Armada north and the Railway station. The council continued to work closely with Homes England, MHCLG, Babcock and the MOD to drive forward plans for housing in the city centre;

In response to questions raised it was reported that:

- t) There was £250 million worth of schemes on site that the council were directly involved with or leading on;
- u) The investments would see Plymouth building its rental income, asset base and rates base. As the debt was paid off, Plymouth would be in a strong place and would be setup for the future;

- v) Plymouth had a strong vision for where it wanted to go and was in the risk business where the private sector wouldn't go. There was an appetite for the developments which was shown by units being let before they were finished;
- w) Flavourfest proved to be a successful event in 2025 and was as a result of the work that was undertaken on Old Town Street and New George Street;
- x) The Armada Way development was on time and within budget and an additional 10 trees were being included in the first element of the plans.

Martin Ivatt (Regeneration and Placemaking Manager) gave a presentation to Cabinet which highlighted the following key points:

- y) Zone 1A was nearing its completion and would be open by August 2025;
- z) Mayflower street had been reopened with key infrastructural works completed under the road for that important crossing;
- aa) High quality granite had been laid and there was no concrete in the scheme above ground;
- bb) The cycle path running from North Cross down to Royal Parade was under construction;
- cc) There was 91 people on site working on the project;
- dd) The first section of wildflower turf was completed with 1,000 square metres in the first zone alone;
- ee) The rill would recirculate water, watering the trees as well as providing more aesthetic and ornamental quality;
- ff) Work had commenced on the eastern side of Armada Way with tree soil being delivered to allow for the next trees to be planted;
- gg) The Elms that were being planted were resistant to Dutch Elm disease in an effort to restore the elm population;
- hh) The first parts of the play equipment had arrived and would be installed;
- ii) Bridges connected the businesses and residential premises to not interrupt the operation of shops at all.

In response to questions raised it was reported that:

- jj) The team in place had learned from previous developments and were working at pace, on time and to budget, whilst maintaining good relationships;
- kk) It was the intention to open and use the amphitheatre space from day one and discussions had taken place with the City Centre company to progress those plans;

- ll) The 10 additional trees were welcomed for phase one of the project following feedback;
- mm) The Wildflower turf would have a continuous turf mix of 85-90% flowers which would bloom from April to October and only require one cut before they came back stronger in the season. There were around 15,000 perennial herbaceous plants going into Armada Way;
- nn) The team were thanked for their monthly updates through newsletters and site visit invitations to understand the various intricacies of the project;
- oo) It was advised that the system being installed in Armada Way would be a complete continuous system and as the phases opened it would seem as though it was not working. This would not be the case, and the system would work after all the phases were completed. Until the phases were completed, all the trees would continue to be manually watered;
- pp) Since Old Town Street and New George Street works were completed, there had been a change in how people were responding to the scheme to one in which was positive.

The Cabinet agreed to note the update.

#### 154. **Volunteer Programme**

Councillor Chris Penberthy, Cabinet Member for Housing, Cooperative Development and Communities presented the report and highlighted the following key points:

- a) The 41<sup>st</sup> National Volunteers week provided an opportunity to recognise, celebrate and thank all the incredible volunteers that Plymouth had;
- b) Data indicated that that 38% of Plymouth residents volunteered and a further 18% of residents helped their neighbours out on a regular basis and was reported as being much better than comparators;
- c) The Council facilitated the Plymouth Volunteers Coordinators Network (PVNC) which supported 67 volunteering organisations in the city promoting partnership working, good practice and mutual support;
- d) The councils own volunteering programme worked with a range of organisations to develop best practice for volunteering opportunities in the city;
- e) On Course Southwest provided training and induction sessions to new volunteers in the city and in 2024, 114 people participated in those courses;
- f) The Council had ran workshops for organisations in areas such as safeguarding, recruitment and engagement of 'minoritised' communities as well as supporting asylum seekers and refugees;

- g) Volunteering was a key pillar of the councils community empowerment programme, supporting the delivery of community services, whilst enhancing personal wellbeing and creating a sense of belonging cohesion and building skills;
- h) Staff were encouraged to volunteer and were able to take a day off every year to do that;
- i) 700 people had volunteered for the Council to help deliver things that the council couldn't otherwise deliver.

Zoe Sydenham (Community Empowerment and Operational Lead) added:

- j) Volunteering supported the recognition of everyone as valuable community members;
- k) It enhanced personal wellbeing whilst offering a wide range of skills, life experiences and fresh perspectives to complement the councils services and staff skills;
- l) The council developed and supported high quality volunteering opportunities and had 680 active volunteers helping across a range of initiatives;
- m) The good neighbour volunteer support scheme helped reduce loneliness in the community whilst also helping individuals;
- n) The Community Digital Volunteer scheme was a volunteer network that helped digitally excluded individuals;
- o) The Changing Futures Volunteer programme was in place to help people through lived experiences;
- p) The Ocean City Event programme saw volunteers help with high profile events such as the fireworks championships;
- q) It was crucial that the council continued to build volunteering opportunities;

Cabinet agreed to note the report.

155. **OFSTED Inspection at Downham House**

Councillor Jemima Laing (Deputy Leader and Cabinet Member for Children's Social Care, Culture and Communications) introduced the report to Cabinet and highlighted the following key points:

- a) Downham house was a bedroom council owned home that provided short breaks for families and children across the city. The home had received a good Ofsted inspection in March 2025. Although there had been a historically unsettled leadership team, the home demonstrated an improved progression with stable and positive foundations, providing a solid future for new children's homes in the city.

- b) The work undertaken in the home was thoughtful, inclusive and welcoming with feedback from parents/carers describing their excitement for the home;

Victoria Whitman (Head of Service for Strategy, Intelligence and Planning) and David Haley (Director of Children's Services) added:

- a) The Ofsted inspection result was something to be proud of and was consistently good for eight years;
- b) There were challenges in the sector but staff at Downham House delivered better outcomes for disadvantaged children and kept them out of Care;
- c) All parents spoken to during the inspection were equally effusive and positive and had reflected that the opportunity to have overnight breaks allowed them the opportunity to stay together as a family and for their children to prosper;
- d) The outcome provided the council with a solid foundation in managing its own children's homes;
- e) The Council was finding it difficult to find and purchase its first couple of homes but it would continue to work through those challenges, but was the reason for the delay in work within that space;
- f) There were 68 children in residential children's homes with the majority of those living at a distance from Plymouth. The council wanted to get the best for those children and bring them closer to home.

156. **Leader's Announcements**

Councillor Tudor Evans OBE (Leader of the Council) made the following announcements:

- a) Due to attending UK REIT, it was anticipated that Plymouth would have an influx from the developer community. The event made it clear that there was an appetite from private sector companies for what Plymouth was offering in terms of an entrepreneurial planning department and entrepreneurial economic development and property department at a time when people were nervous;
- b) Announcements from Government and Babcock around future submarines being built meant that they would be maintained in Devonport into the future;
- c) There would be massive investment from central government over a ten year period which gave Plymouth a stable footing with development companies;
- d) Councillor Evans OBE attended a civic engagement meeting at Ballard House which was attended by the University of Plymouth, Babcock, Plymouth City Council and the NHS, regarding meaningful partnership around procurement and social value. It was the first in the UK to have a range of anchor institutions sign in such a deal.

Councillor Tudor Evans OBE (Leader of the Council) provided the following update for Local Government re-organisation:

- e) The Council's within the principle areas where the Local Government Re-organisation (LGR) were taking place were awaiting a letter in response to their expressions of interest;
- f) A meeting took place with Devon County Council and the District Council's where it was discussed how Plymouth City Council would proceed up until November 2025;
- g) It was the expectation from Government that a consolidated submission would be given that would take into account the impact on neighbours of the proposals;
- h) Central government had provided a modest sum of money to help prepare the case for the area of Devon which was split into 11 parts for all the Council's within that area;
- i) Plymouth City Council was engaged in building key community connections with the different Parish Council's affected by the LGR.

157. **Cabinet Member Updates**

Councillor Stephens (Cabinet Member for Strategic Planning and Transport) highlighted the following:

- a) Gave thanks to all staff and Councillors who had supported him in his new role as a Cabinet Member;
- b) A38 Manadon interchange scheme consultation:
  - i. Currently within the 6 week period of the consultation;
  - ii. Gave thanks to staff involved for the way they had worked with stakeholders;
- c) The campaign for better transport bus day was 17 June 2025 with an event for ribbon cutting for the new electric buses and would be attended by public and representatives from the Department for Transport;
- d) A transport marketplace would also be set up to demonstrate all the new sustainable transport opportunities in Plymouth;
- e) Stoke 20mph zones and the improved road crossings would begin to come into effect that week and was expected to extend within two years;
  - i. Stuart Road primary school to provide street art that was road safety orientated in the scheme area;
  - ii. The winner of the best art piece would receive a prize;

- f) The Big Wheel Challenge takes place every March in Plymouth schools and it encourages children to walk, cycle or scoot to school and there had been a significant increase in schools taking part in the challenge;
  - i. Winning schools would receive a BMX Stunt Show;
  - ii. Encouraging children to walk, cycle or scoot to school, encourages parents to find other ways to get around;
  - iii. Thanked the staff involved who facilitated this.

Councillor Haydon (Cabinet Member for Community Safety, Libraries, Evens, Cemeteries and Crematoria) gave the following updates:

- g) Summer Sessions were due to take place that week:
  - i. Plymouth City Council (PCC) and Live Nation had organised an educational walk-around for students in the events industry around the Summer Sessions site on the Hoe with a question and answer session;
  - ii. Live Nation provided complimentary tickets to foster carers;
  - iii. They had provided grassroots slots for local artists;
  - iv. Local crew had been recruited to set up and 'break down' the staging;
  - v. Two local caterers had been booked to trade on the site;
- h) Armed Forces Day flag raising would take place on Monday 23 June 2025 at Plymouth Guildhall and the beginning of Armed Forces Week;
- i) Strength of the spirit games would take place on Thursday 26 June 2025, including 24 schools due to take part in the rowing challenge;
- j) Armed Forces weekend would have the Merlin helicopter, a display from the Black Cat helicopters, a field gun show, poppy display, dive tank and climbing wall;
  - i. Gave thanks to the Devon County Royal British Legion Branch, for their support and generous sponsorship and Councillor Murphy in her support in securing this;
- k) Plymouth Libraries had grown significantly in attendances, recording 46,500 visits since 1 April 2025 with a range of workshops and events to improve public interaction;
  - i. 2026 would mark the 10<sup>th</sup> anniversary of the opening of Central Library and the 150<sup>th</sup> anniversary of Plymouth's first free library.



Councillor Briars-Delve (Cabinet Member for Environment and Climate Change) provided the following updates:

- l) Plymouth were the first to create a Habitat Bank that was now known as 'Ocean City Nature';
  - i. PCC had secured Natural England approval for Ham Woods to be the first of three pilot habitat bank sites;
  - ii. Ham Woods was made up of 35 hectares of nature reserve and made up 12% of Plymouth's total local nature reserve estate;
  - iii. The approval from Natural England, secured conservation funding for the next 30 years and this actively supported sustainable developments;
- m) The Big Green Trail, organised by Plymouth City Council in association with a number of partner organisations, aimed to get people involved in nature and climate through free and fun family nature activities;
  - i. Gave thanks to transport providers as they offered sustainable modes of transport for people to get around the trail;
  - ii. Plymouth City Bus were providing a hop on, hop off service along all of these trail routes.

Councillor Penberthy (Cabinet Member for Housing, Co-operative Development and Communities) gave the following updates:

- n) PCC had been working with housing providers for over 10 years as part of Plan for Homes and in excess of 1,100 new homes had been built on surplus Council sites;
  - i. 64% of those were affordable home, which was more than 30% of the local plan requirement, demonstrating Plymouth Labour's commitment to providing affordable, high quality and social rented homes;
  - ii. Despite the private sector was not providing the level of affordable housing that Plymouth needed, but PCC was doing everything it could to tackle the housing shortage and homelessness crisis;
  - iii. 11 new Council sites with the potential for 640 new homes were in the pipeline, of which 288 (45%) were expected to be affordable;
  - iv. He was working with planning officers to release three new surplus brownfield sites which would provide another 75 affordable and social rented homes on sites that would otherwise be an ongoing liability and eye sore;
  - v. There was an aim to improve the quality and build standards of the new housing being constructed;

- vi. Broadland Gardens, the first direct development for more than 40 years, had been shortlisted for National Design Award and South West Region Michelmores Awards;
  - vii. If the Council could do it, so could everyone else, a challenge to the private sector;
  - viii. The Stirling Project, the second veteran self-build development, delivered in partnership with LiveWest was a finalist for the South West Royal Town and Planning Institute Awards and the Local Government Chronicle Awards;
  - ix. He would be speaking at the opening of the site of the previous North Prospect Library, where Plymouth Community Homes would be opening an additional eight new flats;
  - x. They were the first to benefit from the £80,000 grant given from the Plan for Homes eco-homes program, helping to reduce the carbon footprint of the development, as well as keeping energy bills for residents as low as possible with the installation of solar panels and air source heat pumps;
  - xi. The funds generated from the sale of Broadland Garden homes would be reinvested into future Plan for Homes projects;
  - xii. The administration would make their influence count in ensuring that PCC and partners continued to rise to the challenge of the housing crisis;
- o) Transgender Pride would take place on Saturday 14 June 2025 and the Council would be flying the Transgender flag outside of Plymouth Guildhall;
- i. He expressed thanks to the Transgender community for raising awareness and organising the event in a difficult time for the community and showed great bravery, ensuring that the community stayed visible;
  - ii. He urged members of the Transgender community to ensure their voice was heard by responding to the ongoing Equalities and Human Rights Commission consultation because the community had not been consulted during the hearing;
- p) Refugee week was running from 14-20 June 2025 and the theme was 'Community is a Superpower' and would launch at the Plymouth Hope Festival in Devonport Park which would showcase sports and music;
- i. He thanked Hope, Devon and Cornwall Refugee Service, the Open Doors International Language School, the Give Back Project, The Red Cross, START and Community Builders for organising the events across the week;

- q) Co-operative fortnight would begin on 23 June 2025 and would end with the International Day of Co-ops on 6 July 2025;
- i. PCC was proud to be a supporter of the co-operative sector and had commissioned a review of the sector as part of an update to the 2018 action plan;
  - ii. Plymouth was positioned as a national leader in the co-operative movement, ranking in the top 10% of local authorities for co-operative formations since 2018;
  - iii. Plymouth was home to 34 thriving co-operatives based in Plymouth, owned and controlled by 8,265 members, employing over 600 people and generating a combined annual turnover of around £4.5 million;
  - iv. 14 new co-operatives had flourished in Plymouth since 2018, demonstrating sector growth nine times faster than the UK average;
  - v. The Government's focus on addressing barriers like access to finance would further empower Plymouth's co-operative community;
  - vi. Wished all co-operatives ongoing success.

Councillor Cresswell (Cabinet Member for Education, Skills and Apprenticeships) reported the following:

- r) The new SEND (Special Education Needs and Disabilities) graduated approach landing page and had over 2,500 visits since being launched in April 2025;
- i. Over 60 positive comments have been received from partners and families;
  - ii. The page represented the new SEND offer for all children and young people in Plymouth from universal to targeted and to specialist support;
  - iii. It was a local area partnership resource with guidance and training available for settings but also schools and families for local and regional experts;
  - iv. The targeted funding model had been launched as part of a new offer and 28 schools were going to be accessing the funding to implement internal, alternative curriculum pathways from September 2025;
  - v. Positive feedback received from families was important could be used to demonstrate the progress PCC had made; which can be used as further evidence to support the PCC inspection;
  - vi. Support was better planned and adaptable and a more consistent approach to supporting SEND children and young people;

- s) The new Riverside satellite for Milford school would expand to 50 places in September 2025, with the assessment nursery at Woodlands which would be in place for September 2025, and expansion to Longcause School;
- t) The headteachers of the maintained special schools were working closely with PCC to secure an additional 34 places for September 2025;
- u) Staff were working to on the next steps of the sufficiency project to ensure all children and young people had access to the best education possible and the most appropriate provision for their needs;
- v) The Education, Participation and Skills team had been nominated for an LGC Award for supported internships as well as Skills Launchpad, who had supported over 300 people into employment, education and training in the past 12 months, and she wished them all the best of luck;
- w) Government had made an announcement that universal free school meals would be extended for children whose families were in receipt of universal credit and with incomes of less than £7,400 a year, and it would benefit over 10,000 children in Plymouth.

Councillor Lowry (Cabinet Member for Finance) provided the following updates:

- x) Flavour Fest had been a successful event with 120 stores and had an estimated 120,000 visitors and was estimated to have generated about £3 million in revenue;
  - i. Investment in the city centre to improvement the public realm meant that events like Flavour Fest, could be bigger and better;
  - ii. Congratulated the City Centre Company on a great event that had received positive feedback from the public;
- y) The City Centre Company would be running an event from 30 June 2025 to 13 July 2025 and showing Wimbledon on the big screen and were working with Paddle United UK to provide a full-size court in the city centre and would be working with Marjons University to host other sporting activities in the area to encourage more people to get involved in sports;
- z) An international food market would be taking place in the city centre shortly;
- aa) Opportunities for local musicians who wish to perform at the Saturday sessions being held weekly were extremely popular.

Councillor Aspinall (Cabinet Member for Health and Adult Social Care) updated Cabinet on the following:

bb) Carer's week had commenced that day which was an annual campaign to raise awareness of caring and highlighted the challenges of unpaid carers;

- i. Improving Lives Plymouth had a range of activities during carers week to help connect carers to offer respite and a chance to explore Plymouth.

Councillor Jemima Laing (Deputy Leader and Cabinet Member for Children's Social Care, Culture and Communications) gave the following updates:

cc) PCC were improving the first response to children and families when professionals and members of the public requested additional support or wanted to report a safeguarding concern;

dd) Out of hours response has been developed to respond to concerns and referrals where children and families needed more help and/or protection, therefore the hours had been extended to 8 am – 8 pm Monday to Friday and 9 am to 5 pm Saturday, Sunday and Bank Holidays;

- i. This is aimed to increase the responsiveness to families and children who are at immediate risk of harm and also individuals at risk of homelessness;

ee) The Forbidden Territories surrealism exhibition at The Box had opened and the launch event had been very well attended and also included an awards ceremony for the winners of The Box children and young people's art competition surreal estates;

- i. The Box received 2,500 visitors on 27 May 2025;
- ii. The total footfall for May half term had been 10,809.

158. **LGA Update**

Councillor Tudor Evans OBE (Leader of the Council) provided the following Local Government Association update:

- a) Councillor Evans OBE attended LGA meeting's in London in June where concerns from Local Government around SEND issues were acknowledged by national government and the Children's minister;
- b) Concerns around scalping by private children's homes providers was also raised as a matter of concern;
- c) Issues around disposable vapes were discussed and further insight would be required;
- d) The LGA were lobbying for a sexual health strategy due to a rise in infection rates amongst a number of different communities.



# Cabinet



Date of meeting:	07 July 2025
Title of Report:	<b>Adult Social Care Improvement Plan</b>
Lead Member:	Councillor Mary Aspinall (Cabinet Member for Health and Adult Social Care)
Lead Strategic Director:	Gary Walbridge (Strategic Director for Adults, Health and Communities)
Author:	Gill Nicholson/Emma Crowther
Contact Email:	Gill.nicholson@plymouth.gov.uk, emma.crowther@plymouth.gov.uk
Your Reference:	ASCIP Cab Jul 25
Key Decision:	No
Confidentiality:	Part I - Official

## Purpose of Report

To provide an update on the Adult Social Care improvement plan and assurance on the safety and efficacy of the delivery of Adult Social Care in Plymouth.

## Recommendations and Reasons

- I. To support and monitor the Adult Social Care Improvement Plan.

## Alternative options considered and rejected

- I. Not providing a plan for the improvement of Adult Social Care in Plymouth: the provision of Adult Social Care is a statutory duty for the Council and we are ambitious about providing good quality, locally based care and support. To support this, it is critical that we continue to test ourselves to ensure we are providing the best services we can and consider areas of innovation and improvement.

## Relevance to the Corporate Plan and/or the Plymouth Plan

This report aligns to the Corporate plan priorities of keeping children, adults and communities safe and working with the NHS to provide better access to health, care and dentistry.

This report aligns to the Plymouth Plan priority of supporting a Healthy City.

## Implications for the Medium Term Financial Plan and Resource Implications:

The Adult Social Care budget is significant in terms of the proportion of the Council's revenue spend. It includes all care costs including those for residential, supported living and domiciliary care, as well as all other commissioned services such as day support and carers services. It is monitored regularly and closely by chief officers and finance managers to identify any changes in costs or volume.

## Financial Risks

As above.

## Legal Implications

(Provided by Alison Critchfield)

None arising from this report.

## Carbon Footprint (Environmental) Implications:

Adult Social Care is predominantly delivered within the city boundaries, whether through assessment, review or providing care and support. By aiming to deliver high quality services locally we will continue to reduce the carbon impact of travel out of area.

## Other Implications: e.g. Health and Safety, Risk Management, Child Poverty:

*\* When considering these proposals members have a responsibility to ensure they give due regard to the Council's duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act and those who do not.*

A key requirement of Adult Social Care is to consider Equalities, Diversity and Inclusion in the provision of care and support for those we work with under the Care Act. This includes consideration of the Equalities Act and how we are ensuring consistent and appropriate access to advice, care and support, including for those people and communities who may be seldom heard.

## Appendices

*\*Add rows as required to box below*

Ref.	Title of Appendix	Exemption Paragraph Number (if applicable) <i>If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.</i>						
		1	2	3	4	5	6	7
A	Briefing report: Adult Social Care Improvement Plan							
B	Equalities Impact Assessment							

## Background papers:

*\*Add rows as required to box below*

*Please list all unpublished, background papers relevant to the decision in the table below. Background papers are unpublished works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based.*

Title of any background paper(s)	Exemption Paragraph Number (if applicable) <i>If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.</i>						
	1	2	3	4	5	6	7
Adult Social Care Self-Assessment							

**Sign off:**



Fin	OW. 25.26. 015	Leg	LS/00 0010 75/3/ 25/6/ 25	Mon Off	N/A	HR	N/A	Assets	N/A	Strat Proc	N/A
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Originating Senior Leadership Team member: Emma Crowther, Service Director, Integrated Commissioning

Please confirm the Strategic Director(s) has agreed the report? Yes

Date agreed: 19/06/2025

Cabinet Member approval: Approved by Cllr Mary Aspinall verbally

Date approved: 23/06/2025

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# CABINET BRIEFING REPORT

## Adult Social Care Improvement Plan



### I. EXECUTIVE SUMMARY

Our vision for the delivery of Adult Social Care in Plymouth is for our advice, support and services to have a tangible impact on the lives of those we work with and care for:

#### **Gloriously Ordinary Lives**

##### Social Care Futures

“People living their best life doing the things that matter to them. Living in a place they call home and supported by their own thriving connected community, able to access high quality advice, information and timely local services and support, where appropriate, in a way that they choose.”

In delivering our statutory duties under the Care Act we want to work alongside people and communities at the earliest opportunity, to understand what they feel are their strengths and challenges in planning for the future, underpinned by the following principles:

- Test and learn;
- Strength based model of practice;
- Trauma informed approaches;
- Person centred care;
- Promoting independence;

Recovery, reablement, rehabilitation;

Flexible long-term care for those who need it.

We want to make sure that our teams are empowered to work creatively with people, supported by a joined-up offer from the whole of the Council and commissioned health and care providers alongside the voluntary community sector.

Adult Social Care in Plymouth is delivered jointly with Livewell Southwest, with a number of functions delegated to Livewell, with others retained by the Council. This arrangement has been in place since 2015 and aims to support a more integrated response for people with social care and health needs.

The Council delivers	Livewell Southwest delivers
Contact Centre	Referral and Support Service
Commissioning	Care Act Assessments of need
Direct delivery of services including Independence at home, Colwill Lodge, the Vines and the Community Outreach Team	Care Act reviews of need
Disabled Facilities Grants	Occupational Therapy
Brokerage and Direct Payments support	Community Crisis Response Team
Court of Protection Deprivations of Liberty (DOL's)	Community Deprivation of Liberty (DOL's)
Safeguarding	
Complaints and compliments	

## 2. OUR APPROACH TO IMPROVEMENT

In autumn 2024 to support our approach we carried out a self-assessment of Adult Social Care, which describes our view of our strengths and areas for improvement. We have then further reviewed the self-assessment in January 2025.



The self-assessment identifies the following areas of strength:

- Strong partnerships focused on integrated working;
- Clear political and whole system leadership with a focus on improving outcomes for our population (driven by the Plymouth Plan);
- Our relational approach to Commissioning with care providers as partners in delivery;
- Strong improvement focused governance;
- Good staff retention in a committed workforce across the Council and Livewell, supported by our Caring Plymouth partnership to future-proof a focus on careers in Adult Social Care;
- Community partnerships underpinned by empowerment, building resilience and an understanding of relationships and trauma;
- Integrated approaches to hospital discharge, reablement and admission avoidance;

We also recognised the areas where we want to focus on further improvement:

- Reduce waiting times for assessments and reviews, so people access support when they need it and are safe and confident while they are waiting;
- Redesign our system operating model to reduce, prevent and delay the need for statutory intervention and support;
- Develop and consistently embed our approach to co-production and engagement;
- Improve our arrangements to support young people transition into adulthood;
- More actively seek out, listen to and respond to people who are most likely to experience inequality in experience or outcomes;
- Develop more integrated arrangements for safeguarding and brokerage;
- Ensure that carers are consistently included in discussions about the person they care for and provided with high quality information;

### Peer Review – January 2025

In order to test our assumptions, we requested a Local Government Association (LGA) Peer Review of Adult Social Care, which took place in January 2025.

The peer review team spent three days with the teams, were given access to over 300 documents, 10 case files, and held 40 meetings with 180 different people from across Adult Social Care and our partners. The team also tested our readiness for CQC inspection of Adult Social Care.

The key messages from the peer review were:

- We know ourselves well in our strengths and areas of improvement;
- There is a clear commitment to integration and partnership working, but this does not always reach all frontline staff;
- There is a perception amongst some staff that the balance between managing health and social care needs at times is more focused on health;
- A clearer social care practice model is needed, to focus on a strengths-based approach;
- Improvements are needed in how we record equality and diversity and inclusion in practice and case recordings;
- People need to wait less long for assessments and reviews and be given clearer information while they wait;
- Commissioning arrangements are “robust and proactive” with strong relationships with providers;
- Hospital discharge is well supported by teams and services, but reablement could be further extended to the community;
- Ensure greater oversight of Occupational Therapy practice and performance in relation to Care Act duties within Livewell;
- VCSE partners are well-led, “professional, skilled and actively engaged in helping shape the future”;
- Wellbeing Hubs are “excellent” and could be part of reaching more Adult Social Care clients in their communities;

### **CQC inspection – June 2025**

We received notification of our CQC inspection of Adult Social Care in January 2025. This required the submission of files to CQC, to provide data and qualitative information about the delivery of Adult Social Care in Plymouth. In April we received formal notification of our date for the face-to-face inspection, to take place 10<sup>th</sup>-12<sup>th</sup> June.

Prior to the face-to-face inspection we delivered a three-hour presentation to the inspection team, supported by the Council Chief Executive, Lead Member and the senior leadership team from both the Council and Livewell. This was to set the scene about life in Plymouth and our areas of strengths and areas for development. The inspection team also spent some time having virtual meetings with external partners including commissioned providers such as the carers service. They also had direct conversations with some people with lived experience of receiving support from Adult Social Care.

The CQC inspection has now concluded and we will receive initial feedback later in July, with the full inspection report to follow. This may take between 3-6 months to be received. In the meantime, we are using the feedback gathered during the inspection to further refresh the improvement plan to ensure that we maintain a robust approach to key priority.

### **3. IMPROVEMENT PLAN**

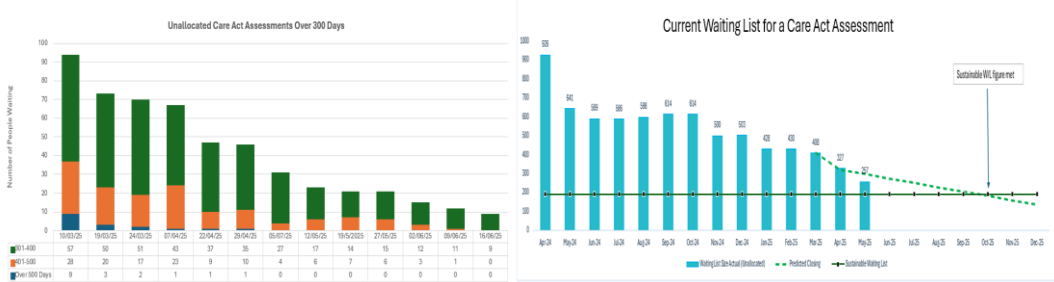
Following the LGA peer review in January, an evaluation of the transformation programme was undertaken to refresh the key priorities into eight distinct programmes of work for **Phase 1**:



Progress against phase I of the improvement plan is shown in the table below and driven by the following principles:

- Driving change at pace to achieve the best possible outcomes for the people we serve;
- Supporting cultural change in our social care workforce;
- Embracing innovation, including in the use of technology;
- Ensuring there are links between the Adult Social Care improvement plan and the transformation of Children's Services, to support transitions for families;
- Maximising connectivity with city-wide programmes of change, including City-wide Help and Prevention and the development of Integrated Neighbourhood Teams (NHS initiative);

ADULT SOCIAL CARE IMPROVEMENT PLAN – PHASE I




Programme	Objective	Progress to date	Key target/ Completed by	R A G
<b>Improving Waiting Times and experience</b>  <b>SRO:</b>  Livewell Chief Operating Officer and Head of Adult Social Care	Enhance the experience and timeliness of people awaiting Adult Social Care assessments and reviews	<b>Care Act Assessments</b>  A clearly defined pathway has been created with a target of 85% of Care Act assessments to be completed within 35 days from receipt of the referral.  A revised governance framework has been implemented to enhance the recording of activity and to provide clear definition of waiting list positions. This includes a targeted approach to prioritising people with the longest waiting times. Over the past three months, efforts have been concentrated on those waiting more than 301 days, resulting in a reduction to nine individuals at the time of this report. Following a review of capacity, we anticipate that Care Act assessment will reach a sustainable waiting list position in October 2025.  	Phase I - Waiting list at sustainable levels by (30 <sup>th</sup> October 2025)  Phase 2 – to reach defined pathway time frame (31 January 2026)	
		<b>Care Act Reviews</b>  In alignment with national CLD data sets 58.5% of people have had a review of their needs completed within the last twelve months, which is an improvement of 22% over the last twelve months. Our current KPI is to meet the regional benchmark of 60.7%, to support our continued plan Livewell Southwest have a dedicated review team to support continued improvement in this area.	When do we aim to achieve 60.7% (1st November 2025)	
		<b>Waiting Well</b>  A Waiting Well policy has been implemented to ensure we have a consistent approach to managing risk and prioritisation while people are waiting. This is embedded across teams and ensures people awaiting an assessment have clear and regular information regarding what is happening with their referral.	Phase I - 50% of people referred receiving a supportive text message (30th August 2025)  Phase 2 – 85% of people to be contacted by LRSS within 5 days on	

		<p>As part of the Waiting Well programme, our initial objective is to ensure that upon receiving a referral, each individual is sent a confirmation text message. This message includes helpful information and guidance to support them during their wait. Currently, 13% of referrals receive this message and engage with the additional resources provided. Our goal is to increase this engagement rate to 50% by August 2025.</p> <p>To enhance risk stratification, the LRSS team proactively contacted every individual on the early waiting list to conduct a check-in. This was done to confirm that their risk status aligns with the Waiting Well policy.</p>	receipt of referral (30 November 2025)	
		<p><b>Occupational Therapy (OT)</b></p> <p>Following our Peer Review we have greater visibility of data relating to OT referrals which relate to our Care Act duties and timescales around waiting times.</p> <p>The next stage is to rapidly confirm improvement activities to reduce waiting times and manage risk. We will use similar methodology to that which was used for Care Act waiting times including the Waiting Well policy and have started to undertake demand modelling to review any workforce gaps.</p>	<p>Phase 1: have the waiting list on one system to improve visibility and clarity of the waiting list.</p> <p>Phase 1.1 clear understanding of waiting list position and visibility of data (30<sup>th</sup> April 2025)</p> <p>Phase 1.2: Development of recovery plan – to support understanding of improvement journey (30<sup>th</sup> September 2025)</p>	
<p><b>Communication &amp; Engagement</b></p> <p><b>SRO:</b></p> <p>Director of Adult Social Services and Chief Operating Officer Livewell</p>	Enhance communication and collaboration	<p>The program focuses on creating a culture of open dialogue, improving interpersonal communication skills and fostering stronger connections between departments, leading to increased efficiency productivity, and improved understanding of the challenges we are facing together.</p> <p>This will address common communication challenges, siloed information, collaborative activities and the use of communication tools to streamline workflows and information-sharing.</p>	Ongoing with Livewell and Council staff	
<p><b>Equality Diversity &amp; Inclusion (EDI)</b></p> <p><b>SRO:</b></p> <p>Service Director for Adult Social Care</p>	Ensure equitable access to Adult Social Care in Plymouth by embedding equality, diversity, and inclusion	<p>We have improved our compliance in recording of Equalities data and continue to prioritise this.</p> <p>Delivered EDI training and updated our EDI training/resource tools available to practitioners.</p> <p>Included EDI measures in our case auditing and quality assurance processes.</p> <p>Set up an Adult Social Care Equalities Board with involvement from Public Health and Policy team to review EDI data and focus on areas for Equity of access to Adult Social Care.</p>	Ongoing with Livewell and Council staff	



<p><b>People &amp; Practice</b></p> <p><b>SRO:</b></p> <p>Livewell Principal Social Worker</p>	<p>Strengthen the quality, consistency, and inclusivity of Adult Social Care practice across all social work teams</p>	<p>Our monthly practice-based audits are carried out by team managers and the community of social work practice team. Between April 2024 and April 2025, we have focused on the following areas:</p> <ul style="list-style-type: none"><li>• Referral and triage</li><li>• Care Act assessment and Review</li><li>• Mental Capacity</li><li>• Safeguarding</li></ul> <p>The outcomes from the audits to date are shown below:</p> <div><div><p><b>Audits</b></p></div><div><p><b>Safeguarding</b></p></div><div><p><b>Referral and Triage</b></p></div><div><p><b>Care Act and Review</b></p></div><div><p><b>Mental Capacity</b></p></div></div> <p>Learning over the last year has led to focus on:</p> <ul style="list-style-type: none"><li>• Mental Capacity and Best Interest: we continue to provide training each month around mental capacity assessments, leading to a 50% improvement in quality and content</li><li>• Community Deprivation of liberty: we have provided training by our practice lead, as well as developed a resource page on SharePoint</li><li>• Making and evidencing defensible decisions - identified as an area for improvement, where staff needed to record steps taken and options considered in order to explain how the outcome/decision was reached. External training sourced with research in practice and attended by just under 50 staff, as well as resources shared and available on SharePoint.</li></ul>	<p>Practice support and audit activity is ongoing</p> <p><b>Ratings</b></p> <p>2025 aiming for 85% of all audits being good or outstanding.</p> <p>2026 goal of 90%+ good and outstanding.</p> <p><u>Phase 1:</u></p> <p>Development of Practice Framework: Complete</p> <p>Understanding and Development of Training Opportunities: Complete</p> <p>Review of Quality Assurance Process: Complete</p> <p><u>Phase 2:</u></p> <p>Develop/Design method of tracking and monitoring care act and review assessments being shared with the individuals/their representatives: 30<sup>th</sup> June 2025</p> <p>Engagement with workforce – roll out of practice framework: 30<sup>th</sup> July 2025</p> <p>EDI data review to understand impact of training undertaken: 14<sup>th</sup> August 2025</p>
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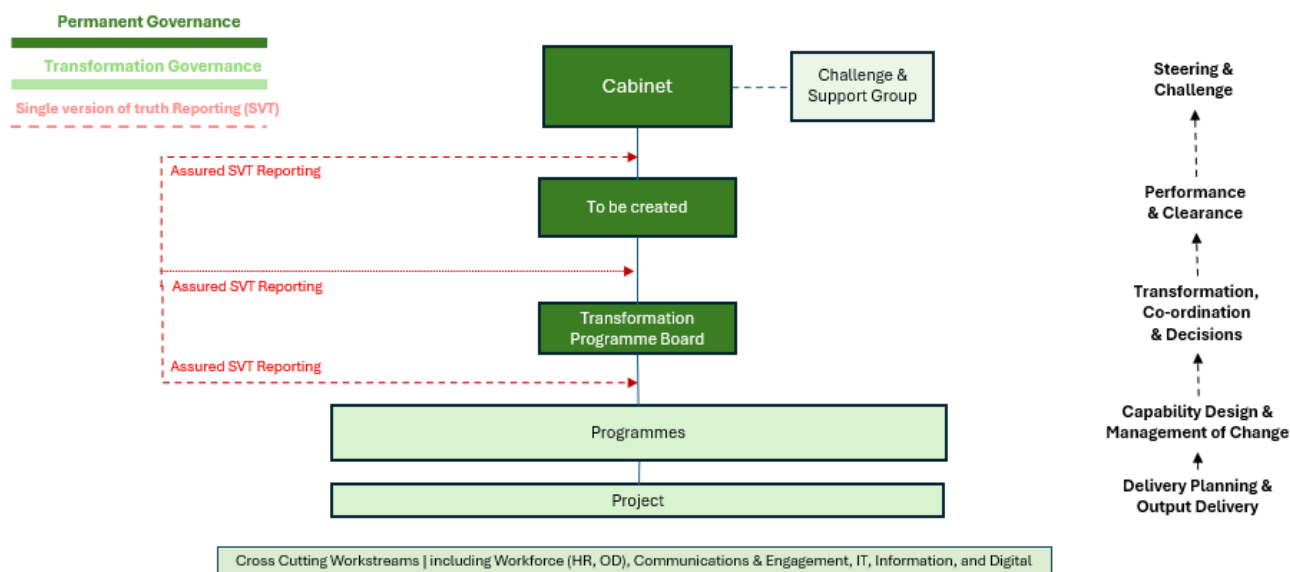
		<ul style="list-style-type: none"> <li>Equality, diversity and inclusion: learning taken from audits and quality assurance, as well as dashboard reports. A guidance page has been produced with training sessions booked in with teams end of June/early July.</li> <li>Strengths-based practice - learning taken from audits and quality assurance, which led to a survey being sent out to staff, which fed back that staff feel they need to record assessments from a deficit point of view in order to evidence level of need. Resources shared on SharePoint around strengths-based practice, practice framework developed and aiming to go live in July, with commitment to training for staff.</li> <li>Safeguarding focus on providing feedback to the referrer and how we capture this.</li> </ul>		
<b>Inspection</b>  <b>SRO:</b> Head of Innovation and Delivery, Strategic Commissioning	Ensuring that the CQC inspection is planned effectively and executed efficiently	<p>This programme is complete. Key outcomes are detailed below.</p> <p><b>Local Government Association Peer Review</b></p> <ul style="list-style-type: none"> <li>Conducted a structured LGA peer review to identify an initial outcome understand our strengths and weaknesses prior to the formal CQC inspection. Undertaking 40 interviews over 3 days involving 180 people.</li> <li>Developing a clear and actionable improvement plan informed by the initial self-assessment and LGA peer review feedback.</li> <li>Development of Recoding of Waiting Times Guidance to improve overall clear understanding and visibility of waiting list positions across Livewell Southwest.</li> </ul> <p><b>CQC</b></p> <ul style="list-style-type: none"> <li>Onsite CQC inspection undertook 36 interviews involving 154 people. This included internal and external teams across a wide range of providers across the city, including people with lived experience.</li> <li>Submitted an Information Return which covered 38 themes of investigation and enquiry, inclusive of our Self- Assessment, which supported the development of a clear vision and key priorities within Adult Social Care.</li> <li>Delivery of 28 hours of bespoke internal training and preparation discussions with staff who were involved in direct interviews during the inspection.</li> <li>Delivery of a 3-hour Senior Leadership presentation detailing out Adult Social Care Service provision across the city.</li> <li>Delivered debriefing sessions across 138 people who attended the CQC inspection, allowing prompt and timely triangulation of information to support improved information being shared in ongoing interviews.</li> </ul>	Complete	

<b>Vision &amp; Strategy</b>  <b>SRO:</b> Director of Adult Social Services, Service Directors Adult Social Care and Strategic Commissioning	Co-design and deliver a future-ready adult social care system that is person-centred, inclusive, and sustainable	We have undertaken a comprehensive Self-assessment of Adult Social Care, outlining our perspective on current strengths and areas requiring improvement. In conjunction with this, we have developed a strategic vision, which has been effectively communicated and shared both internally and with external partners. 	Complete (Self-assessment to be reviewed January 2026)	
		We have worked in partnership with Changing Futures to develop a Commissioning Co-Production Tool Kit.  The toolkit contains practical guidance on how to co-produce services with people with lived experience as well as case studies of where this has taken place. Training in how to use the toolkit is being rolled out to commissioners including those from our partner organisations, with the aim of 100% of commissioning staff being trained by the end of July. Training is also being offered to partners we co-commission with. 	100% of Commissioning staff to be trained in co-production by the end of July 2025	
<b>The Meadow View</b>  <b>SRO:</b> Service Director for Adult Social Care, Strategic Lead for Adult Social Care	Consolidation of the Vine and Colwill services into a single, specially designed facility as a centre of excellence for people with learning and physical disabilities.	Building company now procured and began building work.  New oversight board set up to provide whole programme governance.  Planned the HR management of change process for staff moving from existing services into the new service. 	Main works on site commence: 18 <sup>th</sup> August 2025  Handover build period commences: July 2026  Practical build Completion: 27 <sup>th</sup> July 2026  Key Milestones to be planned: <ul style="list-style-type: none"> <li>- CQC registration</li> <li>- Service Specification and workforce planning</li> <li>- Co-production engagement events</li> </ul>	

<b>Digital Programme</b>  <b>SRO:</b> Service Director for Adult Social Care, Operations Development Manager	Using digital innovation and technology to support people to live independent and fulfilling lives	<p>The <b>Eclipse system</b> has been fully embedded to support comprehensive case recording and reporting. This cloud-based platform facilitates clear documentation and enables secure information sharing across partner agencies.</p> <p>Currently 12 organisations including Family Hubs, are actively utilising the system, with an additional 3 organisations in the process of onboarding. Looking ahead, the introduction of a financial portal within Eclipse will further enhance functionality. This development will expand access for community providers and support more accurate and efficient processes for payments and charging.</p>	Ongoing	
		<p><b>AI:</b> We have entered into a partnership with Agilysys to pilot a transcription service aimed at enhancing the efficiency of Care Act Assessments. The pilot, offered at no cost, is being developed in collaboration with LWSW and will run for an initial period of one month. A small cohort of team members will participate in the pilot to enable a "test and learn" approach. Potential pilot areas include the Urgent Care or Care Home teams.</p> <p><b>Anticipated Benefits:</b> Estimated time savings of 3–5 hours per week per social worker, contributing to increased capacity and improved service delivery.</p> <p><b>Consideration:</b> Is the potential for increased costs. The pilot will therefore include an evaluation of the "invest to save" potential, assessing whether the time savings justify future investment.</p>	<b>AI Test &amp; Learn Pilot:</b> 30 <sup>th</sup> September 2025	
		<p><b>Better Care Finance:</b> The system is currently undergoing final accuracy checks. Once approved, a go-live date is projected for July 2025. The next steps include:</p> <ul style="list-style-type: none"> <li>• Data migration to ensure continuity and integrity of existing records.</li> <li>• Familiarisation sessions for social work teams, with resources embedded within the ECM system.</li> <li>• Integration with the Data Warehouse to support reporting and analytics.</li> </ul> <p>The implementation aims to deliver the following outcomes:</p> <ul style="list-style-type: none"> <li>• Cost-informed care planning: Care packages will be aligned with a clear understanding of financial implications at the point of application.</li> <li>• Enhanced access to benefits information: People will be better informed about the financial support they may be eligible for.</li> <li>• Reduction in council-held debt: By improving clarity and communication, the system aims to decrease outstanding payments.</li> <li>• Increased efficiency for social workers: Time savings will be achieved through easier access to financial data, supporting quicker decision-making.</li> </ul>	<b>Better Care Finance:</b> Roll-out by 31 <sup>st</sup> July 2025	

<b>Technology Enabled Care</b>  <b>SRO:</b> Livewell Chief Operating Officer and Service Director for Adult Social Care	To test the use of Technology Enabled Care (TEC) solutions to support individuals in maintaining their independence and continuing to live safely in their own homes.	<p>This pilot will explore how digital tools and assistive technologies can complement traditional care models and enhance outcomes for service users.</p> <p><b>‘Beanbag’ Test &amp; Learn:</b> We will be deploying 50 monitoring devices to people receiving a Reablement service</p> <p>The implementation aims to deliver the following outcomes:</p> <ul style="list-style-type: none"> <li>• Test the use of Technology Enabled Care within ASC in Plymouth, including cultural changes to practice</li> <li>• Increase independence for people receiving a Reablement services following a hospital admission</li> <li>• Reduce risk of admission or readmission to hospital</li> <li>• Reduce reliance on domiciliary care</li> <li>• Support unpaid carers</li> </ul>	Bean Bag Test & Learn: 30 <sup>th</sup> October 2025	
<b>Safeguarding Test &amp; Learn</b>  <b>SRO</b> Service Director for Adult Social Care	An Integrated Safeguarding Team working to improve the timeliness and quality of support for individuals.	<p>We are developing integrated PCC and Livewell Safeguarding teams, trialling different approaches to ensure that teams are working and collaborating more closely and we respond to safeguarding referrals efficiently and quickly.</p> <p>We have reduced our backlog of Safeguarding enquiries awaiting allocation from 33 to 0 in the last six months.</p> <p>We have set up a Deprivation of Liberty Safeguards (DoLS) management board with oversight of DoLS practice and reduction in waiting times.</p>	<p>Phase 1: Test &amp; Learn – Complete</p> <p>Phase 2: Options Appraisal Paper (30<sup>th</sup> July 2025)</p> <p>Phase 2.1: two project streams to develop improved referral quality and feedback to people (30<sup>th</sup> September 2025)</p>	
<b>Direct Payment Services</b>  <b>SRO</b> Service Director for Adult Social Care	To enhance the effectiveness and accessibility of the Direct Payments service, to support people to maximise their independence.	<p>Direct Payment numbers are increasing and currently at 605 (increase of 7). We are seeing an average of ten new Direct Payments every month and a lower number of people ending their Direct Payments.</p> <p>We have implemented simple user guides for all Direct Payment recipients, to support recruitment and employment of personal assistants.</p> <p>We have Direct Payments training planned for later in 2025.</p> <p>We are in the process of bringing our support for Direct Payments in-house meaning we will have greater control over how we can ensure that Direct Payments are easy to manage and effective.</p> <p>We have recently awarded a new contract for payroll services to ensure that Direct Payment recipients have access to expert financial support.</p>	31 <sup>st</sup> January 2026	

Tracking against the improvement plan is reinforced by regular joint meetings between the Council and Livewell to consider performance data, practice improvements and the learning from audits, complaints and compliments.




This approach will include the establishment of a quarterly quality and safeguarding Adult Social Care Assurance meeting.

**Phase 2** of improvement plan activity will ensure greater focus on the following areas and also include any further learning or feedback from the outcome of the CQC inspection:

- Occupational Therapy – development of future service plan;
- Front door of Adult Social Care – from planning to initiation;
- Enhancing the community offer of reablement – broadening the offer from supporting hospital discharge;
- Technology Enabled Care (TEC) – the plan for innovation, pilots and staff training;
- Wellbeing Hubs – embedding the presence of Adult Social Care practitioners in Hubs;
- Brokerage – co-design of an integrated function;
- Transitions from Children to Adult Social care services – ongoing improvements with partners through a Transitions Board;
- Support for carers – ongoing monitoring through the multi-agency Carers Strategic Partnership Board, associated strategy and action plan;

# EQUALITY IMPACT ASSESSMENT – ADULT SOCIAL CARE IMPROVEMENT PLAN

## SECTION ONE: INFORMATION ABOUT THE PROPOSAL

<b>Author(s):</b> The person completing the EIA template.	Emma Crowther, Service Director Integrated Commissioning	<b>Department and service:</b>	Adults, Health and Communities	<b>Date of assessment:</b>	13 June 2025
<b>Lead Officer:</b> Head of Service, Service Director, or Strategic Director.	Gary Walbridge, Strategic Director, Adults, Health and Communities	<b>Signature:</b>		<b>Approval date:</b>	20 June 2025
<b>Overview:</b>	<p>This EIA relates to a paper to be considered at Cabinet on 7<sup>th</sup> July 2025, which sets out the remit and progress of the Adult Social Care improvement plan. Adult Social Care is a statutory duty for Plymouth City Council and includes advice, assessment and the provision of support and care for adults who have additional needs, including but not limited to challenges caused by age, disability or illness. Plymouth City Council aims to provide a high standard of advice, support and care, to enable people to be able to live “gloriously ordinary lives”; living independently where they choose to, with the people they want to, for as long as possible. The Adult Social Care improvement plan draws on our learning from self-assessment, performance governance and Local Government Association Peer review, to test how well we are supporting people and to refine the areas where we need to continue to improve.</p> <p>Adult Social Care in Plymouth is delivered via a contractual arrangement with Livewell Southwest, with key functions such as triage, assessment and review provided by Livewell and some functions ‘retained’ by the Council, which includes Commissioning and direct delivery of support services such as Colwill and the Vines.</p>				
<b>Decision required:</b>	For Cabinet to note the report.				

## SECTION TWO: EQUALITY IMPACT ASSESSMENT SCREENING TOOL

<b>Potential external impacts:</b> Does the proposal have the potential to negatively impact service users, communities or residents with protected characteristics?	<b>Yes</b>		<b>No</b>	X
<b>Potential internal impacts:</b>	<b>Yes</b>		<b>No</b>	X

Does the proposal have the potential to negatively impact Plymouth City Council employees?				
Is a full Equality Impact Assessment required? (if you have answered yes to either of the questions above then a full impact assessment is required and you must complete section three)	Yes		No	X
If you do not agree that a full equality impact assessment is required, please set out your justification for why not.	N/A - the EIA has been completed.			



**SECTION THREE: FULL EQUALITY IMPACT ASSESSMENT**

<b>Protected characteristics (Equality Act, 2010)</b>	<b>Evidence and information (e.g. data and consultation feedback)</b>	<b>Adverse impact</b>	<b>Mitigation activities</b>	<b>Timescale and responsible department</b>
<b>Age</b>	<p>Plymouth</p> <ul style="list-style-type: none"> <li>• 16.4 per cent of people in Plymouth are children aged under 15.</li> <li>• 65.1 per cent are adults aged 15 to 64.</li> <li>• 18.5 percent are adults aged 65 and over.</li> <li>• 2.4 percent of the resident population are 85 and over.</li> </ul> <p>South West</p> <ul style="list-style-type: none"> <li>• 15.9 per cent of people are aged 0 to 14, 61.8 per cent are aged 15 to 64.</li> <li>• 22.3 per cent are aged 65 and over.</li> </ul> <p>England</p> <ul style="list-style-type: none"> <li>• 17.4 per cent of people are aged 0 to 14.</li> <li>• 64.2 per cent of people are aged 15 to 64.</li> <li>• 18.4 per cent of people are aged 65 and over.</li> </ul> <p>(2021 Census)</p>	<p>None identified – Adult Social Care services are accessible to all those aged 18+ with an eligible need under the Care Act.</p> <p>We are aware that our local population is ageing, and we will need to ensure that our Adult Social Care services are able to adapt to meet future need.</p>	<p>The improvement plan aims to ensure that Adult Social Care services are consistently of good quality for all those who require them.</p>	<p>Ongoing – Plymouth City Council and Livewell Southwest</p>

<p><b>Care experienced individuals</b></p> <p>(Note that as per the Independent Review of Children's Social Care recommendations, Plymouth City Council is treating care experience as though it is a protected characteristic).</p>	<p>It is estimated that 26 per cent of the homeless population in the UK have care experience. In Plymouth there are currently 7 per cent of care leavers open to the service (6 per cent aged 18-20 and 12 per cent of those aged 21+) who are in unsuitable accommodation.</p> <p>The Care Review reported that 41 per cent of 19-21 year old care leavers are not in education, employment or training (NEET) compared to 12 per cent of all other young people in the same age group.</p> <p>In Plymouth there are currently 50 per cent of care leavers aged 18-21 Not in Education Training or Employment (54 per cent of all those care leavers aged 18-24 who are open to the service).</p> <p>There are currently 195 care leavers aged 18 to 20 (statutory service) and 58 aged 21 to 24 (extended offer). There are more care leavers aged 21 to 24 who could return for support from services if they wished to.</p>	<p>None identified – Adult Social Care services are accessible to all those aged 18+ with an eligible need under the Care Act.</p> <p>There is a specific process in place for care experienced young people who are transitioning to Adult Social Care and this aims to ensure that effective care planning is in place for young people with more complex needs well in advance of their 18<sup>th</sup> birthdays.</p>	<p>The improvement plan aims to ensure that Adult Social Care services are consistently of good quality for all those who require them.</p>	<p>Ongoing – Plymouth City Council and Livewell Southwest</p>
<p><b>Disability</b></p>	<p>9.4 per cent of residents in Plymouth have their activities limited 'a lot' because of a physical or mental health problem.</p> <p>12.2 per cent of residents in Plymouth have their activities limited 'a little' because of a physical or mental health problem (2021 Census)</p>	<p>None identified – Adult Social Care services are accessible to all those aged 18+ with an eligible need under the Care Act.</p>	<p>The improvement plan aims to ensure that Adult Social Care services are consistently of good quality for all those who require them.</p>	<p>Ongoing – Plymouth City Council and Livewell Southwest</p>

<b>Gender reassignment</b>	0.5 per cent of residents in Plymouth have a gender identity that is different from their sex registered at birth. 0.1 per cent of residents identify as a trans man, 0.1 per cent identify as non-binary and, 0.1 per cent identify as a trans women (2021 Census).	None identified – Adult Social Care services are accessible to all those aged 18+ with an eligible need under the Care Act.	The improvement plan aims to ensure that Adult Social Care services are consistently of good quality for all those who require them.	Ongoing – Plymouth City Council and Livewell Southwest
<b>Marriage and civil partnership</b>	40.1 per cent of residents have never married and never registered a civil partnership. 10 per cent are divorced, 6 percent are widowed, with 2.5 per cent are separated but still married.  0.49 per cent of residents are, or were, married or in a civil partnerships of the same sex. 0.06 per cent of residents are in a civil partnerships with the opposite sex (2021 Census).	None identified	None identified	N/A
<b>Pregnancy and maternity</b>	The total fertility rate (TFR) for England was 1.62 children per woman in 2021. The total fertility rate (TFR) for Plymouth in 2021 was 1.5.	None identified	None identified	N/A

<b>Race</b>	<p>In 2021, 94.9 per cent of Plymouth's population identified their ethnicity as White, 2.3 per cent as Asian and 1.1 per cent as Black (2021 Census)</p> <p>People with a mixed ethnic background comprised 1.8 per cent of the population. 1 per cent of the population use a different term to describe their ethnicity (2021 Census)</p> <p>92.7 per cent of residents speak English as their main language. 2021 Census data shows that after English, Polish, Romanian, Chinese, Portuguese, and Arabic are the most spoken languages in Plymouth (2021 Census).</p>	<p>None identified – Adult Social Care services are accessible to all those aged 18+ with an eligible need under the Care Act.</p> <p>We recognise that we need to ensure that we regularly connect with all communities in our city to ensure we consistently understand the needs of people who may be more seldom heard.</p>	<p>The improvement plan aims to ensure that Adult Social Care services are consistently of good quality for all those who require them.</p>	<p>Ongoing – Plymouth City Council and Livewell Southwest</p>
<b>Religion or belief</b>	<p>48.9 per cent of the Plymouth population stated they had no religion. 42.5 per cent of the population identified as Christian (2021 Census).</p> <p>Those who identified as Muslim account for 1.3 per cent of Plymouth's population while Hindu, Buddhist, Jewish or Sikh combined totalled less than 1 per cent (2021 Census).</p>	<p>None identified</p>	<p>None identified</p>	<p>N/A</p>

<b>Sex</b>	51 per cent of our population are women and 49 per cent are men (2021 Census).	<p>None identified – Adult Social Care services are accessible to all those aged 18+ with an eligible need under the Care Act.</p> <p>We know that women in our city are statistically more likely to live for more years experiencing ill health and also that more women than men are unpaid carers - with the highest number in the 50-59 age group. We need to ensure that support for carers is available and includes a focus on the health of the carer.</p>	The improvement plan aims to ensure that Adult Social Care services are consistently of good quality for all those who require them.	Ongoing – Plymouth City Council and Livewell Southwest
<b>Sexual orientation</b>	88.95 per cent of residents aged 16 years and over in Plymouth describe their sexual orientation as straight or heterosexual. 2.06 per cent describe their sexuality as bisexual, 1.97 per cent of people describe their sexual orientation as gay or lesbian. 0.42 per cent of residents describe their sexual orientation using a different term (2021 Census).	None identified	None identified	N/A

#### SECTION FOUR: HUMAN RIGHTS IMPLICATIONS

Human Rights	Implications	Mitigation Actions	Timescale and responsible department
	None identified	None identified	N/A

SECTION FIVE: OUR EQUALITY OBJECTIVES

Equality objectives	Implications	Mitigation Actions	Timescale and responsible department
<b>Work together in partnership to:</b> <ul style="list-style-type: none"><li>▪ promote equality, diversity and inclusion</li><li>▪ facilitate community cohesion</li><li>▪ support people with different backgrounds and lived experiences to get on well together</li></ul>			
<b>Give specific consideration to care experienced people to improve their life outcomes, including access to training, employment and housing.</b>	None identified	None identified	N/A
<b>Build and develop a diverse workforce that represents the community and citizens it serves.</b>	None identified	None identified	N/A
<b>Support diverse communities to feel confident to report crime and anti-social behaviour, including hate crime and hate incidents, and work with partners to ensure Plymouth is a city where everybody feels safe and welcome.</b>	None identified	None identified	N/A

# Cabinet



Date of meeting:	07 July 2025
Title of Report:	<b>A38 Manadon Interchange scheme final business case development funding</b>
Lead Member:	Councillor John Stephens (Cabinet Member for Strategic Planning and Transport)
Lead Strategic Director:	Glenn Caplin-Grey (Strategic Director for Growth)
Author:	Sally Farley
Contact Email:	sally.farley@plymouth.gov.uk
Your Reference:	2025.06.25 ST/MS/P/MAN
Key Decision:	Yes
Confidentiality:	Part I - Official

## Purpose of Report

The purpose of this report is to request that the final tranche of co-development funding for the A38 Manadon Interchange scheme be placed on the capital programme. This will provide the necessary funding to carry out all the survey, design, environment, planning and project management work to progress the scheme to submission of the Final Business Case and maintain anticipated timescales.

The scheme now has programme entry approval with the Department for Transport (DfT), which means it is in the DfT's budgeted programme. However, not all of this co-development funding has been placed on the capital programme by Plymouth City Council (PCC) to date.

Plymouth is a strategically important city nationally; it plays a major role across the globe in a number of key industries including defence and marine industries, is home to largest naval base in western Europe, has three Universities, a thriving ferry port and is a regionally important centre for healthcare. It has strong growth potential, and an ambitious growth agenda to deliver over 29,000 new homes.

To support this growth, there are three major development areas across the city. They are: North of the city including Derriford, the City Centre and Waterfront and the East of the City including Saltram Meadows and Sherford. There is a need to strengthen the transport infrastructure to allow the delivery of this growth, improve the way people travel across the city and enhance connectivity into the wider South West region.

The A38 Manadon Interchange is at the confluence of where the road network supporting this growth converges. The junction already suffers from significant congestion and unreliable journey times, with over 60,000 vehicles passing through the junction every day and queues on the off slips frequently queuing back onto the A38. Without significant investment this junction will continue to have a poor road safety record and will act as a constraint on future growth.

The Council has been progressing the development of the A38 Manadon Interchange scheme since 2019, when the scheme secured co-development funding from the Department for Transport through

the Large Local Major schemes programme, recognising the strategic regional need for improvements at Manadon Interchange. The decision by the DfT to approve the Outline Business Case, however, was delayed following the pandemic and the subsequent global economic shocks, it is, therefore, now imperative that the scheme makes good progress against the agreed programme.

Although still at an early stage, the Manadon scheme is being developed to provide improvements across all modes, alongside environmental enhancements.

The scheme entered into early contractor involvement in 2019 with Balfour Beatty under the SCAPE framework in order to provide the experience, expertise and human resource a project of this size requires. It is anticipated, however, that a construction contract would not be entered into until Autumn 2028.

### **Recommendations and Reasons**

It is recommended that Cabinet:

1. Approves the Business Case attached to the report.

*Reason: In order to progress the development of the A38 Manadon Scheme to the next stage of development.*

2. Allocates £12,808,832 for the project into the Capital Programme funded by:  
£8,897,042 ringfenced Department for Transport grant funding allocated specifically for this scheme.  
£3,911,790 un-ringfenced Integrated Transport Block grant funding that PCC is able to use to fund its transport priorities.

*Reason: To place the allocated DfT grant funding and Integrated Transport Block funding on the capital programme to provide certainty of scheme resourcing to proceed to Final Business Case.*

3. Authorises the procurement process set out in the report.

*Reason: to allow the scheme to continue to progress utilising early contractor involvement.*

4. Delegates contract award decisions to the Service Director for Strategic Planning and Infrastructure where they do not already have authority to do so.

*Reason: to ensure the project is expedited against the agreed programme.*

### **Alternative options considered and rejected**

1. To not proceed to Final Business Case at this time. This option was rejected because the scheme would either be delayed or not-delivered. As well as investment to date, significant future DfT funding for this scheme would also be risk.

### **Relevance to the Corporate Plan and/or the Plymouth Plan**

The corporate Plan priority of 'Fewer potholes, cleaner, greener streets and transport' is relevant to this decision. Although this decision is restricted to funding to progress to final business case stage, the actual A38 Manadon Interchange scheme will provide upgraded infrastructure at one of the city's busiest junctions where the A38 Strategic Road network meets the busy A386. As well as providing improved road capacity the scheme will also provide improvements for pedestrians, cyclists and buses.



Manadon is specifically named within the Plymouth Plan to support planned growth and maintain competitiveness both regionally and nationally through improved resilience in the strategic road network, a reduction in journey times and improved journey time reliability.

### **Implications for the Medium Term Financial Plan and Resource Implications:**

The A38 Manadon Interchange co-development funding has been included within the Medium Term Financial Plan. The allocation of £12,808,832 for the project into the Capital Programme will be financed by ring-fenced Department for Transport grant funding allocated specifically for the scheme of £8,897,042, as well as un-ringfenced Integrated Transport Block (ITB) grant funding of £3,911,790. Allocating ITB grant funding to this scheme means it will not be available to fund other investment priorities, which is likely to have resource implications for other transport investment, and which could, over time, increase the amount of borrowing required to fund other programmes (with knock-on implications for capital financing costs within the Council's revenue budget).

### **Financial Risks**

There is a risk that the DfT do not approve the Final Business Case. However the Project has now achieved Programme Entry, and the DfT have provided significant investment to date.

There is a risk that the DfT delay the decision to approve the Final Business Case, leading to an increase to costs through inflation. To mitigate against this risk the DfT will be involved throughout Pre-Con period and information will be submitted in advance for early review.

There is a risk that development costs increase due to inflation. Inflation has already been incurred due to global economic events. The scheme has endeavoured to mitigate this through early contractor engagement to avoid further delays. The DfT has also identified this scheme as being eligible for 100% of construction costs, but this is still to be confirmed. However, it may be the case that value engineering will be required as the scheme develops.

### **Legal Implications**

(Provided by AC)

None arising from this report.

Any future land requirements will be the subject of a further report.

### **Carbon Footprint (Environmental) Implications:**

Tackling climate change is one of the Council's top priorities, and in March 2019, PCC declared a Climate Emergency. The Council, through its Annual Action Plans initially and subsequently through its three year rolling net zero plans, is committed to encouraging sustainable and cleaner transport, and decarbonising the transport system.

This decision to allocate co-development funding to the capital programme does not have a direct impact. However the A38 Manadon Interchange scheme includes high-quality infrastructure for active travel modes, including a new cycle bridge over the A38, which will provide a step-change in facilities and remove a key gap in provision which acts as a barrier to increasing active travel users on the A386 Northern Growth Corridor. Environmental enhancements are also included, through opening of areas of greenspace, and providing extensive landscaping and tree-planting. The scheme will reduce journey times for buses as well as improve journey time reliability on the major bus corridor linking the City Centre to northern Plymouth and will reduce carbon emissions from vehicle transport, providing an overall carbon benefit in the longer term.

No other implications.

*\*Add rows as required to box below*

Fin	OW. 25.26. 018	Leg	LS/00 0013 12/3/ AC/2 6/6/2 5	Mon Off	N/A	HR	N/A	Assets	N/A	Strat Proc	N/A
Originating Senior Leadership Team member: Paul Barnard, Service Director for Strategic Planning and Infrastructure											

Please confirm the Strategic Director(s) has agreed the report? Yes

Date agreed: 26/06/2025

Cabinet Member approval: Cllr John Stephens approved by email

Date approved: 26/06/2025

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# **A38 MANADON INTERCHANGE SCHEME FINAL BUSINESS CASE DEVELOPMENT FUNDING BRIEFING REPORT**



## **Briefing Report**

### **1. EXECUTIVE SUMMARY**

Plymouth is a strategically important city nationally; it plays a major role across the globe in a number of key industries including defence and marine industries, is home to largest naval base in western Europe, has three Universities, a thriving ferry port and is a regionally important centre for healthcare. It has strong growth potential, and an ambitious growth agenda to deliver over 29,000 new homes.

To support this growth, there are three major development areas across the city. They are: North of the city including Derriford, the City Centre and Waterfront and the East of the City including Saltram Meadows and Sherford. There is a need to strengthen the transport infrastructure to allow the delivery of this growth, improve the way people travel across the city and enhance connectivity into the wider South West region.

The A38 Manadon Interchange is at the confluence of where the road network supporting this growth converges. The junction already suffers from significant congestion and unreliable journey times, with over 60,000 vehicles passing through the junction every day and queues on the off slips frequently queuing back onto the A38. Without significant investment this junction will continue to have a poor road safety record and will act as a constraint on future growth.

The Council has been progressing the development of the A38 Manadon Interchange scheme since 2019, when the scheme secured co-development funding from the Department for Transport through the Large Local Major schemes programme, recognising the strategic regional need for improvements at Manadon Interchange.

Although still at an early stage the Manadon scheme is being developed to provide improvements across all modes, alongside environmental enhancements.

This request is to allocate a further tranche of £12,808,832 to the capital programme to allow the A38 Manadon Interchange Scheme to progress to Final Business Case.

Although this request is for development funding to achieve Final Business Case Stage it is nevertheless a significant milestone in the scheme's development and a large investment for Plymouth City Council.

Pending approval of the Final Business Case the whole scheme cost (including construction) is expected to be £156.5m, with the DfT providing £133m (85%) of the funding and PCC £23.5m (15%).

### **2. BACKGROUND**

Plymouth plays a major role across the globe in a number of key industries. The city is a global centre of excellence for marine science and technology, home to the largest naval base in Western Europe and has a rich ecosystem of world-renowned defence research capabilities and private sector businesses. Plymouth is also a base for major UK employers such as Babcock International and Princess Yachts.

Plans are well underway for significant investment in many of these industries. These businesses and many others provide thousands of jobs across Plymouth. Over the next ten years, 13,000 skilled jobs are being created and the city's population is expected to increase to 300,000.

To support this growth, we have three major growth areas across the city. They are: North of the city e.g. Derriford, City Centre/Waterfront and the East of the City e.g. Saltram Meadows / Sherford. Therefore, we need to strengthen our infrastructure e.g. build over 29,000 new homes, improve the way people travel across our city, strengthen and grow public services such as the NHS, ensure there are enough school places, waste management facilities, telecommunications etc. Unless these infrastructure needs are met the city will not be able to grow.

At the same time, it is essential that Plymouth continues to deliver on its commitment to reduce carbon emissions as part of the commitment to be net zero by 2030.

With more jobs comes an increased demand. At the moment, there are around 6,643 people registered as having a housing need in Plymouth. There is a clear need for more housing and more opportunities within the city.

Currently Plymouth's local road/highway network is outdated, and is a legacy of the post-war era, with many places in need of significant improvement. With a growing population, our roads and highways are under significant pressure.

Sections of the highway network already suffer from congestion and are forecast to worsen over the next ten years including the A38 Manadon Interchange, one of the worst performing junctions within the whole of the South West in terms of reliable journey times.

The A38 Manadon Interchange is a fundamental piece of infrastructure on the road network within Plymouth and forms part of the Strategic Road Network (SRN). It is the largest junction on the A38 Devon Expressway and forms a key interchange point between the A386 Tavistock Road and the A38.

The junction is not just vital to movement across the city, but also in providing connectivity to the wider region and UK. Manadon Interchange is located at the point where the A38 (part of the Strategic Road Network, SRN) meets the busy A386 Tavistock Road, which provides the main access route to regional employment and medical centres located in the north of Plymouth, including Plymouth Science Park, Plymouth International Medical and Technology Park, Derriford Hospital and Plymouth Marjon University. It also links to Outland Road, which is a key route which links to the City Centre, Plymouth Port, the Royal Naval Dockyard in Devonport, and the Oceansgate Enterprise Zone.

Connecting both the east-west and north-south, Manadon Interchange is also critical to the success of the three major growth areas in the city.

Given its strategic importance, a scheme for Manadon was submitted to the DfT with the support of the Sub-National Transport Body (Peninsula Transport) in 2019 and since this time has been in receipt of co-development funding from the DfT to progress to the current stage.

The DfT model of business case approval is in three stages:

- Strategic outline business case – DfT approved 2019
- Outline business case – DfT approved 2024
- Final Business Case – in development

The Outline Business Case (OBC) for the £156.5m A38 Manadon Interchange Scheme was approved by the DfT in 2024. This request (to allocate £12,808,832 to the capital programme) would allow the scheme to progress from Outline stage to Final Business Case, and a future high value decision will be required before the scheme can proceed to the construction phase.

Although still at an early stage the scheme is being developed to provide improvements across all modes, along with environmental enhancements. The key elements of the scheme are:

- Highways capacity improvements, through widening of the A38 eastbound and westbound off slips, to improve capacity from the A38 and reduce queuing on the A38 off slips.
- Highway capacity improvements on the local road network, though an additional northbound lane on A386 Tavistock Road, and widening of the local road approaches to the junction.
- Extensive improvements for active travel modes, including a new cycle bridge across the A38 to facilitate a continuous two-way north-south largely off-road cycle route, improved pedestrian bridges and enhanced links to local areas of green-space.
- Improvements for bus journey times through increased capacity and bus priority on the main bus corridor from the City Centre to Derriford via Mannamead Road.
- Environment improvements by opening up and improving areas of green space for use by the local community and providing extensive landscaping, and on and off-site tree planting.
- New signalised junction linking Meavy Way with Budshead Way

Manadon is situated at the confluence of the city's busiest routes and experiences severe congestions and unreliable journey times. It is a constraint on the growth ambitions of the city. The benefits of the scheme can be summarised as follows:

- Reducing congestion to provide quicker and more reliable journey times, particularly to the city centre, Derriford Hospital and Devonport Naval Base.
- Supporting the delivery of jobs and housing across the city, but particularly along the city's northern corridor and the city centre
- Improving road safety at Manadon Interchange and the A38 Parkway
- Providing a direct, safer and more user-friendly north/south route for cyclists
- Improving bus journey times, punctuality and reliability on the city's busiest bus corridor
- Providing improved flood resilience and environmental enhancements

The scheme endured a delay of almost three years whilst the government considered how to fund major transport investments nationally during a time of economic crisis following the 2020/2021 pandemic. It is therefore vitally important that the scheme now proceeds at pace.

### **3. PROPOSED CHANGES AND REASONS**

The Outline Business Case (OBC) for the £156.5m A38 Manadon Interchange Scheme was approved by the DfT in 2024. This request (to allocate £12,808,832 to the capital programme) would allow the scheme to progress from Outline stage to Final Business Case, and a future high value decision will be required before the scheme can proceed to the construction phase.

#### **4. ALTERNATIVE OPTIONS**

- I. To not proceed to Final Business Case at this time. This option was rejected because the scheme would either be delayed or not-delivered. As well as investment to date, significant future DfT funding for this scheme would also be risk and inflationary pressures incurred.

#### **5. FINANCIAL IMPLICATIONS AND RISK**

The A38 Manadon Interchange co-development funding has been included within the Medium Term Financial Plan. The allocation of £12,808,832 for the project into the Capital Programme will be financed by ring-fenced Department for Transport grant funding allocated specifically for the scheme of £8,897,042, as well as un-ringfenced Integrated Transport Block (ITB) grant funding of £3,911,790. Allocating ITB grant funding to this scheme means it will not be available to fund other investment priorities, which is likely to have resource implications for other transport investment, and which could, over time, increase the amount of borrowing required to other programmes (with knock-on implications for capital financing costs within the Council's revenue budget).

Further use of c. £7.5m un-ringfenced council funding is currently assumed within financial plans for the construction phase (which, subject to full business case approval, would proceed from 2029 onwards), with assumed developer contributions providing a further tranche of the overall 15% PCC contribution to this phase. Cabinet members are not being asked to approve this funding at this stage (and there is a possibility that the scheme may become eligible for 100% specific grant funding for the construction phase, which would improve this position significantly. However, Cabinet members should note that completing the scheme is likely to have significant financial implications in future years.

Delaying this decision to place the development funding on the Capital Programme presents a high risk of loss of significant investment and opportunity to improve the city's road network and its only Strategic Road network link to national and global markets (the A38). This decision to place the remaining co-development funding on the capital programme is specifically to mitigate this risk.

There is a low risk that the DfT do not approve Final Business Case. The Project has now achieved Programme Entry, and the DfT have provided significant investment to date.

There is a medium risk that the DfT delay the decision to approve the Final Business Case and increase inflationary costs. To mitigate against this risk the DfT will be involved throughout the pre-construction period and information will be submitted in advance for early review.

There remains a high risk that development costs increase due to inflation. Inflation has already been incurred due to global economic events. The scheme has endeavoured to mitigate this through early contractor engagement to avoid further delays. The DfT has also identified this scheme as being eligible for 100% of construction costs, but this is still to be confirmed. However, it may be the case that value engineering will be required as the scheme develops.

Land Acquisition requirements pose a medium risk of delay to the scheme. Early engagement with affected landowners already underway and there is shared learning with the Woolwell to the George team.

There is a medium risk that local opposition delays the scheme. The approach being taken is similar to that at Forder Valley where environmental enhancement and mitigation was included at an early stage. Environmental surveys were undertaken from the outset to understand environmental constraints



and mitigation proposals are being developed to be robust. The scheme will be compliant with Biodiversity Net Gain (BNG) requirements as well as tree policy requirements. Extensive consultation was undertaken in 2020/21 and again during May/June 2025. Further consultations will be undertaken before Final Business case stage is reached.

## **6. TIMESCALES**


The development of the scheme from Outline Business Case to Final Business Case is programmed to be completed at the end of 2028.

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# EQUALITY IMPACT ASSESSMENT – A38 MANADON INTERCHANGE

## DEVELOPMENT FUNDING TO FINAL BUSINESS CASE

### SECTION ONE: INFORMATION ABOUT THE PROPOSAL

<b>Author(s):</b> The person completing the EIA template.	Sally Farley	<b>Department and service:</b>	Place - SP&I – Strategic Transport	<b>Date of assessment:</b>	25 June 2025
<b>Lead Officer:</b> Head of Service, Service Director, or Strategic Director.	Philip Heseltine	<b>Signature:</b>		<b>Approval date:</b>	25 June 2025
<b>Overview:</b>	<p>This EqIA is in relation to an Executive Decision to approve funding onto the capital budget following on from DfT approval to move into the next stage of development and produce a Full Business Case.</p> <p>The Plymouth and South West Devon Joint Local Plan 2014-2034 (JLP) identifies Derriford and the Northern Corridor as a Growth Area because of its potential to deliver a regionally significant scale of growth in new jobs and new homes. The A38 Manadon Interchange is the primary access point which connects the A38 trunk road to the A386 Tavistock Road, the primary route to the Derriford area, and Outland Road and Mannamead Road from the City Centre. The A38 Manadon Interchange currently experiences significant congestion and delays, particularly at peak times, and is one of the worst performing junctions on the South West Strategic Road Network.</p> <p>The Manadon scheme will seek to increase capacity on all arms of the junction as well as providing significant improvements to walking and cycling facilities, including a new cycle bridge across the A38.</p> <p>Objectives of the scheme:</p> <ul style="list-style-type: none"><li>• Reduce congestion</li><li>• Support economic growth and rebalancing</li><li>• Support housing delivery</li><li>• Support all road users</li><li>• Support the Strategic Road Network (SRN)</li></ul>				
<b>Decision required:</b>	It is recommended that the Cabinet				

	<div>1. Approves the Business Case attached to the report.</div> <div>2. Allocates £12,808,832 for the project into the Capital Programme funded by: £8,897,042 ringfenced Department for Transport grant funding allocated specifically for this scheme. £3,911,790 un-ringfenced Integrated Transport Block grant funding that PCC is able to use to fund its transport priorities.</div> <div>3. Authorises the procurement process set out in the report.</div> <div>4. Delegates contract award decisions to the Service Director for Strategic Planning and Infrastructure where they do not already have authority to do so.</div>
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SECTION TWO: EQUALITY IMPACT ASSESSMENT SCREENING TOOL

<div>Potential external impacts:</div> <div>Does the proposal have the potential to negatively impact service users, communities or residents with protected characteristics?</div>	Yes		No	x
<div>Potential internal impacts:</div> <div>Does the proposal have the potential to negatively impact Plymouth City Council employees?</div>	Yes		No	x
<div>Is a full Equality Impact Assessment required? (if you have answered yes to either of the questions above then a full impact assessment is required and you must complete section three)</div>	Yes		No	x
<div>If you do not agree that a full equality impact assessment is required, please set out your justification for why not.</div>	<div>This is to accompany a Cabinet Decision to approve funding to continue to develop the A38 Manadon Interchange scheme to produce the final business case. Therefore, this decision has no impact on equality and does not require a full equality impact assessment. The scheme is still at an early stage, as</div>			

the scheme progresses further decisions will be required which may require a full EqlA submission.

SECTION THREE: FULL EQUALITY IMPACT ASSESSMENT

Protected characteristics (Equality Act, 2010)	Evidence and information (e.g. data and consultation feedback)	Adverse impact	Mitigation activities	Timescale and responsible department
Age	<p>Plymouth</p> <ul style="list-style-type: none"><li>• 16.4 per cent of people in Plymouth are children aged under 15.</li><li>• 65.1 per cent are adults aged 15 to 64.</li><li>• 18.5 percent are adults aged 65 and over.</li><li>• 2.4 percent of the resident population are 85 and over.</li></ul> <p>South West</p> <ul style="list-style-type: none"><li>• 15.9 per cent of people are aged 0 to 14, 61.8 per cent are aged 15 to 64.</li><li>• 22.3 per cent are aged 65 and over.</li></ul> <p>England</p> <ul style="list-style-type: none"><li>• 17.4 per cent of people are aged 0 to 14.</li><li>• 64.2 per cent of people are aged 15 to 64.</li><li>• 18.4 per cent of people are aged 65 and over.</li></ul> <p>(2021 Census)</p>	No adverse impact is anticipated		

<p><b>Care experienced individuals</b></p> <p>(Note that as per the Independent Review of Children's Social Care recommendations, Plymouth City Council is treating care experience as though it is a protected characteristic).</p>	<p>It is estimated that 26 per cent of the homeless population in the UK have care experience. In Plymouth there are currently 7 per cent of care leavers open to the service (6 per cent aged 18-20 and 12 per cent of those aged 21+) who are in unsuitable accommodation.</p> <p>The Care Review reported that 41 per cent of 19-21 year old care leavers are not in education, employment or training (NEET) compared to 12 per cent of all other young people in the same age group.</p> <p>In Plymouth there are currently 50 per cent of care leavers aged 18-21 Not in Education Training or Employment (54 per cent of all those care leavers aged 18-24 who are open to the service).</p> <p>There are currently 195 care leavers aged 18 to 20 (statutory service) and 58 aged 21 to 24 (extended offer). There are more care leavers aged 21 to 24 who could return for support from services if they wished to.</p>	<p>No adverse impact is anticipated</p>		
<p><b>Disability</b></p>	<p>9.4 per cent of residents in Plymouth have their activities limited 'a lot' because of a physical or mental health problem.</p> <p>12.2 per cent of residents in Plymouth have their activities limited 'a little' because of a physical or mental health problem (2021 Census)</p>	<p>No adverse impact is anticipated</p>		

<b>Gender reassignment</b>	0.5 per cent of residents in Plymouth have a gender identity that is different from their sex registered at birth. 0.1 per cent of residents identify as a trans man, 0.1 per cent identify as non-binary and, 0.1 per cent identify as a trans women (2021 Census).	No adverse impact is anticipated		
<b>Marriage and civil partnership</b>	40.1 per cent of residents have never married and never registered a civil partnership. 10 per cent are divorced, 6 percent are widowed, with 2.5 per cent are separated but still married.  0.49 per cent of residents are, or were, married or in a civil partnerships of the same sex. 0.06 per cent of residents are in a civil partnerships with the opposite sex (2021 Census).	No adverse impact is anticipated		
<b>Pregnancy and maternity</b>	The total fertility rate (TFR) for England was 1.62 children per woman in 2021. The total fertility rate (TFR) for Plymouth in 2021 was 1.5.	No adverse impact is anticipated		

<b>Race</b>	<p>In 2021, 94.9 per cent of Plymouth's population identified their ethnicity as White, 2.3 per cent as Asian and 1.1 per cent as Black (2021 Census)</p> <p>People with a mixed ethnic background comprised 1.8 per cent of the population. 1 per cent of the population use a different term to describe their ethnicity (2021 Census)</p> <p>92.7 per cent of residents speak English as their main language. 2021 Census data shows that after English, Polish, Romanian, Chinese, Portuguese, and Arabic are the most spoken languages in Plymouth (2021 Census).</p>	No adverse impact is anticipated		
<b>Religion or belief</b>	<p>48.9 per cent of the Plymouth population stated they had no religion. 42.5 per cent of the population identified as Christian (2021 Census).</p> <p>Those who identified as Muslim account for 1.3 per cent of Plymouth's population while Hindu, Buddhist, Jewish or Sikh combined totalled less than 1 per cent (2021 Census).</p>	No adverse impact is anticipated		
<b>Sex</b>	<p>51 per cent of our population are women and 49 per cent are men (2021 Census).</p>	No adverse impact is anticipated		
<b>Sexual orientation</b>	<p>88.95 per cent of residents aged 16 years and over in Plymouth describe their sexual orientation as straight or heterosexual. 2.06 per cent describe their sexuality as bisexual, 1.97 per cent of people describe their sexual orientation as gay or lesbian. 0.42 per cent of residents describe their sexual orientation using a different term (2021 Census).</p>	No adverse impact is anticipated		



SECTION FOUR: HUMAN RIGHTS IMPLICATIONS

Human Rights	Implications	Mitigation Actions	Timescale and responsible department

SECTION FIVE: OUR EQUALITY OBJECTIVES

Equality objectives	Implications	Mitigation Actions	Timescale and responsible department
<b>Work together in partnership to:</b> <ul style="list-style-type: none"><li>▪ promote equality, diversity and inclusion</li><li>▪ facilitate community cohesion</li><li>▪ support people with different backgrounds and lived experiences to get on well together</li></ul>			
<b>Give specific consideration to care experienced people to improve their life outcomes, including access to training, employment and housing.</b>			
<b>Build and develop a diverse workforce that represents the community and citizens it serves.</b>			
<b>Support diverse communities to feel confident to report crime and anti-social behaviour, including hate crime and hate incidents, and work with partners to ensure Plymouth is a city where everybody feels safe and welcome.</b>			

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# A38 Manadon Interchange Development Funding

## Project details

### Assessment author

Sally Farley

### Project summary

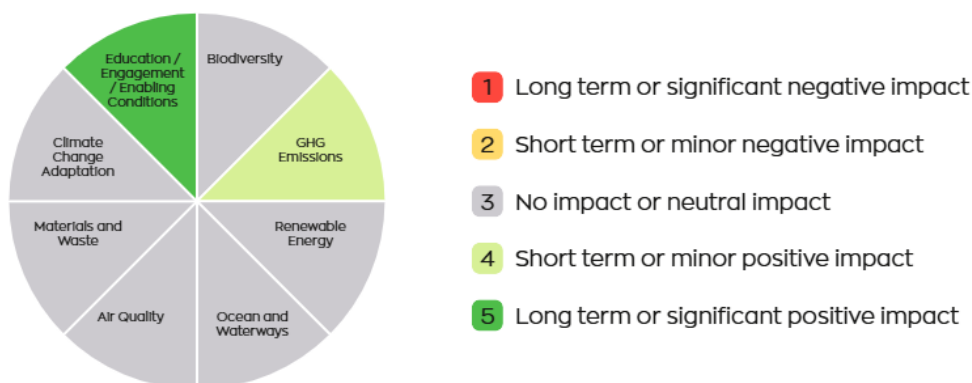
The Plymouth and South West Devon Joint Local Plan 2014-2034 (JLP) identifies Derriford and the Northern Corridor as a Growth Area because of its potential to deliver a regionally significant scale of growth in new jobs and new homes. The A38 Manadon Interchange is the primary access point which connects the A38 trunk road to the A386 Tavistock Road, the primary route to the Derriford area, and Outland Road and Mannamead Road from the City Centre. The A38 Manadon Interchange currently experiences significant congestion and delays, particularly at peak times, and is one of the worst performing junctions on the South West Strategic Road Network.

The Manadon scheme will seek to increase capacity on all arms of the junction as well as providing significant improvements to walking and cycling facilities, including a new cycle bridge across the A38.

Objectives of the scheme:

- Reduce congestion
- Support economic growth and rebalancing
- Support housing delivery
- Support all road users
- Support the Strategic Road Network (SRN)

## Summary of assessment



The Plymouth and South West Devon Joint Local Plan 2014-2034 (JLP) identifies Derriford and the Northern Corridor as a Growth Area because of its potential to deliver a regionally significant scale of growth in new jobs and new homes. The A38 Manadon Interchange is the primary access point which connects the A38 trunk road to the A386 Tavistock Road, the primary route to the Derriford area, and Outland Road and Mannamead Road from the City Centre. The A38 Manadon Interchange currently experiences significant congestion and delays, particularly at peak times, and is one of the worst performing junctions on the South West Strategic Road Network.

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- Reduce congestion
- Support economic growth and rebalancing
- Support housing delivery
- Support all road users
- Support the Strategic Road Network (SRN)

## Assessment scores

### Biodiversity

#### Score

(3) No impact or neutral impact

#### Score justification

A desk-based review has been carried out to appraise the impact of proposals on biodiversity, which has included a review of the Devon Biodiversity Action Plan. The approach follows the five-step general approach to appraising 'environmental capital' described in TAG Unit A3 Section 5. The assessment has used the Biodiversity Appraisal Worksheet. The scheme requires small-scale localised losses of habitats; the assessment notes that with replacement planting the biodiversity effect can be mitigated and there is potential to achieve a beneficial impact. The proposed scheme does not affect any nature conservation designations.

#### Mitigatory measures applied:

The design and implementation of the scheme has considered the environment throughout the scheme development processes, and the proposals include environmental enhancements, including improved connectivity to and within areas of green-space for the local community, and extensive landscaping and tree planting. The proposals aim to meet high environmental standards, through biodiversity net gain allowances, carbon impacts and full consideration of other environmental impacts.

### GHG Emissions

#### Score

(4) Short term or limited positive impact

#### Score justification

The carbon impact of the scheme was assessed using the Greenhouse Gas workbook (November 2021 version). This used outputs from the TUBA assessment which have been carried out as part of the economic appraisal. Greenhouse Gas emissions data was taken from the TUBA models, which were developed to cover the full 8760 hours of the year. The assessment has calculated there would be a decrease in non-traded carbon (38,371 tonne reduction) and traded carbon (335 tonne reduction) over the 60 year appraisal period. This results in carbon benefits of £2,795,194

#### Mitigatory measures applied:

The design and implementation of the scheme has considered the environment throughout the scheme development processes, and the proposals include environmental enhancements, including improved connectivity to and within areas of green-space for the local community, and extensive landscaping and tree planting. The proposals aim to meet high environmental standards, through biodiversity net gain allowances, carbon impacts and full consideration of other environmental impacts.

## Renewable Energy

### Score

(3) No impact or neutral impact

### Score justification

The A38 Manadon Interchange scheme will have no impact on Renewable Energy use in Plymouth.

## Ocean and Waterways

### Score

(3) No impact or neutral impact

### Score justification

The scheme is mostly within Flood Zone 1 and is unlikely to flood; The scheme will not have a significant impact on any watercourses.

### Mitigatory measures applied:

Water management will be part of the environmental enhancements as part of the project including improved drainage and SUDS .

## Air Quality

### Score

(3) No impact or neutral impact

### Score justification

The assessment has been based on guidance in DMRB (Volume 11, Section 3 Part 1) and WebTAG Unit A3 Section 3. The assessment follows the 5 steps as specified in TAG as follows:

1. Scoping to determine the study area for assessment;
2. Quantification of air quality impacts;
3. Assessment of local and regional air quality impacts;
4. Monetary valuation of air quality impacts; and
5. Consideration of the distributional impacts of air quality changes.

The Quantification uses the methodology in DMRB Volume 11 to quantify the air quality impact, and has used traffic flow data from the Plymouth HAM3 supporting traffic model. 4.5.12 Sections of the A386 (Outland Road, Manadon Hill and Tavistock Road) and B3250 (Mannamead Road) are covered by the Plymouth Air Quality Management Area (AQMA). The air quality assessment concludes that for all receptors within the AQMA, changes in NO<sub>2</sub> are imperceptible or small; no receptors are predicted to experience an increase of more than 2µg/m<sup>3</sup>, with concentrations of NO<sub>2</sub> below the objective threshold of 40µg/m<sup>3</sup> in all cases. Similarly for PM<sub>10</sub>, the change in concentration is negligible or small, with total concentrates below the threshold in all cases. It is therefore concluded that the scheme will have a negligible impact on the Plymouth AQMA.

### Mitigatory measures applied:

As the scheme design develops the air quality modelling will be used to predict and mitigate any impacts identified.

## Materials and Waste

**Score**

(3) No impact or neutral impact

**Score justification**

Best practice waste management techniques will be adopted throughout construction. A Site Waste Management Plan (SWMP) will ensure that the principles of the waste management hierarchy (i.e. reduce, reuse, recycle) will be adopted. The reuse of site won materials will be prioritised and retained where possible. A Construction Environmental Management Plan (CEMP) will also support scheme delivery.

**Mitigatory measures applied:**

As the scheme develops the reuse of site won materials will be a priority.

## Climate Change Adaptation

**Score**

(3) No impact or neutral impact

**Score justification**

The A38 Manadon Interchange scheme has been reviewed with consideration of the Climate Emergency declaration, and has been developed to incorporate measures to minimise carbon. This includes providing extensive improvements for active travel modes, and environmental enhancements including extensive tree planting. The A38 Manadon Interchange scheme supports the National policy objectives and commitments in terms of climate change and reducing transport emissions, through:

- Providing high-quality infrastructure for active travel modes, which will provide a step-change in facilities and remove the existing gap in provision across the A38;
- Reducing journey times and improving journey time reliability for bus journeys on the key bus corridor from the City Centre to Derriford which travel through the junction;
- Reducing vehicle carbon emissions over life of the scheme by reducing congestion and queuing;
- Providing environmental enhancements through extensive landscaping and tree-planting to meet Biodiversity Net Gain requirements and provide carbon benefits.

**Mitigatory measures applied:**

Although the scheme is at an early stage, the design and implementation of the scheme has considered the environment throughout the scheme development processes, and the proposals include environmental enhancements, including improved connectivity to and within areas of green-space for the local community, and extensive landscaping and tree planting. The proposals aim to meet high environmental standards, through biodiversity net gain allowances, carbon impacts and full consideration of other environmental impacts. At this stage the assessment is neutral but as the scheme develops, and through planning obligations this score is expected to improve.

## Education / Engagement / Enabling Conditions

**Score**

(5) Long lasting or extensive positive impact

**Score justification**

The scheme will provide significant improvements for active travel modes to allow safe, direct, segregated access through the junction, removing the current gap in provision across the A38. The scheme design includes the provision of high-quality pedestrian and cycle facilities, to encourage travel by active modes, provide better facilities for the local community and to improve links to open-up areas of community greenspace. In particular, the scheme includes:



- Providing a continuous two-way north-south cycleway which is largely off-road, linking from the existing provision on Outland Road (in the south) to Boniface Lane (in the north). This includes a new cycle bridge across the A38, filling the gap in current provision;
  - Replacing and widening the existing footbridge over the A386 Tavistock Road, to make it suitable for pedestrians and cyclists;
  - Replacing and widening the existing footbridge over the A38 to the west of Manadon Interchange;
- The improvements for active modes have been designed to follow the principles in the Government's Gear Change vision, and have aimed to provide safe direct and segregated cycle facilities wherever possible, to provide for and encourage cyclists of all abilities and disabilities. The new cycle bridge over the A38 will provide a high-quality facility that will greatly encourage cycling by addressing the lack of current facilities for less able cyclists, and removing the existing severance that the A38 provides.

**Mitigatory measures applied:**

As the scheme develops it is anticipated that the provision of opportunities for training in engineering based subjects would form part of the contractual obligations.

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# Cabinet



Date of meeting:	07 July 2025
Title of Report:	<b>Plan for Homes 4 – Year 1 update</b>
Lead Member:	Councillor Chris Penberthy (Cabinet Member for Housing, Cooperative Development, and Communities)
Lead Strategic Director:	Glenn Caplin-Grey (Strategic Director for Growth)
Author:	Nick Carter (Head of Housing and Regeneration)
Contact Email:	nick.carter@plymouth.gov.uk
Your Reference:	NJCI
Key Decision:	No
Confidentiality:	Part 1 - Official

## Purpose of Report

The report provides a year one (2024/25) update on the delivery of the Plan for Homes 4 Action Plan and Key Performance Indicators to report progress against our priority housing actions.

Plan for Homes 4 was launched in March 2024 with the overall ambition to deliver a minimum of 5,000 new homes in the city over the next five years. It builds upon the successful Plan for Homes programme which has provided a housing delivery framework since first launched in November 2013.

Building more homes for both social and affordable homeownership is a corporate priority. Plymouth is in the midst of a housing crisis and needs more homes to meet our identified housing needs.

It highlights our housing demands and the context of our challenges to deliver our priority actions to increase the supply of new homes and support the regeneration, improvement, and energy efficiency of existing homes of all tenures. Also to provide for a range of housing needs, including supported and specialist housing, whilst address the increase in homelessness and use of temporary accommodation.

The report includes some key achievements over the first year of Plan for Homes 4 and looks forward to future challenges and opportunities in meeting our housing priorities.

## Recommendations and Reasons

1. To note the report

*Reason: To receive Plan for Homes 4 Year 1 update*

2. To maximise the impact of the South West Housing and Construction Conference to promote development opportunities, overcome challenges to delivery and secure inward investment.

*Reason: To get Plymouth building homes, to engage and retain house builders and the wider supply chain, and secure inward investment in new homes and infrastructure.*

**Alternative options considered and rejected**

- I. As the purpose of this report is to provide a Year 1 update with associated Action Plan and Key Performance Indicators on the delivery of Plan for Homes 4 no alternative options were considered.

**Relevance to the Corporate Plan and/or the Plymouth Plan**

Corporate Plan: It is a corporate plan priority to build more homes for social rent and affordable home ownership.

Plymouth Plan Policy HEA8: Meeting local housing needs aims to ensure that everyone has access to a decent, safe and affordable home, which is suited to their needs, promotes health and is located in a community where they want to live.

Plymouth Plan Policy GRO3: Accelerating the delivery of new homes aims to implement a range of initiatives in a 'Plan for Homes' to ensure that a proactive approach is taken to driving and accelerating the delivery of the new homes needed to meet the City's growth aspirations.

Plymouth Plan Policy GRO7: Reducing carbon emissions and adapting to climate change aims to pursue approaches to deliver significant reductions in carbon emissions in Plymouth, aiming to achieve net-zero by 2030.

**Implications for the Medium Term Financial Plan and Resource Implications:**

On 21 February 2025 the Leader of the Council approved the Capital Investment Business Case to add £7,977,853.09 of new capital budget to the Capital Programme for Plan for Homes 4 to create an overall Programme budget of £11,503,836.46.

The new Plan for Homes 4 budget takes into account all existing Portfolio Holder commitments and created an overall budget headroom of around £1.9m to use to fund future projects over the course of Plan for Homes 4.

On 7 May 2025 the Leader of the Council approved the Business Case Change Request Change to allocate £1.920m additional into the Capital Programme as grant support for Bath Street West housing project, to be funded by future Right to Buy receipts.

On 11 December 2023 Cabinet approved the Business Case to allocate £10,000,000 for the purchase of temporary accommodation for homeless households into the Capital Programme funded by service borrowing.

At this stage there is no identified additional capital ask of Plymouth City Council (PCC).

We will be working to maximise investment from other sources including our partnership working with Homes England, bids to Homes England's Affordable Housing Programme and other Government funding pots, investment from our delivery partners, future S106 contributions for affordable housing and future capital receipts from agreed PCC land disposals.

**Financial Risks**

As there are no new capital asks of the Council there are no new financial risks to the Council from this Plan for Homes 4 year one update.

One existing risk in the overall Plan for Homes 4 is that if the Council do not receive the full £1.920m from the profiled Right to Buy receipts before the end of 2029 it would leave a shortfall in funding. If this were to be the case, in mitigation of this risk the Council would seek to reprofile the wider Plan for Homes programme to ensure financing comes from actual RTB receipts already secured. We therefore consider the risk to the Council of having a shortfall of funding to be low.

Legal Implications

(Provided by Alison Critchfield)  
None arising for this report.

Carbon Footprint (Environmental) Implications:

This report does not alter the Climate Impact Assessment completed for Plan for Homes in March 2024, which is added as appendix D.

Other Implications: e.g. Health and Safety, Risk Management, Child Poverty:

Plan for Homes 4 will help address housing challenges for residents in the city who are disadvantaged due to low income or by disability, by providing more high quality, affordable and energy efficient housing, including homes that are both accessible and adaptable to address mobility needs. The emphasis on improving energy efficiency of the new homes will have the added benefit of helping to address fuel poverty for low-income households at a time of high energy costs, and cost of living inflation challenges. This will create a net positive impact on child poverty for those households benefitting from the additional and improved homes the plan envisages.

Appendices

\*Add rows as required to box below

Ref.	Title of Appendix	Exemption Paragraph Number (if applicable) <i>If some/all of the information is confidential, you must indicate why it is not for publication by virtue of Part 1 of Schedule 12A of the Local Government Act 1972 by ticking the relevant box.</i>						
		1	2	3	4	5	6	7
A	Plan for Homes 4 Briefing Report							
B	Plan for Homes 4 Action Plan 24/25							
C	Plan for Homes 4 Key Performance Indicators 24/25							
D	Climate Impact Assessment March 2024							
E	Briefing Report on Homelessness – Cabinet May 25							

Background papers:

\*Add rows as required to box below

Please list all unpublished, background papers relevant to the decision in the table below. Background papers are unpublished works, relied on to a material extent in preparing the report, which disclose facts or matters on which the report or an important part of the work is based.

Fin	OW. 25.26. 017	Leg	LS/00 0013 12/1/ AC/2 5/6/2 5	Mon Off	N/A	HR	N/A	Asset s	N/A	Strat Proc	N/A
<p>Originating Senior Leadership Team member: Paul Barnard (Service Director for Strategic Planning and Infrastructure)</p> <p>Please confirm the Strategic Director(s) has agreed the report? Yes</p> <p>Date agreed: 26/06/2025</p>											
<p>Cabinet Member approval: Councillor Penberthy (Cabinet Member for Housing, Cooperative Development, and Communities) approved by email</p> <p>Date approved: 26/06/2025</p>											

## **BRIEFING REPORT**

### **PLAN FOR HOMES 4 – YEAR 1 (2024/2025) UPDATE**



## **1. BACKGROUND**

1.1 Plan for Homes 4 was launched in March 2024 with the overall ambition to deliver a minimum of 5,000 new homes in the city over the next five years. It builds upon the successful Plan for Homes programme which has provided a housing delivery framework since first launched in November 2013.

1.2 This report provides a year 1 (2024/2025) update on the delivery of the Plan for Homes 4 Action Plan and Key Performance Indicators to report progress against our priority actions (see appendix B and C). It highlights our housing demands and the context of our challenges to deliver the Plan's priority actions to increase the supply of new homes and support the regeneration, improvement, and energy efficiency of existing homes of all tenures. Also to provide for a range of housing needs, including supported and specialist housing, whilst addressing the increase in homelessness and use of temporary accommodation.

1.3 The UK has been in the midst of a housing crisis for some years and Plymouth, like many towns and cities across the country, is feeling the pressure. A combination of factors including the cost of living, economic difficulties, rising mortgage and rent costs means that homelessness in Plymouth is at an all-time high and the range of housing needs is broadening. Not only are there more and more families living in temporary accommodation, including bed and breakfast, but the length of time that they are without a permanent home is increasing too. There are record amounts of people approaching the Council for housing support.

1.4 On top of this, new house building across all housing tenures has been in decline for some years. Poor development viability is a key issue impacting housing delivery in the city, particularly on brownfield sites, caused by rapid build cost inflation over the last 5 years compounded by a very limited supply chain creating little competition between contractors for tenders.

1.5 These factors combined mean that we are experiencing housing market failure to maintain the new supply of homes; 2023/2024 recorded the lowest number of additional homes of all tenures built on record. Very few developers are currently building market homes, and where they are delivery rates have fallen, whilst affordable homes require ever increasing levels of public subsidy to remain viable. There is also a focus on the need to repopulate our city centre and surrounding area, as without this new supply and improved choice homes the economic and physical regeneration of the city will be constrained.

1.6 Plan for Homes 4 maintains the clear ambition for a minimum of 5,000 homes over five years. However, our housing delivery challenges have resulted in the decline of housebuilding in Plymouth over the last few years. Our ambition will not be achieved without very significant and rapid intervention over and beyond the lifetime of this Plan.

## **2. HOUSING DELIVERY**

### **2.1 Context**

2.1.1 Our Plan for Homes Programme has a strong track record of partnership working to drive housing delivery. Over the 10 reporting years from 2014/15 to 2023/24 we have delivered 7,863 homes (gross), of which 1,950 (25%) have been provided as affordable homes. Past levels of delivery were the result of a combination of factors creating certainty in the local construction industry such

as a strong housing market, low interest rates, large scale land releases by the Council under Plan for Homes, a predictable supply of labour and construction materials, and adequate capacity in the construction sector in the South West.

2.1.2 However there have been a series of socio-economic shocks to the house building industry locally, regionally and nationally that impacted on construction in the city. Brexit had an immediate effect on both the supply of labour and construction materials, whilst Covid-19 and lockdowns had the impact of slowing construction and the manufacture of building materials. The Ukraine war created further economic impact to the construction sector, with the resulting fast rise in the cost of energy affecting both the manufacture of building materials as well as the costs to contractors of building new homes.

2.1.3 This has impacted on development viability in the city, with rapid build cost inflation over the last 5 years compounded by a very limited supply chain creating little competition between contractors for tenders. On the basis that it costs more to build a house in many parts of Plymouth than it can be sold for, particularly on challenging brownfield sites, very few developers are currently building market homes, whilst affordable homes require ever increasing levels of public subsidy. The average house price in Plymouth is 25% lower than the national average, whilst they are 41% lower than Exeter and 63% lower than Bristol.

2.1.4 Other factors over the last two years have caused further impacts. The enactment of 'Awaab's Law' (July 2023) has resulted in Housing Associations shifting from the construction of new affordable housing to investment into their existing stock to address the problems of mould and damp. Post Grenfell Fire Safety Regulation (May 2024) and Building Regulation uplifts on energy as well as Planning policy enhancements such as Biodiversity Net Gain (September 2024) have added further cost and delay to construction.

2.1.5 Plymouth's geographical location and accessibility constraints mean it is difficult to attract construction companies from other parts of the UK resulting in the lack of contractor competition for new house building. This has resulted in an over dependency on a small number of active contractors and limited supply chains, compounded by a number of local contractors going into administration in recent years with few if any new SME entrants replacing those lost.

2.1.6. House building in Plymouth is in decline. The development challenges of rising build costs, low values and supply-chain constraints are putting a strain on the viability of delivery resulting in market failure. Very few developers are currently building market homes, and many Housing Associations have been cutting back on their development ambitions because of their need to divert resources into making their existing housing stock free from damp and mould, as well as meeting higher energy efficiency requirements by 2030.

**Table 1.**

Year	<b>GROSS additional homes</b>	NET additional homes	<b>GROSS Affordable homes</b>
23/24	<b>282</b>	236	<b>189</b>
22/23	<b>432</b>	385	<b>115</b>
21/22	<b>345</b>	341	<b>50</b>
20/21 Brexit/Covid-19	<b>857</b>	535	<b>81</b>

The last three years of overall additional housing in the city have been lowest three out of four years.

## 2.2 Achievements 2024/2025

2.2.1 Despite these challenges and market failures to maintain new housing supply, we have been working with partners to wherever possible support the delivery of our housing and regeneration priorities. The Plan for Homes Action Plan provides an update on activity over the past 12 months and includes;

- The delivery of 96 new affordable homes of which 42 are for social rent. For 2025/2026 we are currently profiling 175 affordable homes completions, a much-needed increase in supply. The number of new additional homes (gross) for 2024/2025 will not be known until at the latest December 2025 following completion of annual housing survey and publication of Housing Position Statement.
- At Broadland Gardens we completed building the first homes as a Council for 40 years. All sale receipts from the 10 homes to be reinvested in Plan for Homes 4 to fund affordable housing provision elsewhere.
- We enabled the acquisition and refurbishment of 86 vacant ex-MOD family homes by Plymouth Community Homes for Social Rent and shared ownership to meet our identified needs, in particular for homeless families.
- We have been working to release 3 new council owned sites that are planned to deliver around 75 new affordable homes.
- We have brought 41 long term empty homes back into occupation through our award-winning actions on empty homes.
- We secured £540,000 of Brownfield Land Release Funding to de-risk two council owned sites to support the delivery of around 30 new affordable homes.
- We commissioned Three Dragons Consultancy to do an analysis of the Councils approach to housing delivery to identify if lessons could be learned to improve the local delivery situation. This has resulted in fact finding visits to a number of high performing Local Authority areas by the political lead for housing delivery, Cllr Penberthy, as well as key officers involved in the implementation of Plan for Homes 4.
- The stalled site at former Southway Paper Converting Mill has been unlocked by Plymouth Community Homes and has secured planning consent for 130 new affordable homes.
- We continue to provide grant funding through Plan for Homes to help meet viability challenges and unlock stalled sites.
- The Stirling House Project was completed in July 24, with nine Service Veterans in housing need involved in the construction of 25 self-contained social rented homes and rehoused as part of the scheme developed by Livewest.
- We have developed an Eco Homes Programme of 239 low carbon homes across five sites in various stages of delivery, with 18 completed.

Completed the final phase 4 of North Prospect regeneration with Plymouth Community Homes; an award-winning estate regeneration programme with 800 demolitions replaced by 1,180 new mixed tenure homes.

- Demolitions and first completions achieved at Barne Barton regeneration with Clarion and Sanctuary, where obsolete flats are being replaced with 328 replacement homes. The Clarion programme includes a rolling Train and Build Scheme for Service Veterans in housing need.
- We continue to co-ordinate the Plymouth Housing Development Partnership, our key delivery vehicle of nine developing Housing Associations and Homes England, to direct and drive the delivery of affordable and specialist homes.
- We have reinstated the Plymouth Regeneration Forum and are engaged with stakeholders including local SME contractors to develop a Housing Market Recovery Plan to help overcome barriers to housing delivery. A workshop was held in December 2024 with PHDP to identify barriers to development on allocated housing sites and how we can unlock new affordable housing delivery.

## 2.3 Looking Forward

2.3.1 Despite our strong track record of delivery, predominantly affordable and specialist housing and significant estate regeneration programmes, we know that we need to do much more, whilst recognising that it is the lack of investment by the private market that is mainly holding overall delivery back in the city.

2.3.2 A key focus for Plan for Homes 4 looking forward is therefore to build a pipeline of future delivery in response to the significant downward trend in market housing delivery. This involves working with delivery partners, landowners and agents to identify delivery issues and challenges and exploring opportunities to unlock and accelerate delivery. For example, we are planning to agree a Housing Partnership Agreement with Bournemouth Churches Housing Association to secure £18m of investment to support the delivery of 63 affordable homes.

2.3.3 We are currently working on more than 60 developer led and council owned sites that could deliver circa 4,450 homes of which around 2,000 would be affordable (45%) over the next 7-10 years. There are substantial opportunities for housing growth at Woolwell, Coypool, West Park Hill and Sherford. These larger sites are essential to helping meet the housing need and demands of the city, with larger percentages of family and affordable homes. For these developments to move more rapidly into the delivery phase however, the current economic challenges outlined above will need to significantly improve and the opportunity for private sector profit re-established.

2.3.4 We have set up a 'Housing Sites Taskforce' to look at all potential housing sites across the city and determine how many homes could potentially be delivered on them to help build that pipeline still further. Work is also underway on creating a Housing Market Recovery Plan to try to identify housing and planning solutions to stimulate more market activity. Learning from the Three Dragons report on obstacles to housing delivery in Plymouth and the subsequent visits to other high performing Local Authority areas will also be fed into this plan.

2.3.5 As a response to the contractor and supply chain challenges, Homes England are organising a South West Housing and Construction Conference, working in partnership with many of the local authorities in the region including Plymouth. The challenging delivery landscape described earlier are common themes across the South West. The event in September 2025 will bring together developers, contractors, housebuilders, housing associations and local and central government to



discuss and respond to the delivery challenges and significant growth opportunities opening up across the South West; sharing the development pipeline with the aim of attracting new investor and developer entrants into the region.

2.3.6 A recommendation of this report is for Plymouth to maximise the impact of the South West Housing and Construction Conference, by promoting our development opportunities, seeking to overcome identified challenges to delivery and securing inward investment. For example, Build to Rent is a sector that has yet to be established in the region beyond Bristol, and with the large scale labour market expansion in Plymouth there will be real demand for Build to Rent and other rental models that we will work to secure investment and delivery on.

2.3.7 There are now clear signs that the Government recognise the scale of the current challenges to housing delivery at a national level and in the recent June 2025 Spending Review they have identified a new 10 year Affordable Homes Programme for £39billion of grant funding, which when combined with 10 year rent settlement for Housing Associations for CPI+1% from April 2026 and the prospect for further rent convergence, should have the effect of encouraging more ambitious new build targets in the Social Housing sector. This will inevitably take some time to gain momentum, but if interest rates also continue to reduce, then the pre-conditions needed for a revitalised house building sector should start to feed through into the increased build rates that Plan for Homes 4 intends to deliver.

### **3. CITY CENTRE REGENERATION**

#### **3.1 Context**

3.1.1 Plymouth's city centre currently has a very low level of housing, with only around 1,000 homes, compared to 8,000 homes for typical cities of Plymouth's size. Housing is the missing piece of the jigsaw in our plans for the transformation of our city centre.

3.1.2. Plymouth City Council is working with Homes England on a shared Vision to provide at least 10,000 new homes in the city centre and surrounding area, with the ambition to create a "New Town in the City". The city needs housing to support the large-scale labour market expansion, driven the £4.5bn defence investment in HM Naval Base Devonport, with Babcock requiring 5,500 new employees during that time and a further 2,000 construction jobs being created in the Dockyard.

3.1.3 The city needs to redevelop city centre buildings or under used sites for housing and we are working with Homes England on a first phase of priority projects to establish a new residential core in the city centre, which will stimulate market activity and maximise public and private investment to deliver improved housing choices.

#### **3.2 Achievements**

3.2.1 We have recently entered into a new long-term partnership with Homes England to provide at least 10,000 new homes in the city centre, underpinned by a Memorandum of Understanding to support our partnership working and collaboration.

3.2.2 The Council and Homes England have strengthened their partnership in the last 12 months, establishing a Strategic Investment and Regeneration Board, and combining resources we have developed a City Centre Delivery Plan that aims to deliver at least 10,000 new homes across the city centre. This will drive an ambitious programme of housing-led growth on our priority projects, and to explore delivery vehicle options with a focus on finding a private sector developer/investor partners to bring commercial delivery capability and expertise to the city.

### 3.2.3 We are making progress on our priority sites;

- At Civic: We have recently had £18.4m of Brownfield, Infrastructure & Land funding approved from Homes England, which will supplement other funding from the Levelling Up and Future High Streets Funds. The total public sector investment (including PCC borrowing) will be around £48m. The Civic Centre project will deliver 144 homes and a new City Centre Blue & Green Skills Hub as part of a new City College City Centre Campus by September 2029.
- At West End: We have completed the acquisition of additional properties in the area as part of the land assembly phase of a wider programme of work to regenerate the area and work has commenced on the Plymouth Community Diagnostic Centre in Colin Campbell Court which is due to open in the spring of 2026.
- At Armada Way North: Homes England have acquired two stalled sites to accelerate delivery and are exploring other acquisition opportunities in the area. A capacity study has shown that as many as 1,100 homes could be delivered in this area, on land owned by Homes England and PCC. We expect that this site would form part of our early delivery.
- At Bath Street: Working with delivery partners to unlock phase 1 of 136 affordable homes. PCC grant has been approved in principle subject to PCH investment and Homes England subsidy. Bid submitted week commencing 16<sup>th</sup> June 25.

3.2.4 The Council has made a submission to the New Towns Taskforce, setting out our ambition to provide a “new town in the city centre”. The Taskforce is expected to provide recommendations to Government in July 2025, including the preferred locations and the type of support that could be provided.

3.2.5 The Council is investing a total of £50m in new public realm across the city centre, with the centrepiece Armada Way scheme in full delivery mode and on programme to open around this time next year. This investment includes the provision of new surface water attenuation which removes 77% of surface water from the combined sewer. This significantly increases the capacity of the existing sewerage system to allow further development to take place. Crucially this means that as the city centre is a critical flood zone the first few developments can “plug into” the capacity which has been created to allow these developments to proceed at pace.

## 3.3 Looking forward

3.3.1 The city centre and surrounding area already benefits from a pro-growth planning framework set out in the adopted Plymouth Plan and Joint Local Plan. The Council has begun to review what further work is required to support the delivery of new homes in the area by redeveloping brownfield sites. This further work will be undertaken by the Council and Homes England during 2025 to provide more detail on how and where these homes could be provided and what infrastructure would be required to support their delivery.

3.3.2 Plymouth stands on the cusp of a transformation linked to the investment in defence. Transformation of the City Centre has the potential to drive up values and create a pipeline of opportunities. This will help to improve future viability, confidence, developer/contractor interest, and inward investment. Someone needs to be the first mover and without this it will not happen, hence our work with HE to intervene on the identified priority sites in the city centre, as demonstrated by our joint work at Civic Centre and Bath Street. Such catalytic projects are needed to change this situation if we want to stimulate large scale housing investment into the city.

## **4. HOUSING NEEDS AND HOMELESSNESS**

### **4.1 Context**

4.1.1 Nationally and locally homelessness has increased significantly over recent years. Housing demands resulting from Section 21 evictions, household breakup and violence against women and girls are significant. The continued impact of the cost-of-living crisis, rising inflation, oversubscribed health and wellbeing services, including the lack of affordable housing across all housing tenures has resulted in further demand for housing services, supported housing and temporary accommodation. These challenges are recognised nationally, with an increased focus on the development of affordable housing, as well as reform of the private sector and a higher level of Homelessness Prevention Grant. This all links to a focus on improving the lives of vulnerable people in Plymouth.

### **4.2 Achievements**

4.2.2 The first year of Plan for Homes 4 has seen the Council deliver progress on changing the amount and mix of temporary accommodation in the City. There needed to be a step change in moving away from nightly paid units such as bed and breakfast to more affordable self-contained units. Utilising various funding streams and working across partnerships, we have seen a big change in the number and mix of units which provide greater value for money, as well as providing better temporary accommodation for families.

- Local Authority Housing Fund 1 and 2 delivery supported by Bournemouth Churches Housing Association delivered 21 homes for Families
- Additional money secured for LAHF 3 and 3b which will deliver an additional 17 properties
- Completed letting of acquired properties in partnership with PCH which brought 86 properties back in to use as permanent housing
- SHAP delivered 26 units of temporary accommodation including 10 units of accessible family accommodation
- SHAP also due to deliver 42 units of accommodation for Young People in July – Dec 25
- Acquisition of additional family temporary accommodation (net nil model) continued acquiring 19 units in 24/25
- Purchase of the Royal Building

### **4.3 Looking Forward**

4.3.1 Following the acquisition of the Royal Building for the purpose of delivering temporary accommodation, teams across Community Connections, Strategic Projects, Economic Development and Finance are working collaboratively to determine its future use. After exploring various options and drawing on professional external advice from Counsel and Benefits, the model of Supported Temporary Accommodation has emerged as the most financially viable solution, and one that aligns with current service demand.

4.3.2 The Royal Building project has now progressed into two key work strands:

- **Building Assessment:** An in-depth survey is underway to develop a thorough understanding of the building's current condition, with a focus on identifying any non-compliance issues relevant to a mixed accommodation model, including shared flat usage.
- **Partnership Development:** Work is ongoing to secure delivery partners. This includes engaging a registered provider to lease, manage and maintain the asset (under a lease agreement of more

than 2 but fewer than 30 years), and identifying a support partner responsible for resident welfare within the accommodation.

4.3.3 We are also currently refreshing plans to include further units of accommodation and will be looking to:

- Complete LAHF 3 and 3b.
- Further our work with PCH in providing temporary accommodation within a small number of properties.
- Continue to work to further improve the front door and will move more of our work upstream to increase our early intervention and prevention, meaning we will work to reduce the number of households that become homeless.
- Continue to work with BCHA on the Raglan Court replacement project.
- Continue to look for other opportunities to procure additional accommodation or work with partners to provide additional units.

## **5. PRIVATE RENTED HOUSING - HOUSING STANDARDS**

### **5.1 Context**

5.1.1 In the first year of the Plan for Homes 4, significant progress has been achieved within the Private Rented Sector (PRS) through the coordinated efforts of statutory and non-statutory partners. This collaborative approach has strengthened the city's capacity to respond to tenant concerns and improve housing standards.

### **5.2 Achievements**

5.2.1 During this period, a total of 1,540 PRS properties were inspected as part of the city's reactive response to tenant complaints. These inspections resulted in the resolution of 216 Category 1 hazards, improvements to 1,029 dwellings, the issuance of 101 formal notices, and service of 11 civil penalties. These interventions have directly contributed to enhanced tenant safety, improved public health outcomes, reduced displacement, and increased landlord accountability.

5.2.2 In addition, 274 individuals received training on key aspects of property management. This initiative has raised awareness among professionals entering homes across the city and strengthened landlord and accountable persons' understanding of compliance responsibilities. The year also saw several strategic developments, including:

- A comprehensive review of relevant policies;
- The establishment of a new partnership focused on addressing cold and damp homes;
- The formation of a regional working group—co-chaired by Plymouth—aimed at promoting a fairer and more consistent approach to PRS management across the region.

### **5.3 Looking Forward**

5.3.1 This year's achievements underscore the critical importance of cross-departmental collaboration and partnership working in delivering a safer, fairer, and more resilient private rented sector. With the forthcoming introduction of the Renters' Rights Bill, which represents the most significant legislative reform in decades, the next 12 months will be pivotal in ensuring that services are effectively aligned to meet the evolving needs of the sector.

## 6. INDEPENDENT LIVING AND HOME ADAPTATIONS

### 6.1 Achievements

6.1.1 In the first year of *Plan for Homes 4*, a total of 424 home adaptations were delivered across the city, resulting in the successful completion of 280 cases. These adaptations have played a vital role in supporting residents to live independently and safely in their homes.

6.1.2 This period also marked the introduction of innovative operational methodologies, including:

- Modular construction extensions
- Prefabricated access ramps
- Wall boarding systems replacing traditional bathroom tiling

6.1.3 These advancements have significantly improved the speed and efficiency of on-site delivery, enabling residents' needs to be met more quickly. The result is a reduction in risk, enhanced independence for clients, cost savings, and a move towards lower-carbon, more sustainable delivery models.

6.1.4 Additionally, the Independent Living Policy Review was initiated, including a public consultation phase. The revised policy is scheduled for completion and implementation by August 2025.

### 6.2 Looking forward

6.2.1 Looking ahead, the team will focus on addressing increasing demand through:

- A comprehensive review of operational delivery models
- Piloting rapid-deployment stairlift solutions
- Implementing a new case management system to streamline service delivery

These forward-looking initiatives aim to further enhance the responsiveness, efficiency, and sustainability of independent living services across the city.

## 7. IMPROVING THE ENERGY EFFICIENCY OF THE EXISTING STOCK

### 7.1 Context

7.1.1 Plymouth has a diverse mix of housing types, including a large number of older properties that suffer from poor energy efficiency. Approximately 70% of houses in Plymouth were built before 1975 when modern building regulations were introduced, resulting in inadequate insulation and outdated heating systems that result in high energy bills and lead to fuel poverty for many residents.

7.1.2 The predominant heating type in Plymouth housing is a boiler system with radiators, accounting for 88% of Plymouth dwellings. However, approximately 40% of the city's homes have an EPC rating of D or lower, with only 0.6% achieving an A rating. It is estimated that over 17,000 households in Plymouth live in fuel poverty, with the highest concentration being in Devonport, Stoke, North Prospect and Keyham.

7.1.3 Efforts to improve the insulation of homes through various government programmes, such as the Home Upgrade Grant, has been slow in part due to the stop-start nature of these initiatives. While the eligibility criteria for government funded schemes are designed to target people in fuel poverty, the way in which the criteria are set can exclude many low-income residents. Most vulnerable elderly residents living in park homes, for example, are denied support because of a 10% cap on spending retrofitting grants on this type of home.

## 7.2 Achievements

7.2.1 Work is ongoing to retrofit existing housing stock with better insulation, efficient boilers and renewable energy technologies. During the 2024/25 financial year:

64 homes in Plymouth received energy efficiency measures through the Homes Upgrade Grant 2 retrofit programme for low-income households, targeting the worst performing (EPC band D-G) of off-gas grid homes.

146 social homes have been supported via Plymouth City Council's allocation of funding through Wave 2.1 of the Social Homes Decarbonisation Fund programme, which has focused on tackling fuel poverty and improving the comfort, health and well-being of social housing tenants.

24 homes received energy efficiency improvements through the Energy Company Obligations (ECO) 4 programme.

## 7.3 Looking forward

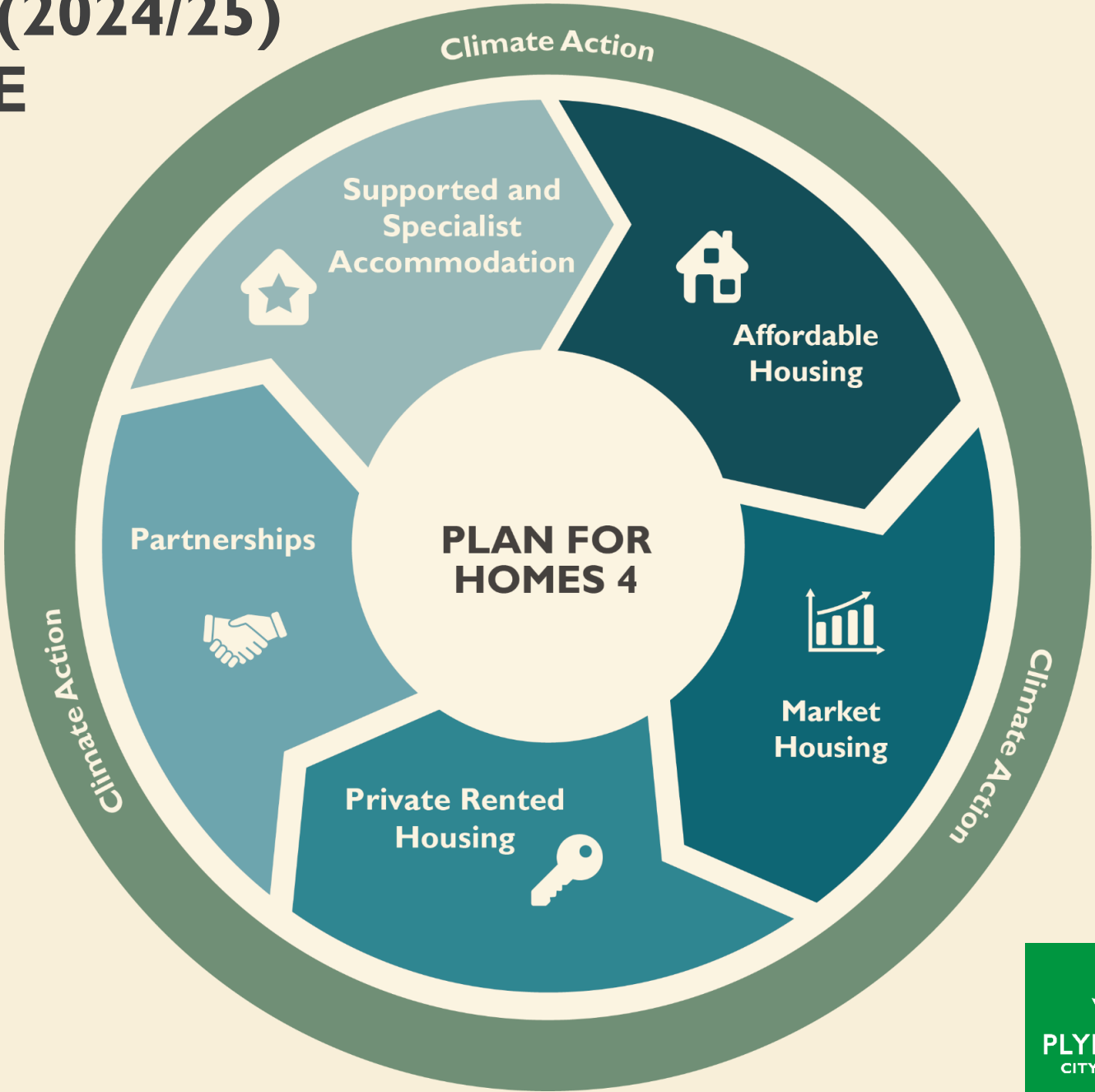
7.3.1 Funding has been awarded to Plymouth for the energy retrofit of homes through the Warm Homes Local Grant (WHLG). With the funding awarded to-date, PCC is able to support 206 over the period 2025/2028, whilst government has indicated that an increase in this funding is being considered as part of the 2025 Spending Review.

7.3.2 Plymouth City Council did not apply for funding from Wave 3 of the Social Decarbonisation Fund programme (now called Warm Homes: Social Housing Fund), as social housing providers in Plymouth either decided that the grant conditions did not align with their plans, or in the case of LiveWest they applied via the West of England Combined Authority (WECA) and received funding to retrofit between 100-200 homes over the period 2025-2028, including their next phase of work in Barne Barton.

7.3.3 For the ECO4 programme, Plymouth City Council only has a role of approving works, with the homeowner being directly in contact with energy suppliers' delivery agents. As such the City Council is unaware of the number of retrofits that will be delivered in 2025/26, however, support will continue to be provided where requested.

7.3.4 Plymouth City Council is committed to the long-term delivery of an ambitious new heat network across the city of Plymouth which will provide huge social and economic benefits. The first phase is focused on providing heat and cooling to businesses, public buildings and domestic customers in the city centre. An application to the government's Green Heat Network fund has been submitted and development partner will be appointed to deliver the project and expand the scheme.

# PLAN FOR HOMES 4 ACTION PLAN YEAR I (2024/25) UPDATE



1. Increase and accelerate the delivery of new homes



2. Reduce Homelessness and its impact



3. Improve the condition and Energy Efficiency of Existing Housing Stock



4. Maximise Inward investment



5. To meet specialist and supported priority housing needs



6. Provide increased housing choices in the City Centre



7. Deliver more low carbon and net zero carbon new build homes



8. Support the delivery of estate regeneration priorities



9. To drive a high quality PRS and tackle bad landlords



10. Ensure we have effective partnerships to deliver the plan





# I. Increase and accelerate the delivery of new homes



Initiative	Action	Outputs	Lead	Target Date	Delivery Outturn 24/25	Comment
I.1	<b>Delivering the existing housing pipeline of sites</b> , including Plan for Homes sites and Joint Local Plan sites	5000 homes (gross additions) over 5 years	Head of Housing and Regeneration	March 2029 Current Plan for Homes (gross) forecasting; 24/25 - 372 25/26 - 405 26/27 - 786 27/28 - 1,075 28/29 - 799 <b>Total = 3,437</b>	Outturn of new additional homes (gross) for 24/25 will not be known until at the latest December 25 following completion of annual housing survey and publication of Housing Position Statement.  Anticipated completions in 24/25 are very likely to be less than forecasted.  Number of new affordable homes (gross) completions for 24/25 was 96.	Behind forecasted Plan for Homes ambition.  There is further scope for opportunity sites to add to the overall forecasts of delivery to help bridge gap between forecast and ambition over the period of the plan.  Note: We monitor progress against the Housing Requirement set out in the JLP, and Plymouth's housing monitoring target is to deliver 13,200 net additional dwellings over the 20-year period 2014-34. Up to the 2024 monitoring point Plymouth was above target by 198 dwellings, meaning delivery is currently above the JLP cumulative target despite the significant drop off in delivery in recent years.
I.2	<b>Accelerate development of land at West Park Hill</b> for delivery of 500 new homes	Submit outline planning application for 500 homes.	Head of Housing & Regeneration	Mar-25	Masterplan completed and pre-application submitted to South Hams DC in December 24 following extensive community consultation.	Behind schedule  Planning application on hold whilst delivery strategy being agreed.
I.3	<b>Develop Housing Market Recovery Plan approaches</b> to unlock delivery of new open market and affordable	Planning Policy changes to encourage development.	Head of Spatial Planning & Sustainable Development	Apr-25	We started engagement with stakeholders on 15 <sup>th</sup> May 25 through the newly formed Plymouth Regeneration Forum. Discussing barriers to housing delivery in the city, and what Planning is able to do to assist. It is	Behind schedule  Housing Sites workshop was completed with Plymouth Housing Development Partnership on 3 <sup>rd</sup> Dec 24 to explore opportunities to unlock stalled sites. Findings to feed into Housing Market Recovery Plan.

	homes on stalled housing sites.				proposal to create an action plan with stakeholders.	
I.4	<b>Complete direct development pilot</b> at Broadland Gardens.	10 homes	Head of Housing & Regeneration	Oct-24	Broadland Gardens development completed December 24. Open market development of 10 homes; six sold, two going through conveyancing. Surplus funds are being recycled back into Plan for Homes 4.	Completed  Only pilot agreed. No longer developing a future Direct Delivery programme.
I.5	<b>Strategic Land Review and Corporate Property Review</b> to continually review surplus PCC land and buildings to release for housing.	150 homes 6 sites	Housing Delivery Manager	Dec-24	Site reviews have been completed and are ongoing. Site Planning Statements have been prepared, and three sites have been identified for disposal during 25/26 under the Plan for Homes programme.	On track  Progress made on Vines, Dell & Douglass sites for approximately 70 homes

## 2. Reduce Homelessness and its impact



Initiative	Action	Outputs	Lead	Target Date	Delivery Outturn 24/25	Comment
2.1	<b>Project with Plymouth Community Homes and Annington Homes</b> to bring 86 x 3 bed homes back into use as social housing.	86 Units	Housing Delivery Manager	Jul-24	All properties acquired and let as permanent affordable housing.	Completed  Target of minimum 50% lettings to homeless households achieved.
2.2	<b>Develop and deliver leasehold flat buy back project</b>	5 units	Head of Housing Solutions	Dec-24	£240k P4H4 funding agreed to support the funding of 10 units with PCH. Project will be moved forward during 25/26	Behind schedule  PCH conversations initiated and processes in development- Homes England AHP Grant or LAHF3 will support delivery
2.3	<b>Direct Acquisitions</b>  Delivery of family temporary accommodation	50 units	Head of Housing Solutions	Mar-25	Following the acquisition of the Royal Building, teams across Strategic Projects, Economic Development, Community Connections and Finance are working collaboratively to determine its future use.  The model of Supported Temporary Accommodation has emerged as the most financially viable solution, and one that aligns with current service demand.  An in-depth survey is underway to develop a thorough understanding of	Behind schedule  Together, these strands will inform a refreshed business case that maximises the building's value and ensures cost-effective delivery.

					<p>the building's current condition and , work is ongoing to secure delivery partners.</p> <p>This includes engaging a registered provider to lease, manage and maintain the asset and identifying a support partner responsible for resident welfare within the accommodation.</p>	
2.4	<b>Plymouth House Project</b> Acquire and refurbish as self-contained 1 bed units 18-25yrs	42 units	Alliance/ Community Connections	Mar-25	<p>Although slightly delayed due to unforeseen building issues, this programme of work will be delivering 11 units in July 25 with an additional 36 units coming online by December 25. A large percentage of staff have been recruited, system awareness sessions have been carried out, referral mechanisms are defined and further engagement with Hoe Neighbourhood forum is arranged.</p>	<p>Behind schedule</p> <p>Supported by SHAP funding- condition of funding is Mar 25 delivery – Funding extension agreed</p>
2.5	<b>Housing for individuals and couples with medium high support needs</b>	12 units	Alliance/ Community Connections	Mar-25	<p>This scheme has been delivered, and all units are currently occupied.</p>	<p>Completed</p> <p>Supported by SHAP funding</p>
2.6	<b>Housing for young people 18 - 25yrs with more complex needs</b>	4 units	Alliance/ Community Connections	Mar-25	<p>2 of the 4 flats are complete with 1 occupied and the second with a client due to be moving in very soon. 2 remain being refurbished and will come online later in the year possibly October.</p>	<p>Behind schedule</p> <p>Supported by SHAP funding - condition of funding is Mar 25 delivery</p>
2.7	<b>Accessible Supported Homes for people with</b>	10 units	Alliance/ Community Connections	Mar-25	<p>This offering increased from 10 to 11 properties due to lower purchase costs than expected. Of the 11 homes 8 have been refurbished and</p>	<p>Behind schedule</p>

	<b>mobility needs.</b>				let to the target audience. 3 remain in refurbishment and adaptation installation phase but are expected to come online shortly.	Supported by SHAP funding- condition of funding is Mar 25 delivery - mixture of houses and bungalows/flats with DFG adaptations
2.8	<b>Raglan Court Project</b> Replacement/ Refurbishment of Raglan Court to new family supported accommodation	27 units	Head of Housing Solutions/Housing Delivery Team	Mar-27	Works to progress this project are developing with BCHA. Pre-application process completed and planning application due to be submitted by Sept 25. Transfer of land contract is also being progressed.	On track  Currently 12 family units and one self-contained accessible unit - BCHA new scheme will deliver purpose built supported family temporary accommodation - 27 units. Subject to Planning and funding
2.9	<b>Modular Homes Project</b> Family units for temporary accommodation land identified at Maidstone Place for 4 x 3 bed houses	4 units	Housing Delivery Manager/Head of Housing Solutions	Mar-25	Prisoners Building Homes have secured planning consent for four modular homes.	Behind schedule  Proposal is that these homes will be manufactured off site by prisoners, gaining construction skills and working with the South West Reducing Reoffending Partnership.  Working with partner RP to explore funding solutions with Homes England and Police & Crime Commissioner.
2.10	<b>Cornerstone Partnership Project</b> Acquisition of additional family temp accommodation model	20 units	Technical Lead (Homelessness and Service Dev)	Sep-24	19 properties delivered to date however as BCHA are unable to support additional properties with Cornerstone, PCC and Cornerstone are meeting with YMCA Exeter and Trevi seeking to develop a new delivery model, leading to the procurement of further properties.	On Track  19 properties delivered to date - 1 more to be delivered in year. BCHA unable to support additional properties with Cornerstone - alternative RP being sought by Cornerstone

2.11	<b>BCHA delivering family housing</b>	26 units	Housing Delivery Team/ Community Connections	Mar-25	All units acquired and occupied	Completed  BCHA have delivered LAHF 1 and 2 Allocation. LAHFI – 16 family homes LAHF2 - 10 family homes
2.12	<b>LAHF 3</b>	21 Units	Housing Delivery Team/ Community Connections	Mar-25	LAHF 3 and LAHF 3B have been awarded to PCC. Funding will be delivered in partnership with PATH and BCHA for: 17 temporary accommodation units including 4 Afghan family units. LAHF 3B was signed in May 2025 and the expected completion date for this programme of work will be March 2026.	On track
2.13	<b>Devonport House Review Project</b> Review of Salvation Army owned accommodation at Devonport House supported accommodation for single homeless.	Retain 60 units	Community Connections/ Alliance Leadership Team	Mar-25	The building condition survey indicates useful life of the building, without significant investment, is limited. Steering group in place to consider options and viability to meet needs in the city.	On track
2.14	<b>Specialist Housing Needs Assessment</b> Also see 5.5	Specialist Housing Needs Assessment and Plan to be implemented	Head of Strategic Commissioning	Oct-24	This is being progressed, to ratify and compare the numbers to ensure clarity around the Housing Need	Behind schedule  Final Draft - proof to design and final checks

### 3. Improve the condition and Energy Efficiency of Existing Housing Stock



Initiative	Action	Outputs	Lead	Target Date	Delivery Outturn 24/25	Comment
3.1	<b>Bring long term empty property back into use</b> and prevent others becoming empty	200 properties over five years	Housing Delivery Manager	Mar-29	During 24/25 a total of 41 long term empty properties were brought back into use.	On track  Empty Homes Financial Assistance of £350k available to support activity.
3.2	<b>Deliver Homes Upgrade Grant II</b> retrofit programme to tackle off gas homes	Up to 60 homes to receive energy efficiency measures	Net Zero Delivery Manager	Mar-25	64 homes received energy efficiency measures through the Homes Upgrade Grant II retrofit programme in financial year 2024/25.	Completed
3.3	<b>Deliver Local Authority Retrofit Scheme</b> to improve energy efficiency of homes	Up to 500 homes to receive energy efficiency measures through thermal improvements and clean heat tech installations	Net Zero Delivery Manager	Mar-28	Funding has been awarded to PCC for the retrofit of 206 homes over the period 2025/2028 through this programme which is now called the Warm Homes Local Grant (WHLG)	Behind forecast number.  With funding awarded to-date, PCC can support: 25/26 - 28 homes 26/27 - 90 homes 27/28 - 88 homes Government has indicated that an increase in funding is being considered as part of the 2025 Spending Review.
3.4	<b>Deliver Social Decarbonisation Fund</b> programme of measures to social housing stock	Wave 1 - 80 homes Wave 2 - 125 homes Wave 3 - 200 homes	Net Zero Delivery Manager	Sep-28	146 homes have been supported via PCC's allocation of funding through Wave 2.1 of the Social Decarbonisation Fund programme	On track.  PCC did not apply for funding from Wave 3 of the Social Decarbonisation Fund programme (now called Warm Homes: Social Housing Fund), as social housing providers in Plymouth either decide that the grant conditions did not align with their plans, or in the case of LiveWest they applied via WECA and

						received funding to retrofit between 100-200 homes over the period 2025-2028, including their next phase of work in Barne Barton.
3.5	<b>Deliver ECO 4</b> programme of Energy Company Obligations funding.	200 homes to receive energy efficiency measures	Net Zero Delivery Manager	Mar-26	24 homes were treated in the 2024/25 financial year.	Behind forecast number  PCC only has a role of approving works, with the homeowner being directly in contact with energy suppliers' delivery agents. As such PCC is unaware of the number of retrofits that will be delivered in 2025/26.
3.6	<b>Deliver Heat Network Connections -</b> Phase I City Centre	up to 200 connections, including social housing & private apartments	Net Zero Delivery Manager	From early 26	Funding has been obtained from government to support PCC to procure a delivery partner for the Heat Network. And a grant application has been submitted to the Green Heat Network Fund.	Behind target date.  Preparation for the procurement of a delivery partner is underway. The Royal Building could be an additional connection.
3.7	<b>Work with specialist Disabled Facilities Grant contractors</b> to reduce the carbon impact of adaptations.	Up to 250 homes adapted using carbon efficient methods and considering thermal efficiency	Head of Housing Standards	Apr-27	Throughout financial year 2024/25 new technologies such as wall boarding, modular construction and prefabricated ramping have been introduced as a standard approach to adaptation. These variations to aim to reduce the carbon impact of works and improve outcomes for clients. In 2025/26 it is hoped that system development will permit reporting on these forms of adaptation.	Behind schedule



3.8	<b>Build a greater understanding of the condition of the city’s housing stock and its energy performance</b> , so that targeted interventions can be identified and coordinated.	100	Head of Housing Standards	Apr-27	There has been great progress with this and housing condition data has been merged with other data sets to identify households at risk. Plymouth Energy Community have subsequently used this information to contact those identified to support them with interventions and advice. Taking this further we are now working with Public Health to see if this data set can be merged with health data to support a reduction of admissions and readmissions.	On track
3.9	<b>Provide energy efficiency advice to private landlords.</b>	500 landlords informed of energy efficiency methods for their rental properties	Head of Housing Standards	May-27	Information concerning energy efficiency advice has been passed to landlords via the South West Landlords Association newsletter. This has reached in excess of 1000 members. Having developed this link, the intention is to maintain communication, ensuring landlords are aware of opportunities and/or actions they can take to improve the housing they provide.	On track

## 4. Maximise inward investment in new and affordable housing



Initiative	Action	Outputs	Lead	Target Date	Delivery Outturn 24/25	Comment
4.1 (see also 10.1)	<b>To create a long term partnership with Homes England</b> for housing growth and regeneration,	Agreed joint Vision. BIL funding for priority sites Civic £20m / 144 homes. Railway £20m / 103 homes. West End £30m / 300 homes. Armada North £20m / 800 homes	Head of Regeneration & Growth	Dec-24	<p>We have entered into a new long-term partnership with Homes England underpinned by a Memorandum of Understanding.</p> <p>Homes England and the Council have produced a new “Plymouth City Centre Vision” which sets out a shared ambition to provide 10,000 new homes in the city centre and surrounding area.</p> <p>We have secured £18.4m of Brownfield, Infrastructure &amp; Land grant funding to support the completion of the shell and core works at Civic Centre.</p> <p>We are making progress on our priority sites (see 6.0)</p>	<p>On track</p> <p>A new Brownfield, Infrastructure &amp; Land (BIL) Fund is yet to be announced.</p>
4.2	Identify funding to <b>establish a Site Acquisition Fund</b> to support strategic site acquisitions	Funding secured	Head of Housing & Regeneration	Mar-25	<p>We have made an ask of Government through the New Towns Taskforce for a £200m grant fund to support investment in our priority sites as well as support site acquisitions and investing in essential infrastructure to help unlock sites.</p>	<p>Behind schedule</p> <p>Aim that where possible some of this funding would be recycled to facilitate future developments.</p> <p>Homes England have already acquired two city centre sites, and we are hopeful of agreement on two more site acquisitions to deliver a significant quantum of homes.</p>

4.3	Identify funding to <b>establish an Infrastructure Fund</b> to unlock stalled sites and support key infrastructure projects.	Unlock site opportunities and build development pipeline	Head of Housing & Regeneration	Mar-25	As 4.2	Behind schedule
4.4	<b>Secure Brownfield Land Release Funding</b> to de-risk and gap fund Council owned sites to be released for housing	Secured £5.04m to deliver 292 homes. Secure current bid of £1.575m to deliver 88 homes on 4 sites.	Head of Regeneration & Growth	Dec-24	We have secured £540,000 BLRF in 24/25 to support the delivery of approximately 30 affordable homes on two council owned sites.	On track  We will explore future bidding opportunities for demolition of Raglan Court and The Vines in any future BLRF funding round – announcement due shortly.
4.5	<b>Secure Affordable Housing Programme grant from Homes England</b> for new affordable and specialist homes.	Maximise grant and rates dependent upon opportunities to bid.	Housing Delivery Manager	Mar-25	We continue to work with our Registered Provider partners to maximise Affordable Housing Grant into the city.  Over past 12 months we have worked with RP partners to secure grant at Southway, Clowance Street, North Prospect Library and Colebrook Road to support the delivery of 188 affordable homes.  Working on current bids including at Bath Street.	On track  The June Spending Review included a major £39 billion Affordable Homes Programme, to be spent over 10 years. We will work with partners on bids into the programme – prospectus expected Autumn 25.

4.6	<b>Unlock stalled housing sites</b>	Additional stalled units unlocked	Head of Housing & Regeneration	Mar-29	<p>Stalled site at former Southway Paper Converting Mill has been unlocked and has planning consent for 130 new affordable homes.</p> <p>We are actively working on delivery solutions to unlock Mayflower Court, Bath Street and land at Kings Tamerton that would deliver 258 affordable homes.</p> <p>Working with Homes England on the acquisition stalled sites; two city centre sites already acquired, and we are hopeful of agreement on two more site acquisitions to deliver a significant quantum of homes.</p>	On track
4.7	<b>Develop a proactive approach to private sector delivery</b>	Private sector investment secured	Head of Regeneration and Growth	Mar-26	<p>Focus on city centre sites as part of partnership working with Homes England on site acquisitions and potential private sector investor and developer partners.</p> <p>Wider proactive conversations with landowners / agents / developers on a number of private sector led sites, as well as discussing future ambition and opportunities.</p> <p>Engagement with the Plymouth Developers Planning Consortium (PDPC), a group of local SMEs, to help achieve the production of a Housing Market Recovery Plan.</p>	<p>On track</p> <p>PCC targeted a number of Build to Rent providers at recent UKREiiF, as well as hosting a panel session highlighting investment opportunities in Plymouth.</p> <p>Homes England are organising a South West Housing and Construction Conference in September 2025 to bring together developers, contractors, housebuilders, housing associations and local and central government to discuss and respond to the significant growth opportunities in the region with the aim of attracting new investor and developer entrants. PCC to maximise engagement.</p>

## 5. To meet specialist and supported priority housing needs



Initiative	Action	Outputs	Lead	Target Date	Delivery Outturn 24/25	Comment
5.1	<b>Deliver major adaptations to disabled people's homes across Plymouth,</b> making them safe, suitable, and supporting independence.	1000 homes made suitable for disabled residents	Head of Housing Standards	Mar-29	2024/25 saw 424 adaptations delivered in homes across the city leading to the completion of 280 cases. Ranging from small stairlifts through to loft conversions, extensions and modular builds, this work has had a huge impact on clients across the city.	On track
5.2	<b>Develop a strategy to embed technology enabled care in homes and care homes across the city,</b> supporting independence and reduced care needs.	Provide a route to market for those responsible for care coordination and major adaptations, making technology a key consideration in all care assessments. Further provide clarity to the paid for market.	Head of Housing Standards	Mar-26	Hosted by PCC a new city steering group has been established bringing together relevant PCC teams, Livewell, Plymouth University, UHP, PCH and others. Work is now underway to explore an offer for a pilot of 50 home care monitoring devices. The aim will be to deploy alongside other solutions to consider effectiveness through a University of Plymouth led evaluation. This pilot will progress in 2025/26 and will support the foundation of a new approach to the use of care focused technology in the city.	Behind schedule

5.3	<b>Develop a new Veterans Housing Programme</b> to meet housing and support needs.	No. of Homes. Social Value metrics; construction skills training and employment opportunities.	Housing Delivery Manager	Mar-25	<p>Stirling House completed in July 24, nine Service Veterans in housing need involved in the construction of 25 self-contained social rented homes.</p> <p>First 8 home completions at Barne Barton Veterans Programme, a rolling Train and Build Scheme for Service Veterans in housing need involving Clarion, PCC, Lovell and Alabare.</p>	<p>On track</p> <p>Both schemes have seen Veterans gain construction skills training, support into employment in their preferred trades and rehousing in the schemes they help build.</p>
5.4	<b>Develop a Supported and Specialist Housing Programme</b> to meet identified urgent unmet needs- cross ref	Depend upon identified requirements from HNAs	Service Director for Community Connections/ Housing Delivery Manager	Mar-25	<p>A programme of priority projects will be developed once our housing needs assessments are agreed and published.</p> <p>Work continues to unlock older persons housing at Mayflower Court, Millbay and a further site is identified for a potential learning disability / complex needs bungalows scheme (subject to funding).</p>	<p>Behind schedule</p> <p>Future priority projects to be identified through the HNAs.</p>
5.5	<b>Develop and maintain Housing Needs Assessments</b> to identify and prioritise our housing needs. Also see 2.14	Housing Needs Assessment and Plan to be implemented	Service Director for Community Connections	Oct-25	This is being progressed, to ratify and compare the numbers to ensure clarity around the Housing Need	Behind schedule

## 6. Provide increased housing choices in the City Centre



Initiative	Action	Outputs	Lead	Target Date	Delivery Outturn 24/25	Comment
6.1	<b>Develop a City Centre Delivery Plan</b> to agree objectives, priorities for intervention and funding to deliver a range of housing type and tenure.  See agreed priority sites below;	Also see 4.1	Head of Regeneration & Growth	Mar-25	The Council and Homes England have strengthened their partnership in the last 12 months, establishing a Strategic Investment and Regeneration Board, and combining resources we have developed a City Centre Delivery Plan that aims to deliver at least 10,000 new homes across the city centre.	On track  Work has started on the commissioning of the City Centre Core Delivery Masterplan which will enable early delivery of priority sites.
6.2	<b>Civic Centre</b> - phase I start on site	144 homes Education Space	Head of Regeneration & Growth	Aug-24	We have recently had £18.4m of Brownfield, Infrastructure & Land funding approved from Homes England.  Started on site in Dec 24 with commencement of strip out works. Main contractor projected to start work on structural by Summer26	On track  The Civic Centre project will deliver 144 homes and a new City Centre Blue & Green Skills Hub as part of a new City College City Centre Campus by September 2029.
6.3	<b>West End</b>	300 homes Health Centre / uses	Head of Regeneration & Growth	Mar-25	The Council completed the acquisition of additional properties in the area as part of the land assembly phase of a wider programme of work to regenerate the area.	On track  Future master planning required for redevelopment options. Initial capacity works identified likely capacity for approx. 496 homes

					The University Hospital Plymouth Trust, working in partnership with the Council, commenced work on the Plymouth Community Diagnostic Centre which is due to open in the spring of 2026.	
6.4	<b>Railway Station</b>	103 homes	Head of Regeneration & Growth	Mar-25	<p>Funding is required to deliver new staff offices at station.</p> <p>Delivery of offices enables new MSCP and rest of masterplan that will unlock future delivery of housing in later phases.</p>	Behind schedule
6.5	<b>Armada Way North – site acquisitions</b>	800 homes	Head of Regeneration & Growth	Mar-25	<p>Homes England have acquired two sites during 24/25 and are hopeful of further acquisitions during 25/26.</p> <p>Early master plan considerations are exploring redevelopment options and scale to create a new neighbourhood.</p>	<p>On track</p> <p>A capacity study has shown that as many as 1,100 homes could be delivered in this area, on land owned by Homes England and PCC. We expect that this site would form part of our early delivery of new homes in the city centre.</p>
6.6	<b>To drive forward all city centre site allocations within the adopted Plymouth and South West Devon Joint Local Plan.</b>	3,900 homes-relates to allocated city centre site numbers	Head of Development Management	Mar-29	<p>Proactive work ongoing where possible. The annual review of all city centre sites is currently underway whereby contact is made with all landowners / agents to understand barriers to progress.</p> <p>Examples of current activity to try and unlock stalled sites include work at Bath Street, Mayflower Court, Tothill Sidings, Millbay Marina, Derry's Cross, Bretonside, Good Companions, Congress Hall and Mayflower House.</p>	On track



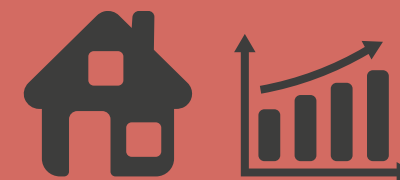
## 7. Deliver more low carbon and net zero carbon new build homes



Initiative	Action	Outputs	Lead	Target Date	Delivery Outturn 24/25	Comment
7.1	<b>Develop and deliver an Eco Homes Programme</b> , current sites identified below;	£1.5m allocated to support delivery of 250 Eco Homes.	Housing Delivery Manager	Mar-29	<p>£1.5m allocated to support a programme of 196 low carbon / Eco homes at;</p> <p>Bath Street – 136 homes</p> <p>Land at Kings Tamerton – 52 homes</p> <p>North Prospect Library – 8 homes</p> <p>Additional £450k Plan for Homes funding provided for Healy Place Regeneration – 33 homes</p> <p>Broadland Gardens – 10 homes</p>	<p>On track for 239 low carbon homes</p> <p>18 completed, 169 with planning yet to start &amp; 52 due to submit reserved matters.</p>
7.2	<b>Kings Tamerton</b>	up to 70 homes	Housing Delivery Manager	Submit planning Dec 24. Start on site Sept 25.	<p>Reserved Matters planning application for 52 low carbon homes to be submitted in July 25.</p> <p>Revised start on site now June 2026.</p>	Behind target date
7.3	<b>Healy Place</b>	33 homes	Housing Delivery Manager	start on site July 25	<p>Delay due to decanting being slow due to lack of suitable vacancies. Start on site delayed until all decants completed.</p>	<p>Behind target date</p> <p>Full planning now secured, decanting of over 50% of residents has been achieved to date.</p>
7.4	<b>Broadland Gardens</b>	10 homes	Head of Housing & Regeneration	Completion Oct 24	All homes completed in Dec 24.	<p>Completed</p> <p>Surplus funds to be reinvested into new PfH4 projects</p>

7.5	<b>North Prospect Library</b>	8 homes	Housing Delivery Manager	Completion Sept 25	Completion June 25.	Completed  £80k payment to PCH due - work now started on site
7.6	<b>Land at West Park Hill</b> - opportunity to deliver low carbon homes	400 homes	Head of Housing & Regeneration	Mar-29	Planning on hold subject to delivery strategy to be agreed.	Behind target date  Masterplan now in place and pre-app submitted to SHDC.

## 8. Support the delivery of estate regeneration priorities



Initiative	Action	Outputs	Lead	Target Date	Delivery Outturn 24/25	Comment
8.1	<b>Complete final phase 4 at North Prospect</b>	1180 new homes across 5 phases plus 300 refurbished homes.	Housing Delivery Manager / PCH	Completion June 2024	Final phase 4 completed 30 <sup>th</sup> September 2024 – all outputs achieved.	Completed  Some highways work unresolved due on Phases 4 & 5 being addressed by Street Services, due to be completed by end of Summer 25.
8.2	<b>Complete post-completion evaluation of North Prospect regeneration programme.</b>	Report on the achievements of the project to be produced	Housing Delivery Manager / Homes England / PCH	Completion March 2025	Draft report being reviewed by Homes England / PCH / PCC with consultant. Due to be finished by end July 25.	Behind schedule
8.3	<b>Support Clarion's Estate Regeneration at Barne Barton</b>	Clarion Savage Rd Project - 204 new homes	Housing Delivery Manager / Clarion	First completions from March 2025 onwards for 4-5 years	First eight new affordable homes completed as part of the wider scheme of 204 new homes planned.	On track  Programme includes a rolling Train and Build Scheme for Service Veterans in housing need involving Clarion, PCC, Lovell and Alabare; whereby Veterans get support with skills training, gain employment in their preferred trades and rehousing.
8.4	<b>Support Sanctuary's Estate Regeneration Activity at Barne Barton</b>	Sanctuary Talbot Gardens project - 130 homes	Housing Delivery Manager / Sanctuary Housing	First completions from March 2025 onwards for 3-4 years	Further demolitions undertaken with more to follow this year. Completions in first phase of 28 units now scheduled for February 26.	Behind schedule  Delays resulted from the appointed contractor going into administration. Sanctuary have now appointed their own in-house contractor.

8.5	<b>Support Livewest's Redevelopment of Healy Place, Morice Town</b>	Livewest led project - 33 homes	Housing Delivery Manager / Livewest	Start on site from March 2025	Decanting still on-going but much slower than anticipated due to lack of suitable vacancies. Planning achieved.	Behind schedule  This project also forms part of the Eco-Homes programme and has £450k of grant allocated
8.6	<b>Support PCH's Redevelopment of Brake Farm estate, Crownhill</b>	73 social rent flats for over 55s	Housing Delivery Manager / PCH	Dec 2025 Start on site and completion 2028.	Resident consultation has been completed. Design Brief for the replacement building now agreed. Decanting almost complete.  Planning application due to be submitted Dec 25. Start on site likely 12 months after submission.	Behind schedule  Community Connections are working with PCH to use this site as temporary accommodation.

## 9. To drive a high quality PRS and tackle bad landlords



Initiative	Action	Outputs	Lead	Target Date	Delivery Outturn 24/25	Comment
9.1	<b>Provide advice to landlords and tenants to help them understand their rights and responsibilities.</b>	Provide 500 landlords with confidence and support they need to provide decent, secure and occupied homes. Provide 300 tenants with advice and information as to how they can address concerns regarding their home.	Housing Improvement Manager	Mar-29	<p>Work with Southwest Landlords association has resulted in three editions of their newsletter containing relevant advice and information to landlords across the city. Reach: IEO 1000 members</p> <p>Two University fairs have been attended by Community Connections Housing Standards Team members to engage with students and faculty and partners from across the city to provide information on DFG and Housing Standards related matters. Reach: 400</p> <p>20 Supported Housing Providers have been proactively engaged with regarding the standards expected in rented accommodation.</p>	<p>On track</p> <p>Landlords should ensure their properties are well-maintained and safe for tenants, while tenants should know their rights regarding being housed in the private rented sector. Work with SWLA to promote channel to report matters to the council. Use PCC social media to promote Empty Home initiatives. The HDT will write out to all long term empty property owners in the city twice a year and provide an advice and support leaflet. Increase comms across the community (Social platforms) Increase knowledge across local councillors Provide Legislation updates across our website/social media Utilise existing links with CAB and Shelter</p>
9.2	<b>Provide relevant and up-to-date information online with logical pathways.</b>	Better access to information and advice for landlords, agents and tenants	Head of Housing Standards	Mar-29	<p>Information concerning Licensable Blocks, and Damp and Mould have been reviewed. Information is relevant and directs viewers to advice, information and support. Further new links have been created to direct viewers to accredited local contractors who can resolve issues such as damp.</p>	On track

					Going into the next year there is a focus to develop a new post a job application, where users can simply upload a brief of the works and approved contractors can tender for works.	
9.3	<b>Deliver mandatory HMO Licencing in Plymouth.</b>	Ensure compliance in the city's 1,300 licensable HMO	Head of Housing Standards	Mar-29	481 Licenses have been issued in 24/25 with 1206 dwellings inspected, 770 dwellings improved and 112 category 1 hazards removed.	On track
9.4	<b>Increase collaboration to improve strategy, leadership, focus, and shared resourcing on tackling health impacts of cold damp homes.</b>	Embedding a multidisciplinary approach to improving cold and damp homes	Head of Housing Standards	Apr-25	<p>The cold damp task force has been established and pulls a large partnership inclusive of housing providers, landlord association, University Plymouth, CAB, PEC, Public Health, UHP and more. Currently workforce awareness sessions are planned, city intelligence is being reviewed to support proactive interventions, and funding is being sought to enable education, practical interventions and provide advice services.</p> <p>A Cold and Damp Homes Tool is also being developed for professionals to use, helping them to identify severity of issues present in a home. With the aim of using it is to support any service request being submitted and for advice and/or support to be provided.</p>	<p>On track</p> <p>Build intelligence from across the sector to combine with health data to identify areas of greatest concern and target interventions such as retrofit</p>

9.5	<b>Provide accessible training to professionals either directly or indirectly involved in the private rented sector.</b>	100 training spaces available per year	Head of Housing Standards	Mar-29	<p>Four full day courses and 10 half day courses have been provided to landlords, supported housing providers and professionals in Plymouth over the past year with 274 attendees. Courses covered Damp and Mould, The Decent Homes Standard, Fire Safety, HMO Management, Repairing Obligations, an overview of HHSRS and, Inventories.</p> <p>In advance of the next phase of cold and damp weather, further training is being planned to support system awareness regarding the severity and methods to address/remove the hazard from homes.</p>	<p>On Track</p> <ul style="list-style-type: none"> <li>• Support the delivery of training across the city on key thematic topics such as damp and mould, HHSRS, fire.</li> <li>• Trading standards to provide training in relation to the powers in managing the private rented sector</li> <li>• Support the delivery of landlord accreditation courses and ensure that any funding bids consider funds to enhance knowledge in the sector.</li> <li>• The Empty Homes Repair &amp; Rent scheme involved collaborating with PH4L to improve property standards.</li> <li>• Work with wider groups that may have direct or indirect interest and involvement with the private rented sector. Police, University, Third Sector, Case workers, Social Workers.</li> <li>• Attend Freshers week to offer students advice on renting</li> <li>• Develop a professionals event in Plymouth allowing key topics to be discussed and awareness of common issues and solutions to be discussed.</li> </ul>
9.6	<b>To support property owners in preventing long term empty properties.</b>	Make long term empty home owners aware that support is available to help them renovate, sell or rent their property.	Housing Delivery Manager	Mar-29	Duplication of action - see 3.1	On track

9.7	<b>Maximise the city's ability to enhance the standard of the existing housing stock.</b>	Over the next 5 years we will inspect 6000 dwellings, improve 3,500 dwellings, remove 800 category I hazards	Head of Housing Standards	Mar-29	<p>In 2024/25, 1540 dwellings were inspected, 1029 dwellings recorded as improved, and 216 category I hazards removed.</p> <p>The Renters' Rights Bill due for a phased implementation from 2025, is set to be the largest change to Private Rented Sector for decades. As such new approaches are set to be developed, however with the widened scope of matters coming into inspections, without clarity regarding new burdens funding, it is not clear if outputs at this level will be sustainable.</p>	<p>On track</p> <p>Work with PEC and Net Zero teams to promote sustainable options within the existing housing stock.</p> <p>Take enforcement action against landlords who leave tenants exposed to properties with poor epc ratings without legal exemption.</p> <p>Use of advice, assistance and enforcement to bring empty homes back into use improves the condition of housing stock in the city.</p>
9.8	<b>Take robust enforcement action in the private rented sector.</b>	Maintain high standards of housing quality by taking strong enforcement measures, such as inspections, fines, and legal actions against non-compliant landlords.	Head of Housing Standards/Housing Delivery Manager	Mar-29	<p>In 2024/25, 148 formal notices were issued to landlords, removed 151 breaches of management regulations in HMO's, 11 civil penalties were issued, equating to fines of £56,173.37.</p> <p>There is one prosecution case currently in progress.</p> <p>The Minimum Energy Efficiency Standards Policy and Electrical Safety Standards Policy were both reviewed to strengthen tenant protection.</p> <p>Compulsory Purchase Orders underway on two priority long term empty properties.</p>	<p>On track</p> <p>Maximise our use of CP/prosecution</p> <p>Review relevant policies and procedures</p> <p>Review all high level enforcement activity across the city to ensure other services are aware and greater consideration can be given to the most appropriate action.</p> <p>The HDT will ensure that appropriate powers are used proactively when priority cases are identified.</p>



9.9	<b>Create a dashboard to display actions being taken to improve the city's housing stock through advice, support, enforcement and training.</b>	Metrics dashboard created	Head of Housing Standards	Sept-25	Due to capacity challenges this has not been achieved in year one of the Plan for Homes 4. However with wider changes coming in via the Renters' Rights Bill this action will be reviewed in 25/26 to see if this becomes more achievable.	Behind schedule
9.10	<b>Create an operational multi-disciplinary private rented sector housing enforcement group.</b>	Providing a multi-agency/service approach to key issues impacting the sector at an operational delivery level.	Head of Environmental Protection and Taxis	Aug-25	Issues are considered reactively and when required multi department/agency meetings are held to ensure issues are addressed in line with legislation and led by the most appropriate service/partner.	On track  Agreement to continue meetings as required.
9.11	<b>Identify and mitigate risk across Plymouth's High Risk/High Rise buildings.</b>	Est S31 Outputs for year one 9 x HRB Inspections 90 x Residential Inspections 210 x Dwellings Improved	High Rise Building Team Manager	Apr-25	Six x HRB inspections achieved due to complexity of issues found following inspections. This restricted the number of residential inspections to 52.  Dwellings Improved is a measure recorded on completion of works. HRBs are complex buildings where remediation works take a significant period of time. Although not recorded yet, as works are not complete, the HRBs inspected will yield c.500 dwellings improved.	On track

9.12	<b>Identify the most complained about traders or trading practices</b> to create a benchmark to measure the progress of the Taskforce against and provide a tool to assist in the allocation of resources where they will have the most impact.	Targeted enforcement aimed at those failing their duties	Trading Standards	Mar-29	<div>Trading Standards have said that they are not seeing the information to make this a relevant marker.</div> <div>The majority of tenants go directly to CAB and or Shelter and when landlords are reported this either goes into PCC or into relevant redress schemes.</div>	Action to be removed
9.13	<b>Introduce a housing award and recognition event.</b>	Rewarding good practice encourages positive behaviour, motivates others to follow suit, and ultimately leads to higher standards in the private rented sector.	Head of Housing Standards	Oct-25	Due to financial pressures this has not progressed and with no funding on the horizon.	Action to be removed
9.14	<b>Train volunteer residents to become “Tenant Champions”.</b>	Greater representation of the interests of tenants, advocating for their rights, and ensuring that their voices are heard within the private	Head of Housing Standards	Aug-25	Due to changes in demand, capacity and funding this action has not progressed. This action should be deleted and new considerations to be given upon the Renters’ Rights Bill landing.	Action to be removed

		rented sector creating a more balanced and fair rental environment.				
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## 10. Ensure we have effective partnerships to deliver this plan

Initiative	Action	Outputs	Lead	Target Date	Delivery Outturn 24/25	Comment
10.1 (see also 4.1)	<b>To create a long term partnership with Homes England</b> for housing growth and regeneration,	Agreed joint Vision. BIL funding for priority sites Civic £20m / 144 homes. Railway £20m / 103 homes. West End £30m / 300 homes. Armada North £20m / 800 homes	Head of Regeneration & Growth	Dec-24	See 4.0 and 6.0	On track  Housing outputs likely to be increased at West End and Armada Way (North)
10.2	<b>Review Plymouth Housing Development Partnership</b> to ensure we have the right partners to maximise investment and delivery in the city	Review complete.	Housing Delivery Manager	Mar-25	We continue regular individual engagement with PHDP partners to seek to maximise their activity and investment into new homes in the city.  We have had strategic engagement with PCH, Livewest, Westward, Clarion & BCHA over the past 12 months – key partners who are committed to do more in the city, subject to opportunities.	On track  Guinness Housing Trust and Rent Plus have left the PHDP over the past 12 months.  Review is of individual members recognising commercial sensitivity.  There remain gaps in our capacity on homelessness and supported housing provision.

10.3	<b>Renew existing Housing Partnership Agreement with PCH</b>	1,000 new affordable homes over 5 years	Head of Housing & Regeneration	Dec-24	Scope of a new HPA is under review subject to scale and nature of support into Bath Street and remaining Plan for Homes funds and competing priorities.	Behind schedule  First draft being discussed
10.4	<b>Deliver Housing Partnership Agreement with Livewest</b>	153 affordable homes	Head of Housing & Regeneration	Mar-28	Total programme of 134 affordable homes agreed: Completed at Stirling House (25 homes) and St Budeaux (24 homes). Work continuing at land at Kings Tamerton (52 homes) and Healy Place (33 homes).	On track  For 134 affordable homes
10.5	<b>Establish Housing Partnership Agreement No. 3 (BCHA)</b>	Scale of funding and target homes to be identified  Target to be 63 homes	Head of Housing & Regeneration	Mar-25	Draft agreed with BCHA.	Behind schedule
10.6	<b>Establish Housing Partnership Agreement No. 4</b>	Scale of funding and target homes to be identified	Head of Housing & Regeneration	Mar-25	Not currently in scope.	No current plans to develop Housing Partnership Agreement no.4
10.7	<b>Review Homelessness Recovery Partnership</b>	Work strands delivering improved services across homelessness	Head of Housing Solutions	Mar-29	Currently refreshing plans, including further delivery. Partnership is also being reviewed and reformed to improve partnership engagement.	On track  Working to have a reformed Partnership/Alliance within the next three months
10.8	<b>Establish Internal Partnerships for High Rise Building (HRB) &amp; Medium Rise Building (MRB) interventions</b>	Formation of an internal collaborative space for relevant professionals to plan and deliver HRB and MRB interventions.	High Rise Building Team Manager	Mar-25	HRBT have developed effective working partnerships with Planning, Building Control, and Legal departments to help facilitate joined up working and early understanding of common themes and issues in HRBs in the city. HRBT complete planning consultations on HRBs for planning and have supported Building Control in meetings where HRB works are happening. HRBT have also supported the DFG team, in conjunction with Foundations, to prepare for adaptation works where they are required in a HRB.	On track

10.9	<b>Establish Joint-Regulatory Partnerships for HRB &amp; MRB interventions - Operational and Strategic</b>	Formation of a partnership, collaborative space for relevant professionals to plan and deliver HRB and MRB interventions.	High Rise Building Team Manager	Mar-25	HRBT have developed a close working relationship with DSFRS both at a local operational level with the Fire Safety Team, but also on a regional level with BSR responsibilities. Working together to prioritise a risk-based approach to inspections and taking enforcement action. HRBT have also maintained effective relationships with the BSR through its investigation and intelligence team and the in-occupation team.	On track
10.10	<b>Establish Social Housing Partnerships for HRB &amp; MRB Interventions</b>	Strengthened relationships with Social Housing providers with HRB's and MRB's in the city.	High Rise Building Team Manager	Mar-25	HRBT have developed a strong cooperative and coordinated relationship with PCH and have regular meetings with Ashima Sawhney the Building Safety Manager for PCH.	On track
10.11	<b>Establish MHCLG / Local Regulator Engagement Partnerships for compliance with S31 funded project requirements, including HRB interventions &amp; MRB Identification</b>	Drive engagement with MHCLG to foster strong working relationships, supporting local action where required.	High Rise Building Team Manager	Mar-25	HRBT have been a leading contributor to MHCLG relationships across the peninsula. HRBT have direct contacts with MHCLG, Homes England, and the Local Regulator Engagement Team. HRBT are exploring a way to utilise S31 funding better in a peninsula model so that there can be a collaborative approach, utilising specific expertise, to tackle HRB issues and support the MHCLG's Remediation Acceleration Plan (RAP) targets. In support of leaseholders HRBT have also developed political relationships with PFH & MP's in addition to MHCLG to pursue support for leaseholders, a consideration of internal defects funding, and changes to the legislation. The HRBT manager proposed a change to the 'leaseholder protections' legislation and has been advised that his proposed change will be adopted in due course.	On track



**Plan for Homes 4** contains 10 initiatives to support the five key themes of:

1. Affordable housing,
2. Specialist and supported housing,
3. Market housing,
4. Private rented housing, and
5. Partnerships.

The plan has the ambition to deliver at least 5,000 homes over 5 years including more homes for social rent and low cost home ownership.



## Housing Taskforce

The Housing Taskforce was established to oversee the development and delivery of Plan for Homes 4 which provides the framework for housing delivery across the city. With representation across many council services it facilitates a holistic approach to housing.

The taskforce has been jointly chaired by Cllr Penberthy the Cabinet Member for Housing, Cooperative Development and Communities and Tracey Lee, Plymouth City Council's Chief Executive Officer, it provides strategic direction and oversight of our housing priorities and monitors the delivery of our priority actions to increase the supply of new homes, support the regeneration, improvement, and energy efficiency of existing homes of all tenures, and address the increase in homelessness and use of temporary accommodation. It also looks forward to identify new actions required to respond to future challenges and opportunities.

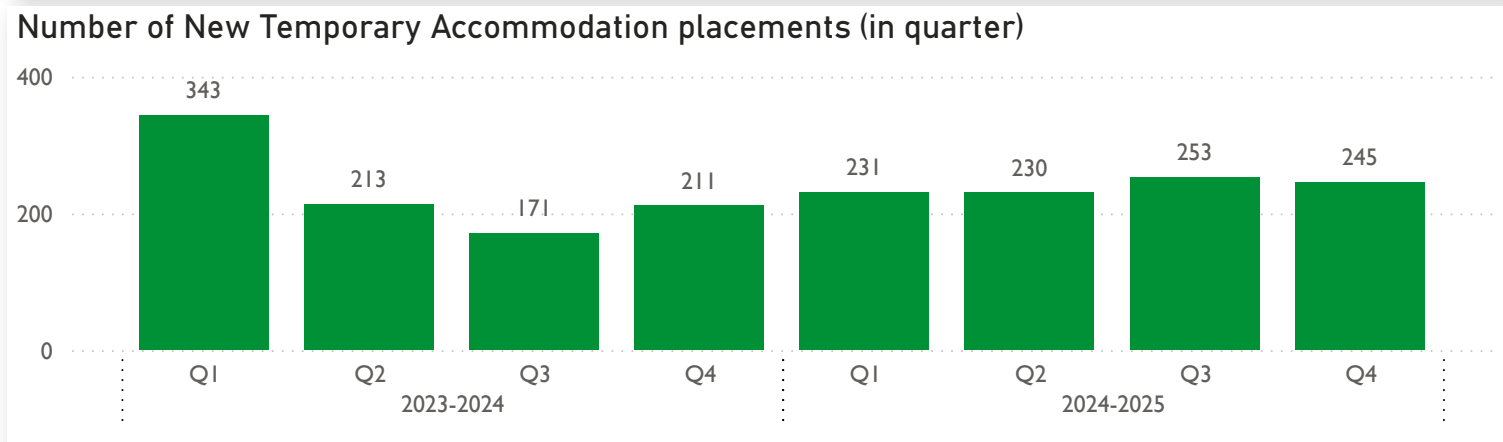
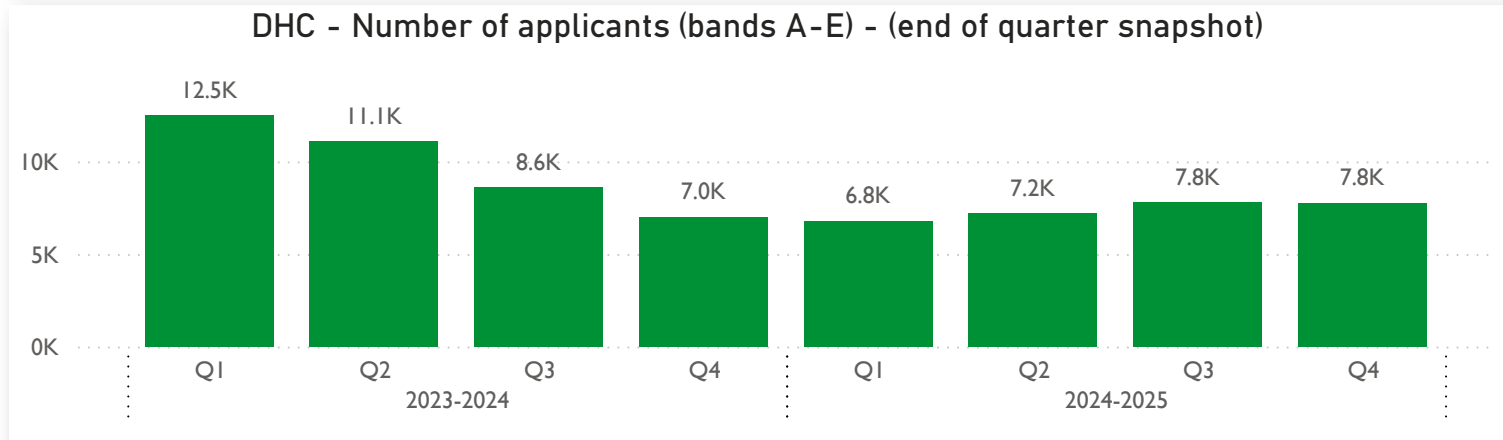


# Plymouth City Council



## Homelessness (Quarterly Indicators)

Qtr Year	DHC - No. of applicants (bands A-E) - (end of quarter snapshot)	No. of New Temporary Accommodation placements	Average wait time for social housing
Q1 2024-2025	6,801	231	
Q2 2024-2025	7,185	230	
Q3 2024-2025	7,799	253	
Q4 2024-2025	7,767	245	



Avg. wait time for social housing (placeholder)

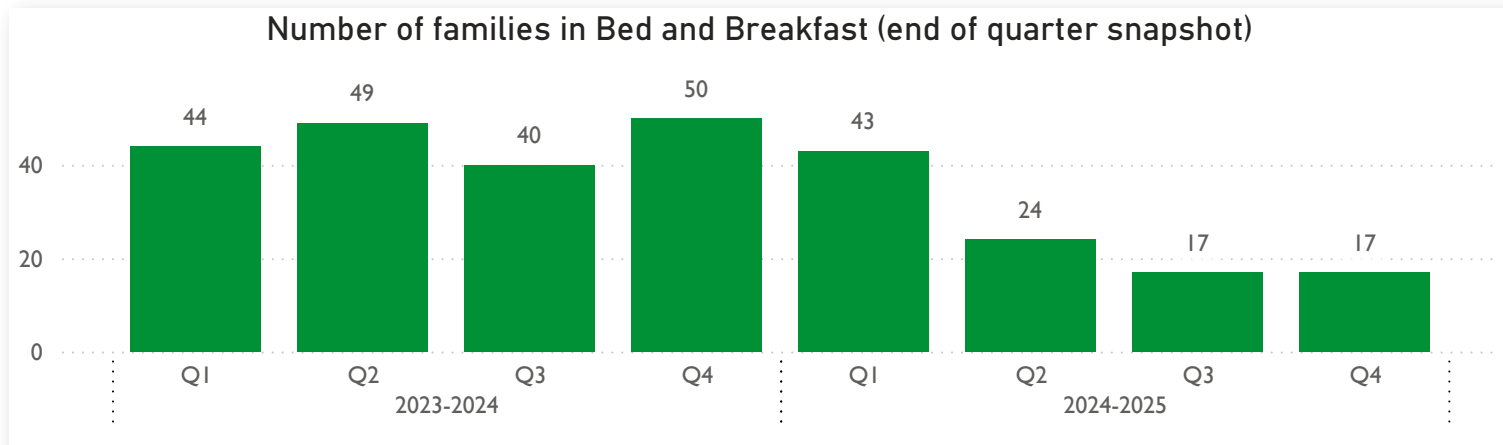
Indicator definition  
in progress

# Plymouth City Council



## Homelessness (Quarterly Indicators)

Qtr Year	No. families in B&B accommodation (end of quarter snapshot)	No. h'holds in high-cost nightly paid accommodation (end of quarter snapshot)
Q1 2024-2025	43	235
Q2 2024-2025	24	199
Q3 2024-2025	17	208
Q4 2024-2025	17	224

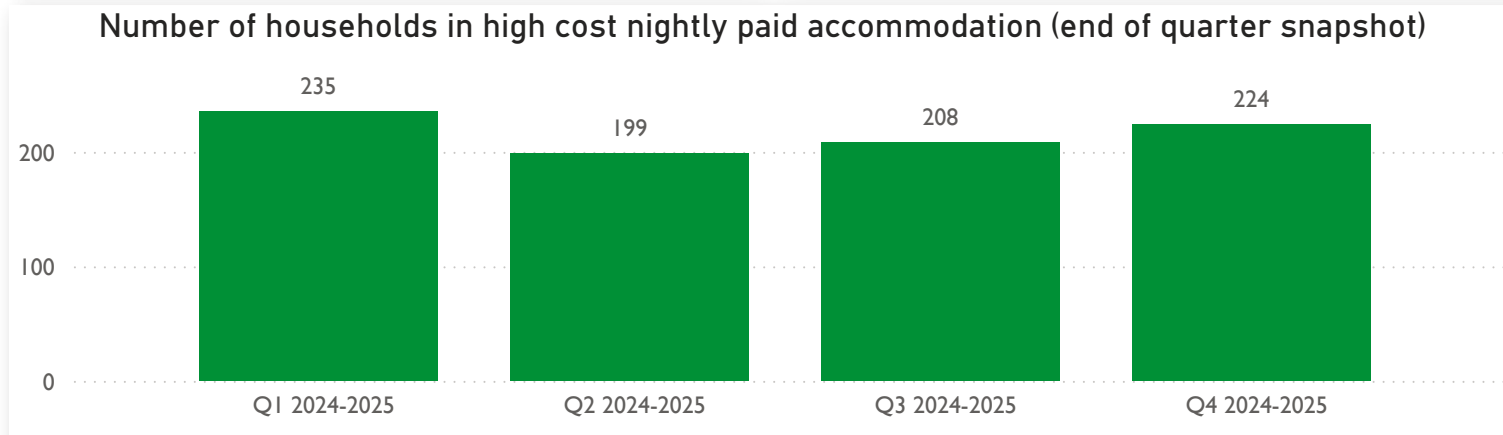


% change between 2024-25 outturn and previous year

-66.0%

End of Q4 month vs rolling 12 month average

-36.4%



% change between 2024-25 outturn and previous year

No data available

End of Q4 month vs rolling 12 month average

4.0%

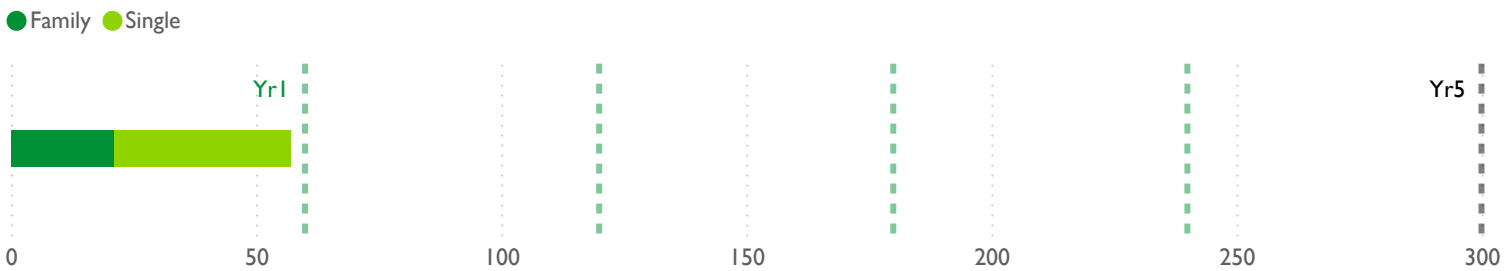
# Plymouth City Council



## Homelessness (Annual Indicators)

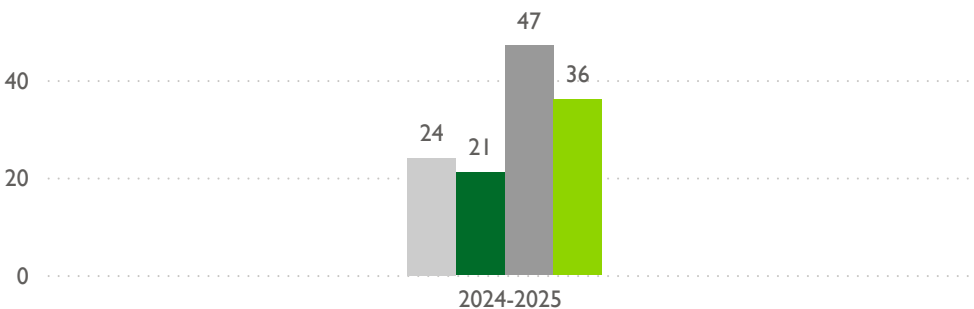
Fin Year	No. of New Temporary Accommodation family units created (gross)	No. of New Temporary Accommodation family units created (net)	No. of New Temporary Accommodation single units created (gross)	No. of New Temporary Accommodation single units created (net)	Total New Temporary Accommodation units created (net)
2024-2025	24	21	47	36	57

No. of NTA units created (net) progress to 5yr target (with intermediary year markers)

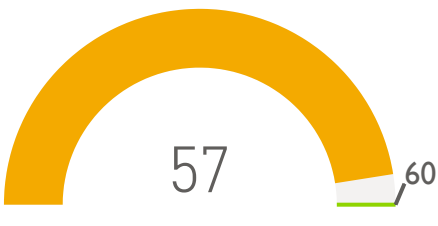


Number of New Temporary Accommodation units created (net vs gross breakdown)

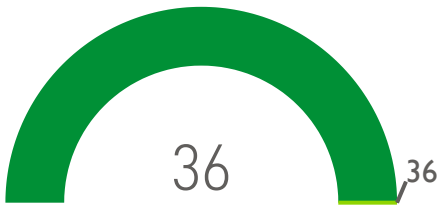
Legend: Family (gross) (grey), Family (net) (dark green), Single (gross) (light grey), Single (net) (light green)



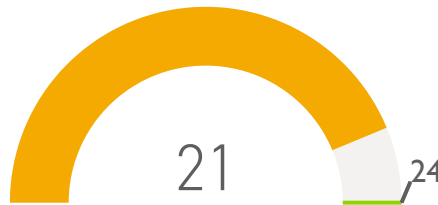
Total NTA units created (net) vs 2024-25 target



No. of NTA single units created (net) vs 2024-25 target



No. of NTA family units created (net) vs 2024-25 target



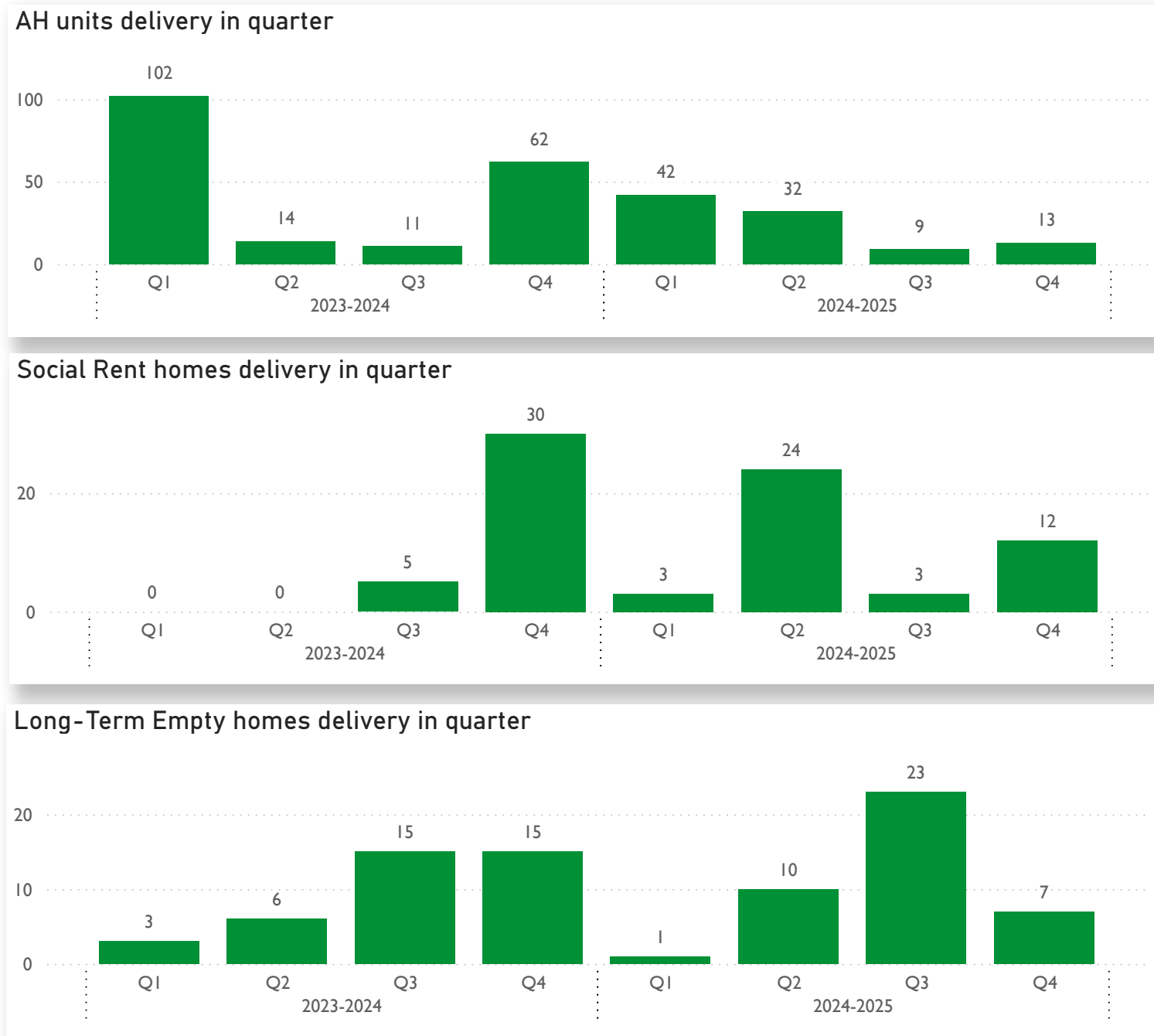
# Plymouth City Council



## Housing Delivery (Quarterly Indicators) - Plan for Homes 4 Ambition

Qtr Year	No. of AH units delivered (gross)	No. of Social Rent homes delivered (gross)	No. of Long-Term Empty homes brought back into use
Q1 2024-2025	42	3	1
Q2 2024-2025	32	24	10
Q3 2024-2025	9	3	23
Q4 2024-2025	13	12	7
Total	96	42	41

Quarterly indicator figures: 2 year view



# Plymouth City Council

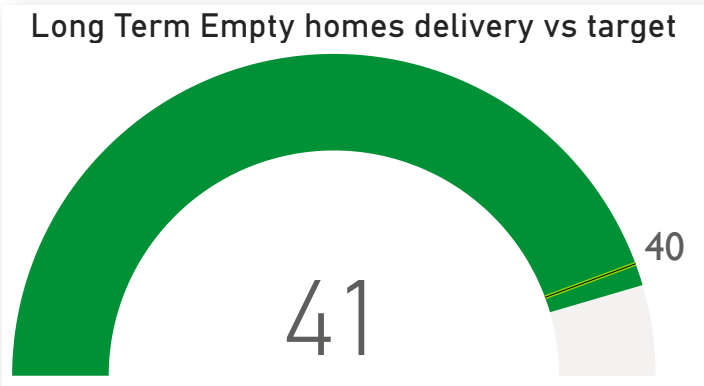
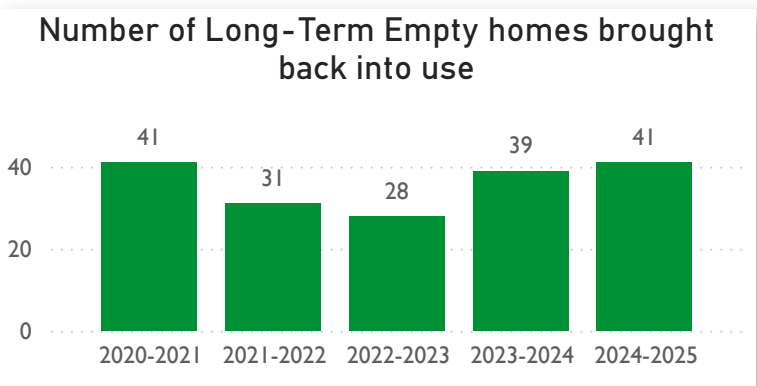
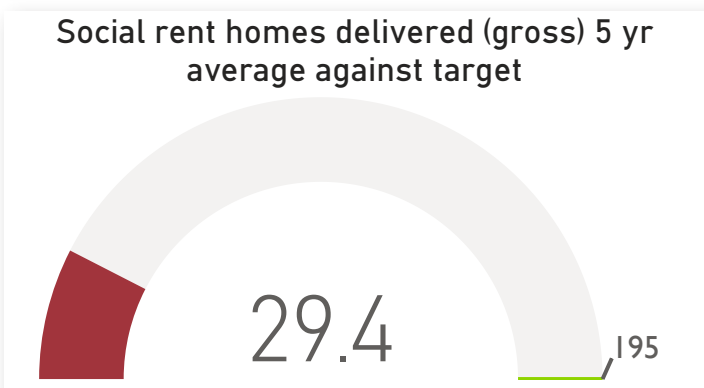
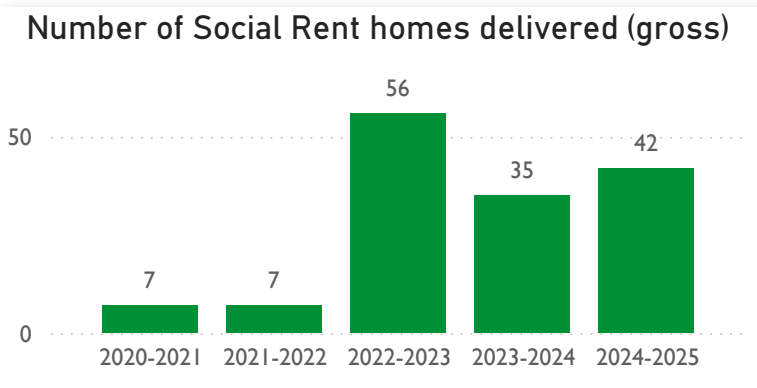
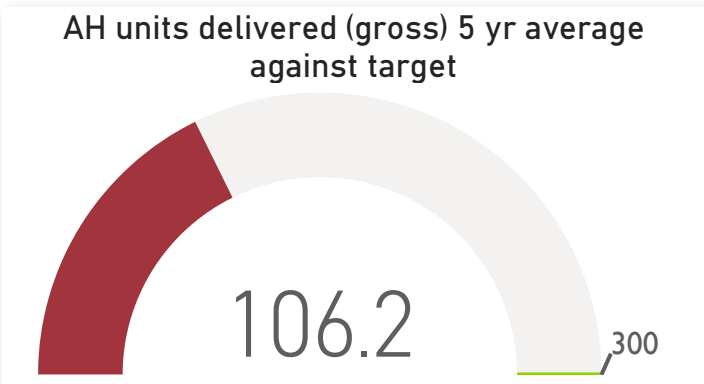
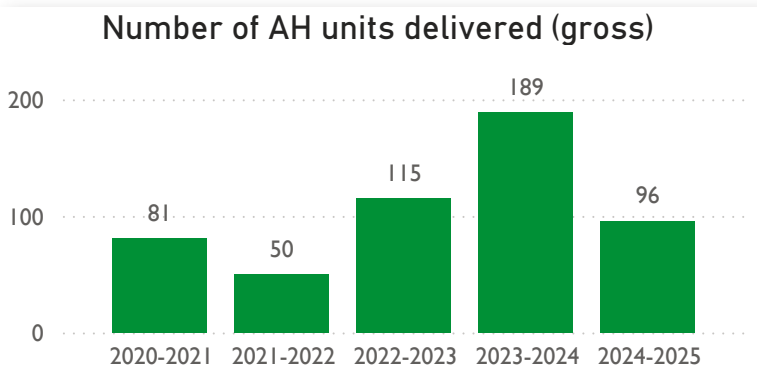


## Housing Delivery (Annual Indicators) - Plan for Homes 4 Ambition

Fin Year	No. of AH units delivered (gross)	No. of Social Rent homes delivered (gross)	No. of Long-Term Empty homes brought back into use
2020-2021	81	7	41
2021-2022	50	7	31
2022-2023	115	56	28
2023-2024	189	35	39
2024-2025	96	42	41
Total	531	147	180

Annual indicator figures : 5 year view

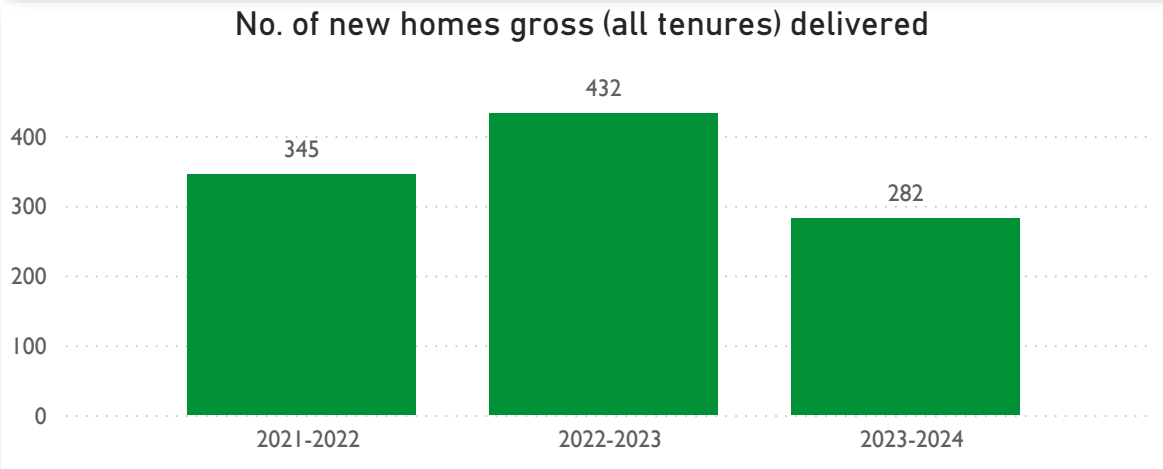
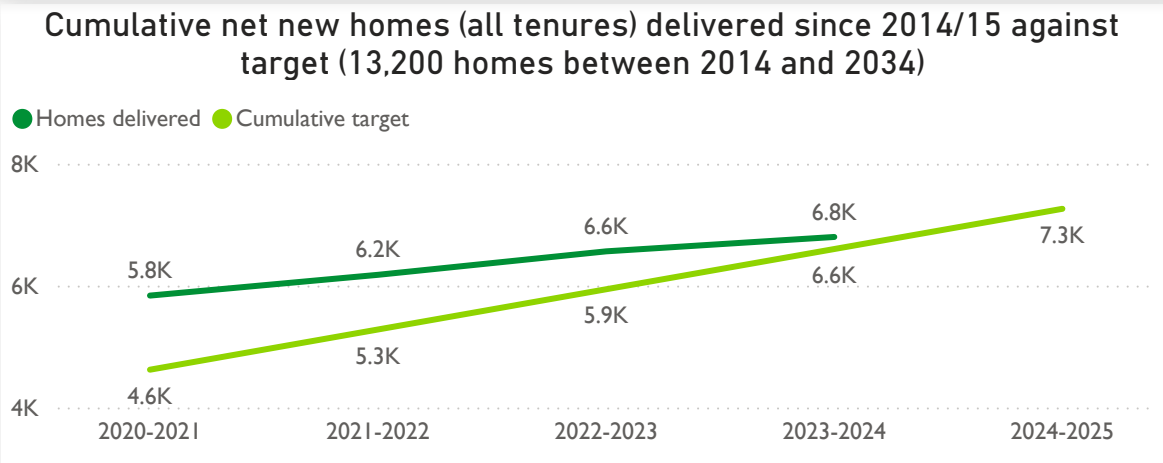
2024-25 annual figures comparable with target



# Plymouth City Council

## Housing Delivery (Annual Indicators) - Includes Joint Local Plan Housing Target

Fin Year	No. of new homes net (all tenures) delivered	No. of new homes gross (all tenures) delivered	No. of affordable homes with a planning consent yet to commence	No. of homes with a planning consent yet to commence	City Centre housing units completed with tenure breakdown
2021-2022	341	345			
2022-2023	385	432		New measures from 2024-25	
2023-2024	236	282			
2024-2025	not available until December 2025		939	4,517	0



No. of homes with a planning consent yet to commence

4,517

of which:

2,484

on sites that are stalled

No. of affordable homes with a planning consent yet to commence

939

of which:

522

on sites that are stalled

City Centre housing units completed with tenure breakdown

0

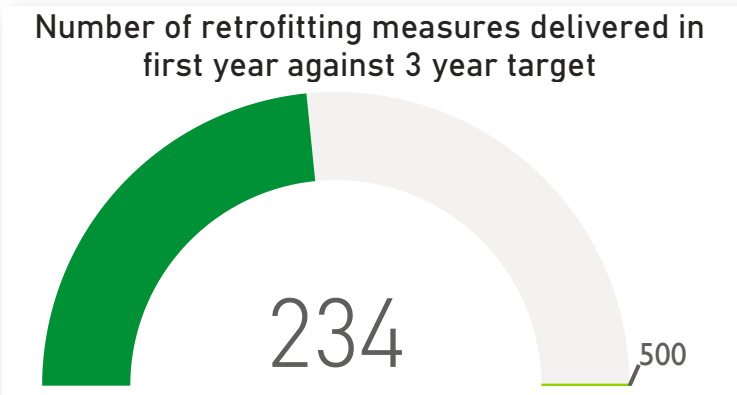
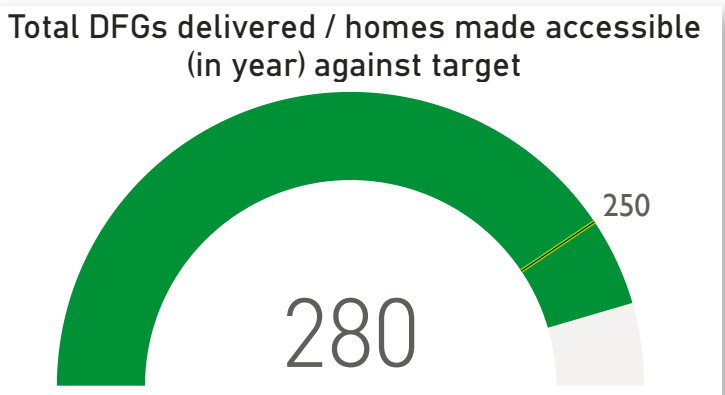
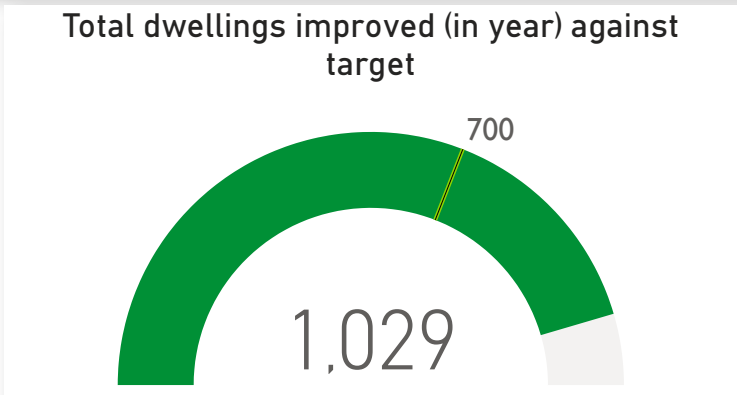
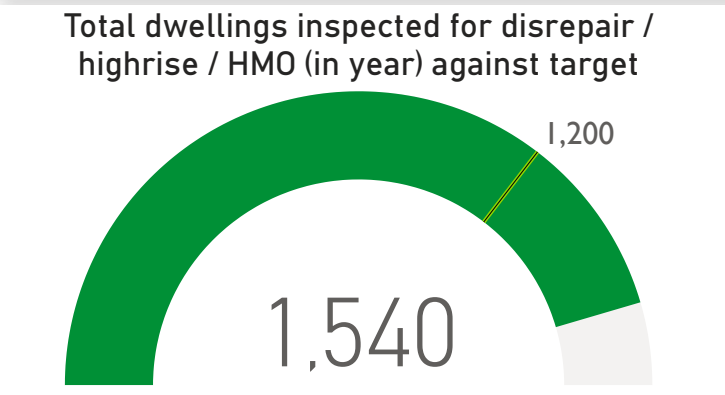
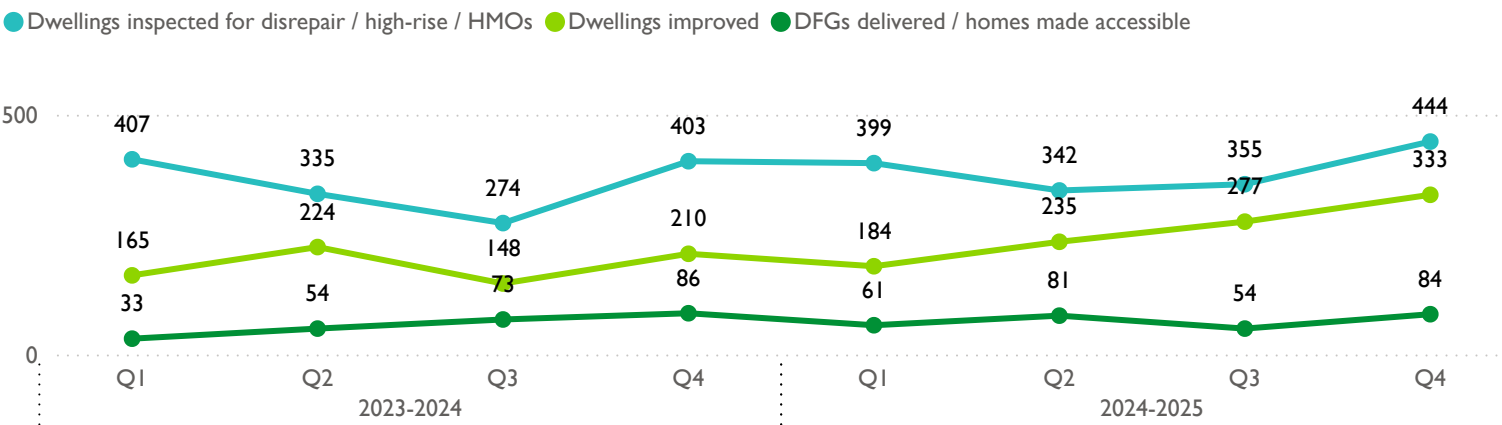
# Plymouth City Council



## Housing Standards (Quarterly Indicators)

Qtr Year	No. of dwellings inspected for disrepair / high-rise / HMOs	No. of dwellings improved	No. of DFGs delivered / homes made accessible
Q1 2024-2025	399	184	61
Q2 2024-2025	342	235	81
Q3 2024-2025	355	277	54
Q4 2024-2025	444	333	84
Total	1,540	1,029	280

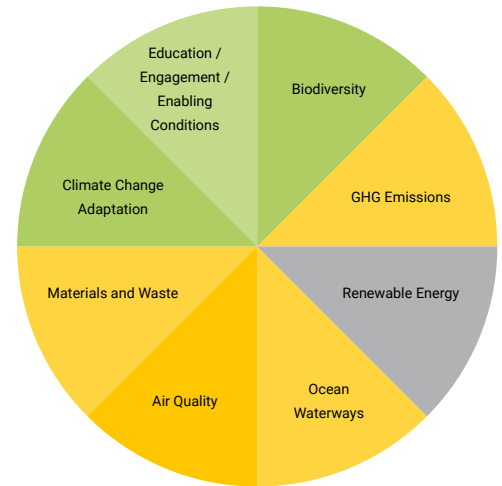
### Number of deliveries in quarter



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# Plan for Homes 4 FINAL



**Assessment ID:** PLA442

**Assessment Author:** Neil Mawson

## Assessment Initial Summary:

Plan for Homes 4 continues our existing Plan for Homes programme and sets out our commitment to enable and to support the regeneration, improvement and energy efficiency of homes of all tenures. Working with a range of partners we aim to meet our key housing challenges and provide for a range of housing needs, particularly addressing the increase in homelessness and the use of temporary accommodation. Plan for Homes 4 reinforces our overall ambition to deliver 5000 new homes in the city over 5 years.

## Assessment Final Summary:

Having considered the issues raised by this tool in detail, within the Housing Delivery team and having had the assessment verified by the Council's lead officer in this area of expertise, we are satisfied that this represents a fair reflection of the impacts of Plan for Homes 4

## Biodiversity Score: 4

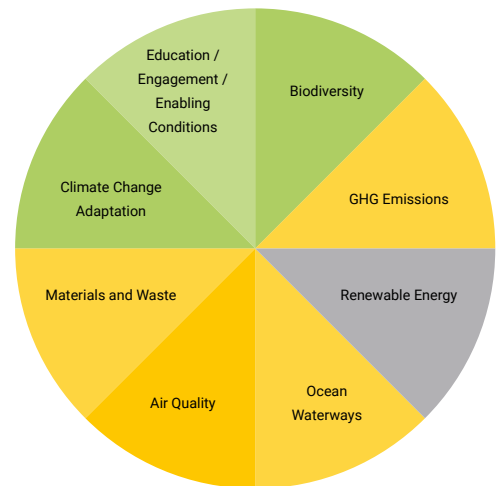
**Biodiversity Score Justification:** All new Plan for Homes development will be required to comply with legislation and planning policy for the conservation and enhancement of protected species, habitats and wildlife sites. This protection extends beyond the planning process, and will require relevant wildlife licences be obtained where works have the potential for wildlife disturbance. In addition new housing developments will be required to deliver 10% biodiversity net gain, consistent with legislation and Local Plan policy. This will deliver additional habitat alongside new homes, to support the conservation and enhancement of biodiversity in Plymouth. On PCC owned direct delivery sites, like Stoggy Lane, the Plan for Homes will seek to exceed 10% Biodiversity Net Gain subject to viability.

**Biodiversity Score Mitigate:** No

## GHG Emissions Score: 2

**GHG Emissions Score Justification:** The Plan for Homes 4 will support delivery of a net increase in homes in Plymouth to meet acute housing needs and support economic growth. There will be inherent greenhouse gas emissions during the construction and use of these homes which cannot be avoided entirely. The Plan for Homes will however seek to deliver significant improvements that will help reduce emissions, especially compared to alternative delivery options via the market or were these to be delivered in alternative less sustainable locations

## Plan for Homes 4 FINAL



elsewhere in Devon or the UK. The introduction of the Building Regulations Future Homes Standard means new build homes will be built to higher energy efficiency standards, including for the major regeneration projects such as Barne Barton. Heat network connections for inner city sites, such as Bath St, will also help reduce GHG emissions associated with domestic heating. In addition to this the Plan for Homes allocates £1.5m specifically to assist the delivery of over 250 low and net zero carbon (in their use) homes that will exceed current building regulation standards. The Plan for Homes continues to support for the Council's empty homes programme which delivers improvements to the fabric of existing social and private housing stock in the city. This initiative often has a net positive impact on greenhouse gas emissions associated with the use of these dwellings. The initiative also helps make most efficient use of the existing housing stock and thereby avoids the need for the construction of new homes. Understanding embodied greenhouse gas emissions emitted in the construction of new homes is complex and there is currently no industry standard for doing this. Nevertheless we will aim to scope how existing tools can be used to appraise the GHG emissions of a regeneration project. This will help us better understand the net carbon impact of demolition over refurbishment, and how improvements to emissions through the course of construction can be made.

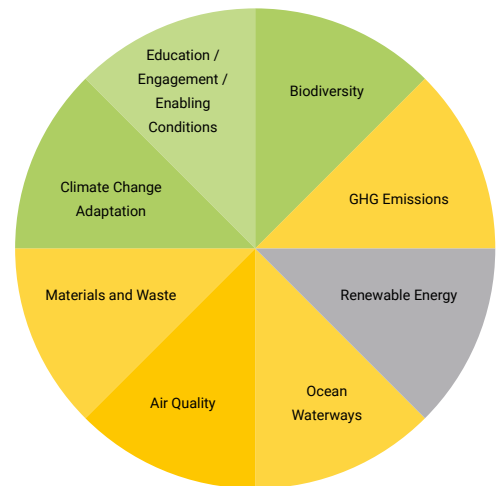
**GHG Emissions Score Mitigate:** No

**Renewable Energy Score:** 3

**Renewable Energy Score Justification:** The Future Homes Standard is scheduled to deliver greater amounts of Solar PV to achieve energy efficiency savings associated with the use of dwellings. New homes complying with the Future Homes Standards will be less energy intensive than the existing housing stock. Homes will still be net consumers of electricity on balance, but will become exporters of renewable energy during periods when electricity generation exceeds home energy use. With the installation of more Solar PV panels as standard, these periods will become longer and more frequent. The Plan for Homes seeks to support the Social Housing sector where many Registered Providers are taking a lead in this area and applying the Future Homes Standard and Net Zero Carbon homes standards ahead of Building Regulations introducing them as compulsory requirements.

**Renewable Energy Score Mitigate:** No

# Plan for Homes 4 FINAL



**Renewable Energy Revised Score Justification:** Develop policy and practice to direct and influence the market the deliver over and above Building Regs standards

**Ocean and Waterways Score: 2**

**Ocean and Waterways Score Justification:** Plan for Homes sites will need to comply with legislation and policy for the conservation and enhancement of surface water bodies and ground water. The Plan for Homes will support the delivery of a net increase in homes in Plymouth. This increase will inevitably lead to a need for additional sewerage infrastructure and water treatment which is unavoidable. All new development will have to meet planning policy and building regulation requirements on these matters. This includes planning policy requirements to prioritise use of Sustainable Drainage Systems to manage storm water generation on-site, and Building Regulations standards for the efficient use of potable water in new dwellings.

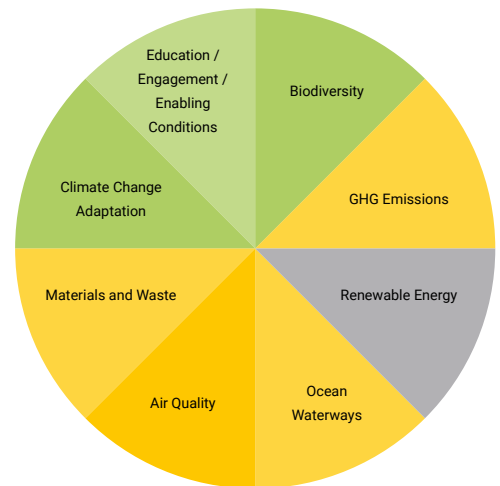
**Ocean and Waterways Score Mitigate: No**

**Ocean and Waterways Revised Score Justification:** SUDS?

**Air Quality Score: 2**

**Air Quality Score Justification:** The Plan for Homes will support delivery of new housing in Plymouth, a highly sustainable city location relative to alternative rural locations. Supporting growth of the city has inherent benefits for reducing society's overall travel needs. The Plan for Homes will however support the growth of Plymouth's population and the air quality impacts associated with this cannot be mitigated entirely. New homes will have access to, and support future growth of, Plymouth's public transport network. Planning policy requires new housing development to submit a Transport Plan which contains actions that help new residents orientate themselves to the local sustainable transport options available, such as public transport, car clubs, Beryl Bikes and other local options. Planning policy also requires new development provide sufficient bicycle storage for new residents. Building regulations requires installation of an electric vehicle charging point for each new dwelling. This will create opportunities for new residents to use electric vehicles, and avoid impacting air quality. However EV take-up by new residents cannot be required. Demolition on brownfield site will lead to an increase in particulates. General construction can also create dust in dry weather. Both of these

# Plan for Homes 4 FINAL



are short term impacts.

**Air Quality Score Mitigate:** No

**Air Quality Revised Score Justification:** We can require Electric Vehicle Charging points and provision of electric bikes Car sharing clubs are being encouraged at key sites such as Bath St West where parking is limited.

**Materials and Waste Score:** 2

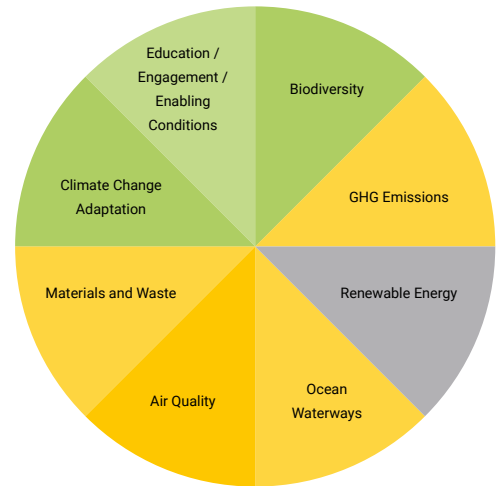
**Materials and Waste Score Justification:** The Plan for Homes seeks to support population growth which will invariably lead to additional consumption and waste creation in the City. Planning policy requires the waste needs of each development to be calculated and provided for in the form of integrated areas for the storage of recyclable and non-recyclable waste. The Plan for Homes seeks to prioritise development on brownfield sites. Increased construction on brownfield sites will increase demolition waste. Planning policy requires compliance with an approved Waste Management Plan demonstrating how waste generation can be minimised consistent with the waste hierarchy. Nevertheless efficient use of brownfield sites is considered highly preferable to the release of greenfield sites. Where there is the option, the feasibility of retaining the existing building will be fully explored before demolition is considered. The Plan for Homes seeks to increase the amount and speed of construction in the city, this will likely to lead to additional construction waste. Planning policy also requires that waste during the construction is managed through compliance with an approved Waste Management Plan demonstrating how waste generation can be minimised consistent with the waste hierarchy.

**Materials and Waste Score Mitigate:** No

**Climate Change Adaptation Score:** 4

**Climate Change Adaptation Score Justification:** The Plan for Homes will deliver housing in locations consistent with the Local Plan, avoiding areas of flood risk and significant biodiversity. Planning policy also requires that new development does not contribute to flood risk and all surface water generation is managed sustainably, with the prioritisation of the use sustainable drainage systems which manage water on-site. The requirement to deliver 10% biodiversity net

# Plan for Homes 4 FINAL



gain alongside new homes will encourage green infrastructure that can assist mitigate the urban heat island effect of new and existing development.

**Climate Change Adaptation Score Mitigate:** No

**Climate Change Adaptation Revised Score Justification:** What are the mitigations that might be possible?

**Education / Engagement / Enabling Conditions Score:** 4

**Education / Engagement / Enabling Conditions Score Justification:** New developments though their location, design and provision of travel plans will encourage cycling, walking and use of public transport. EV charging and car sharing opportunities can also enable reduced impacts of private vehicle use. Provision of energy efficient housing with solar PV assists educate residents on the holistic benefits of energy efficiency and use of renewable energy. Social housing and empty homes retrofitting will create opportunities for residents to mitigate and adapt to climate change in ways that would otherwise not happen or be cost prohibitive.

**Education / Engagement / Enabling Conditions Score Mitigate:** No

## Wheel Key

<span style="color: red;">■</span> Long lasting or severe negative impact	<span style="color: orange;">■</span> Short term or limited negative impact	<span style="color: grey;">■</span> No impact or neutral impact	<span style="color: lightgreen;">■</span> Short term or limited positive impact	<span style="color: green;">■</span> Long lasting or extensive positive impact
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# HOMELESSNESS AND ROUGH SLEEPING UPDATE MAY 2025

Community Connections



## I. INTRODUCTION

Nationally and locally homelessness has increased significantly over recent years. The continued impact of the cost-of-living crisis, rising inflation, oversubscribed health and wellbeing services, including the lack of affordable housing across all housing tenures has resulted in further demand for housing services and temporary accommodation.

The experience of homeless households currently attempting to access private rented accommodation is that there are more than 30 (often up to 100) applicants for every available property, with some being able to offer higher rent or several months' rent up front to secure the property, and/or landlords favouring other applicants.

The number of available social housing lets in Plymouth has declined by 36% over the last 5 years and this further exacerbates the challenges faced by homeless households and the length of time in temporary accommodation.

These factors impact the ability for homeless households to move on to an affordable home and means longer stays in all forms of temporary accommodation, including bed and breakfast. This has resulted in many supported housing services becoming silted up.

The financial impact on Local Authorities in meeting statutory temporary accommodation duties under homelessness legislation has always been challenging however this has become more so in recent years putting significant additional pressure on council budgets.

Wider legislation changes also have an impact on the housing market. The current Government are taking forwards the Renters Rights Bill which started its journey under the previous Government and is now being considered by the House of Lords. This legislation is expected to end the use of section 21 "no fault" evictions. Section 21 remains the highest reason for households presenting as homeless. The legislation seeks to reduce no fault evictions and improve overall standards in the private rented sector. However, it is expected that there will be an increased proportion of landlords who will leave the sector as they are not able to meet the requirements and associated costs. This will place further pressure on the availability and affordability of the private rented sector.

The challenge is recognised nationally, with an increased focus on the development of affordable housing, as well as reform of the private sector and a higher level of Homelessness Prevention Grant via the Ministry of Housing, Communities and Local Government (MHCLG).

Locally there is a relentless focus on tackling the housing crisis, exemplified through the establishment of the Plymouth City Council Housing Taskforce, co chaired by the Cabinet Member for Housing, Cooperative Development and Communities and the Chief Executive. The taskforce has overseen the launch of the Plan for Homes 4 which encompasses the desire to tackle homelessness and its causes with the provision of long term solutions as its focus.

The Homelessness Recovery Programme is delivering activity to prevent and relieve homelessness under the four pillars of Prevention, Intervention, Recovery and Systems Support.

Seven individual plans sit within this Programme: -

- Accommodation Development
- Rough sleeping and Single Homelessness Prevention
- Children and Young people Homelessness Prevention
- Supported Accommodation Review
- Families Homelessness Prevention
- Domestic abuse Safe Accommodation Plan
- System Support/Development

## **2. Plan for Homes 4**

This dedicated plan builds upon the successful Plan for Homes programme which provides a housing delivery framework and was first launched in November 2013 and refreshed in March 2016. In March 2019 Plan for Homes 3 was updated and extended to 2024.

Plan for Homes 4 continues the programme and sets out our commitment to enable and directly provide increased delivery of quality new homes, and to support the regeneration, improvement, and energy efficiency of existing homes of all tenures. Working with a range of partners we aim to meet our key housing challenges and provide for a range of housing needs, particularly addressing the increase in homelessness and use of temporary accommodation.

Plan for Homes 4 sets out 6 themes of housing activity: affordable housing; market housing; private rented housing; supported and specialist housing; partnerships; with a cross-cutting theme of climate action.

Plan for Homes 4 also identifies 10 key strategic initiatives within these themes, which include a range of housing, planning, and wider corporate service activities to help meet identified housing needs, tackle homelessness, poor housing conditions, and reduce carbon emissions; exploring opportunities for increased delivery, greater innovation, and maximising investment for the homes the city needs.

## **3. Annual Grant funding for Homelessness**

Plymouth City Council receives a ring-fenced Homelessness Prevention Grant from central Government via the Ministry of Housing, Communities and Local Government (MHCLG).

In addition, there has been a Rough Sleeping Initiative (RSI) grant allocated to local authorities over recent years and is part of the government strategy to address homelessness and rough sleeping as well as to improve services for individuals who are homeless or at risk of becoming homeless.

Plymouth City Council has been in receipt of RSI funding on an annual basis since first application in 2018 and collaborating with the Plymouth Alliance has worked to design and deliver a holistic response to the prevention and relief of homelessness and rough sleeping.

The service delivery has developed over the years of the funding with a consistent core response. Services have been able to develop and grow in line with the funding opportunities and in response to the growing challenge.

Furthermore, there has been an increased focus on preventing households who are at acute risk of homeless/ and or rough sleeping with additional Winter Pressures Funding awarded in November 2024 and January 2025



Funding Stream	24/25 Award £	25/26 Award £
Homelessness Prevention Grant	1, 452,661	2,176,530
Rough Sleeper Initiative *	1,959,279	1,976,631
Winter pressures	Tranche 1 89,000 Tranche 2 188,000	Unknown at this stage

\*includes Accommodation for Ex offenders (AFEO), and Rough Sleeping Accommodation Programme (RSAP)

#### 4. Homelessness Service Demand

Approaches to the Community Connections Housing Options Team has risen significantly post Covid.

There is always a slight fall in the number of households approaching the housing options team in December, and compared to previous years, this years' fall is in line with previous years.

2024-25 Monthly data												
	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar
Number of households approaching for housing advice	357	345	383	418	396	396	405	402	296	421	383	448
New Applications	169	152	132	148	155	131	107	98	110	108	105	115
Number of new prevention cases (households at risk of homelessness within 56 days)	63	53	50	56	82	66	71	68	47	62	66	61
Number of new relief cases (already homeless)	72	58	58	63	64	50	52	50	57	48	68	66
1 <sup>st</sup> Dec 2024 Snapshot data												
Total number of current cases held - all duties	1078	1151	1194	1282	1248	1092	1047	990	950	933	998	960
Total number of prevention (homeless within 56 days) cases held	247	284	291	318	323	314	308	291	269	248	252	276
Total number of relief (homeless) cases held	217	239	248	234	195	160	143	150	156	141	155	207
Total number of main duty (duty decision taken) cases held	266	266	256	258	263	288	280	272	275	271	289	285

The Housing Options Team continues to support a high level of homelessness cases.

Despite the challenging climate, in 24/25, the team has successfully: -

Prevented 371 households from becoming homeless

Supported 288 households away from homelessness within 56 days of them becoming homeless

Accepted a main duty and discharged that duty to over 300 households.

#### 4.1 Client feedback on the team and the service:

“Getting into temp and Housing Options supporting me to do this has saved my life and I couldn’t have imagined I would have ever been able to leave the awful situation I was in”

“Thank you so much for your continued support and professionalism through this very traumatic time in my life”

“You were so polite, so caring and a shining light in a very dark period of my life”

“Thank you for your kindness and compassion when discussing the daunting situation and homelessness process. You immediately put me at ease and treated me like a human being rather than a box to be ticked or someone to be judged. You are an absolute credit to the job”

#### 5. Temporary Accommodation Demand

Where homelessness and priority need is established, there is a statutory duty to provide temporary accommodation.

2024 Snapshot as at 1 <sup>st</sup> of month	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar
Number of households in temporary accommodation (all forms of temp)	354	360	367	379	365	347	358	357	370	365	377	401
Number of households with children/expected children in temporary accommodation	192	187	200	196	187	189	194	193	197	196	203	209
Total number of households in holiday lets/other nightly paid	45	43	41	39	37	37	36	34	42	45	35	41
Number of Households in B&B	187	185	194	200	173	162	174	176	166	143	166	183
Number of households with children/expected children in B&B	41	41	43	27	21	24	32	31	17	7	20	17
Number of households with children/ expected children in B&B_for MORE than 42 days	20	13	8	11	8	3	9	9	6	0	1	2

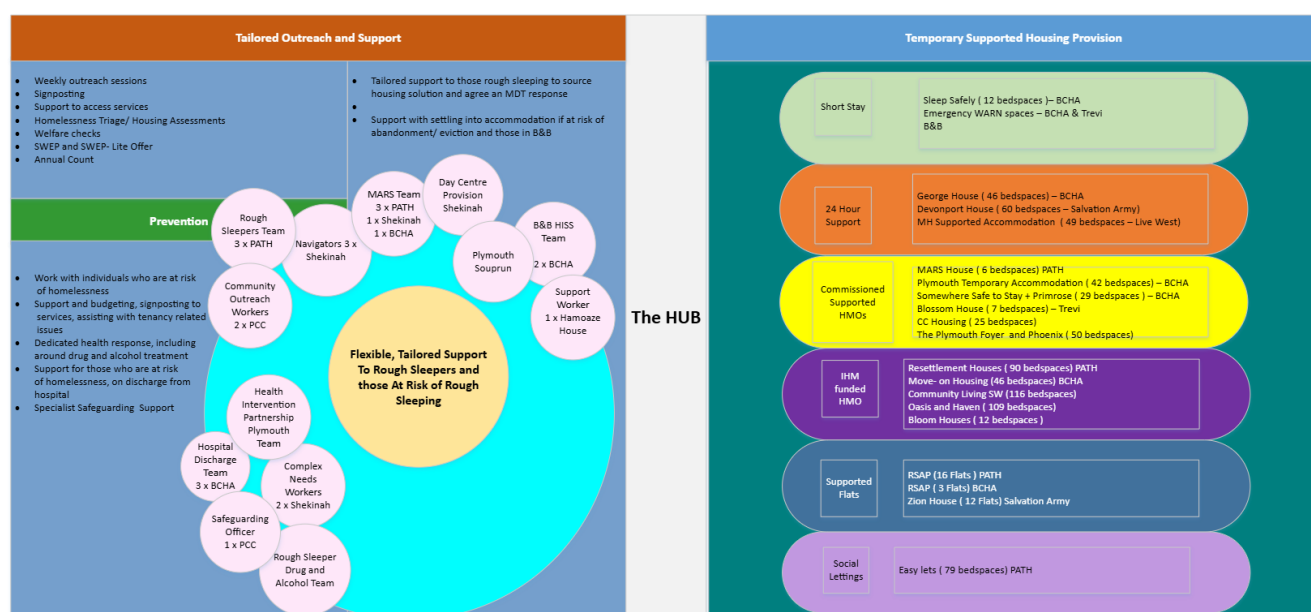
The increase in numbers presenting over recent years has seen a 162% increase in temporary accommodation demand.

## 6. Temporary Accommodation Provision Development

In April 2019, the Plymouth Alliance was launched, and homelessness temporary accommodation and supported housing, advice and support services were commissioned as part of the 'complex lives' procurement including services such as substance misuse, and some mental health provision. Plymouth City Council is one of eight organisations within the Plymouth Alliance

Using a collaborative model, the focus is on creating systemic change: changes to culture, funding structures, commissioning and policy which support a new, more integrated way of working.

The Plymouth Alliance and deliver a range of accommodation and support services that work with people who are homeless/at risk of homelessness, these include:



Additionally, there has been a cross departmental focus on increasing cost effective, affordable temporary accommodation provision. A cross- departmental Housing Development Action Plan has been implemented and is additionally reviewed and updated by the Alliance Accommodation Subgroup which is well attended by providers and other relevant stakeholders.

- I. The following tables detail the number of units that have been delivered and those are expected to be ready to let within the next 15 months.

## 7. Temporary Housing Delivery: Homeless Families:

Number of new units delivered since May 2023
78

New temporary accommodation for homeless families	Forecasted number of units (Pipeline)
Royal Building Refurbishment	Minimum of 30 flats
BCHA, in partnership with a private landlord	20 homes (fully delivered)
BCHA acquired properties utilised the capital funding from the Local Authority Homes Fund (LAHF)	8 homes (to be delivered by March 2026)

Expression of Interest approved for submission to LAHF for additional funds for temporary accommodation family homes. Awaiting outcome from MHCLG	15 homes (to be delivered by March 2026)
Plymouth Community Homes Regen Stock	10- 20

The number of family temporary accommodation units is set to increase by a further 95 homes.

### **7.1 Temporary Housing Delivery: Homeless Individuals and Couples:**

Number of new units delivered since October 2023
6 units

New temporary accommodation for homeless individuals and couples	Forecasted number of units (Pipeline)
Planning permission for the Night Shelter provision has been approved and is now open throughout the year	12 bed spaces
Successful bid to Single Homelessness Accommodation Programme (SHAP) funding stream is being utilised to set up new units of supported housing	Total of 118 new units (to be delivered by April 2025- July 2025)
	Path Housing - 2 x 5-6 bed houses for individuals and couples with medium to high support needs
	YMCA and Young Devon – 47 x self-contained supported flats for young people with support needs
	BCHA 11 x Accessible self-contained supported homes for people with support and mobility needs
	Young Devon 4 x flats for young people with medium to high support needs
PATH are leasing additional provision	44 bedspaces from March 2025

The number of temporary accommodation bedspaces and self-contained properties for single people and couples is expected to increase by 118 units within the next 9-10 months.

## 8. Devon Home Choice Register

All social housing in Plymouth is let through the Devon Home Choice scheme. Homeless households can access a higher number of properties as 50% of all properties are advertised with a preference to statutory homeless households

There has been an increase in the number of active applications from 6801 in May 2024 to 7767 at the beginning of March 2025.

Eligible Homeless households are assessed as Band B (High Housing Need).

The table below captures the Band B housing needs for social housing properties of all sizes. (this includes households who are Band B for reasons other than homelessness e.g. overcrowding, high health and well-being needs)

### Plymouth Housing Need by Band and Bedroom (01/03/2025)

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed	Total
Band A	2	5	2					9
Band B	712	432	202	143	62	9	2	1562
Band C	373	499	510	181	15	2		1580
Band D	2056	360	102	17	2			2537
Band E	1058	704	277	35	5			2079
Total	4201	2000	1093	376	84	11	2	7767

The use of 50% homelessness preferences is continuing to increase the number of allocations to homeless households:

Number of DHC Plymouth properties advertised in March	74
Number of DHC Plymouth properties advertised with a preference to homeless applicants in December	30
Number of DHC lets to Plymouth based applicants in March*	86
Number of DHC lets to Plymouth homeless clients in March*	36

\*Please note that the lets in the March figures include homes that were advertised in February or before.

There continues to be a lack of social housing supply in Plymouth, which is illustrated by the overall number of Devon Home Choice lets. There has been a drop in available social housing since the Covid pandemic, although over the last year we have seen an increase for the first time.

Lets to Plymouth based households	Total Lets	Monthly average
April 19 to March 20	1160	97
April 23 to March 24	874	73
April 24 to March 25	1040	87

## 9. Rough Sleeping

Rough Sleeping is the most visible form of homelessness and the reasons for rough sleeping are diverse. The number of people rough sleeping with multiple needs and risks is increasing and there are limited suitable housing options and provision for this cohort.

Single Night Snapshot 2024	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar
No of Rough Sleepers	37	34	34	44	42	26	29	40 *	25	23	24	28

\*This was the Official Annual Rough Sleeper Count when there are an increased number of teams searching across the City

The PATH Rough Sleeper Team carry out a monthly snapshot of the number of rough sleepers seen on a single night. Long term rough sleeping, with complex lives has increased and is a reflection of the increased homelessness demand and the challenges people are facing.

Included in these figures are those with no recourse to public funds and those with no local connection. While these numbers are relatively low, teams work with individuals to sign post to relevant support and reconnect, where appropriate to their local authority area.

- In the last quarter 13 rough sleepers evidenced did not have a local connection and a further 9 rough sleepers did not have recourse to public funds.

The Council's Homelessness service works closely with all organisations delivering services to rough sleepers. Two dedicated Community Outreach Workers and the Rough Sleeper Team meet with rough sleepers in a range of locations and co-ordinate a multi-agency response.

PATH and BCHA will have a total of 23 units of new supported housing provision funded through the Single Homelessness Accommodation Programme specifically for those experiencing rough sleeping available to let from April 2025.

The additional Winter Pressures Funding will support bespoke individual plans for those who are facing the most challenges to move away from the streets.

### **9.1 Winter arrangements for those Rough Sleeping**

An all-year Night Shelter called Sleep Safely based at Hamoaze reopened in November 2024 following planning permission being granted and is now open all year round and accommodates 12 individuals nightly.

During very adverse weather where there is an amber weather warning, and/ or three consecutive days of below zero degrees, PATH and PCC lead on the delivery of SWEP (Severe Weather Emergency Protocol) with organisations working with rough sleepers. During periods of SWEP, the approach is to ensure that each rough sleeper has an offer of accommodation.

- Devonport House can accommodate an additional eight individuals and George House an additional ten individuals.
- Cold weather provision is also delivered where the weather may affect wellbeing but there has been no weather warning or low temperatures forecast
- Where there is a yellow weather warning there may be additional provision offered to those rough sleepers that are particularly vulnerable due to their location or other complexities that make them a greater risk due to the weather conditions

## **10. Homelessness Recovery Programme Plans**

Within the Homelessness Recovery Programme, the Accommodation delivery strand sits directly within the Plan 4 Homes and is part of the broader holistic strategic plan responding to housing needs and development in the City.

### **The purpose of the Homelessness Recovery Board has been to:**

Have a continued, focused and co-ordinated multi-agency response to manage costs, benefits, risks and dependencies across the Homelessness Recovery Programme

Deliver on the recommendations to reduce homelessness from the PCC Housing Task Force

Develop and sign-off business cases and decision reports to deliver projects within the Homelessness Recovery Programme.

The Strategic Homelessness Programme brings together dedicated workstreams to drive the implementation of a robust response to the prevention of homelessness as well as the delivery of housing and related specialist services to those who are homeless in Plymouth

Our approach is to work in partnership with the Plymouth Alliance and other local organisations in the delivery of the actions within each of the plans.

For example, there is a key partnership with Plymouth Community Homes which has resulted in a number of successful initiatives including :-

- 260 households moved on from Temporary Accommodation since April 24, including 40 households in December 24, as a result
- An initial 10 units of temporary accommodation within regeneration stock with a possibility of more

The plans within the Programme are set out in seven dedicated action plans :-

Homelessness Delivery Plans	Key Objectives / Activities
<b>Children and Young People (CYP) Delivery Plan</b>	<ul style="list-style-type: none"> <li>• Delivery of additional CYP specific supported accommodation with new Youth Hub placement arrangements</li> <li>• Updating the Joint Protocol around CYP Homelessness</li> <li>• Joint initiatives with stakeholders to reduce homelessness e.g. PCH and PCC collaboration around implementing training flats</li> </ul>
<b>Rough Sleeping and Single Homeless Delivery Plan</b>	<p>Deliver Single Homelessness Accommodation Programme (SHAP) - to meet the need of single homeless and rough sleepers:</p> <ul style="list-style-type: none"> <li>• PATH Houses for those with medium to high needs</li> <li>• BCHA self-contained accessible homes with individuals with accessibility needs and support needs</li> </ul> <p>Deliver suitable additional temporary accommodation to meet needs of those who are Single Homeless / Rough Sleeping</p>

	Develop innovative approaches to reduce long-term rough sleeping
<b>Domestic Abuse Safe Accommodation and Whole Housing Response Plan</b>	<p>Meeting all duties under safe Accommodation - Domestic Abuse Act 2021 (Part 4 Duty)</p> <p>Deliver suitable additional temporary accommodation and support by ensuring that Homeless Families provision meets the Safe Accommodation legal definition</p>
<b>Homeless Families Delivery Plan</b>	<p>Actively working with providers to increase the supply of temporary, supported housing</p> <p>PCC Housing Acquisition Programme delivered by utilising: 10million service borrowing and up to £5 million Homes England funding to provide supported family temporary accommodation to reduce the need for expensive nightly paid accommodation</p> <p>Deliver suitable additional temporary accommodation using a short-term leasing model</p>
<b>Accommodation Development Plan (contained within Plan for Homes 4)</b>	Increase affordable housing supply in Plymouth
<b>Supported Accommodation Review Plan</b>	Improve local supported housing standards and pivoting supported provision to need
<b>System Development and Support Plan</b>	Cross-departmental priorities and tasks to advance continuous improvement and performance management across the Homelessness System



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