

**Oversight and Governance**

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NATURAL INFRASTRUCTURE AND GROWTH SCRUTINY PANEL

Wednesday 9 July 2025

2.00 pm

Council House, Plymouth

Members:

Councillor Ricketts, Chair

Councillor Holloway, Vice Chair

Councillors Allen, Bannerman, Darcy, Goslin, McCarty, McLay, Raynsford, M.Smith and Sproston.

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

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Tracey Lee

Chief Executive

Natural Infrastructure and Growth Scrutiny Panel

1. Apologies

To receive apologies for non-attendance submitted by Councillors.

2. Declarations of Interest

Councillors will be asked to make any declarations of interest in respect of items on the agenda.

3. Minutes (Pages 1 - 6)

To confirm the minutes of the previous meeting held on 02 April 2025.

4. Chair's Urgent Business

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

5. Plan for Homes 4: Year 1 Progress Report: (Pages 7 - 80)

6. Economic Insight and Intelligence: (Pages 81 - 88)

7. Productive Growth and High Value Jobs Update (Economic Strategy Pillar 1): (Pages 89 - 102)

8. Freeport Annual Update: (Pages 103 - 120)

9. Work Programme: (Pages 121 - 126)

10. Action Log: (Pages 127 - 130)

Natural Infrastructure and Growth Scrutiny Panel

Wednesday 2 April 2025

PRESENT:

Councillor Darcy, in the Chair.

Councillors Allen, Bannerman, McCarty, McLay, Moore, Ney, Raynsford, Ricketts, M.Smith and Sproston.

Apologies for absence: Councillor Holloway.

Also in attendance: Alan Burrows (Head of Local Government Liaison, Pennon Group), Hannah Chandler-Whiting (Democratic Advisor), Ian Lake (Head of Developer Services, South West Water), Philip Robinson (Service Director for Street Services) and Mark Worsfold (Director of Asset Management, South West Water).

The meeting started at 3 pm and finished at 4.57 pm.

Note: At a future meeting, the Panel 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.

38. **Declarations of Interest**

Name	Minute Number	Reason	Interest
Councillor Raynsford	41	Had a share in Pennon South West Water (something customers were offered).	Disclosable Pecuniary
Councillor Bannerman	41	Partner had a share in Pennon South West Water (something customers were offered).	Personal
Councillor McCarty	41	Worked with OceanOS on water quality projects.	Personal

39. **Minutes**

The minutes of the meeting held on 12 February 2025 were agreed as an accurate record.

40. **Chair's Urgent Business**

There were no items of Chair's urgent business.

(At the conclusion of this item the meeting was adjourned for five minutes)

41. **Drainage and Wastewater management in Plymouth now and in the future**

Alan Burrows (Head of Local Government Liaison, Pennon Group) outlined the business plan for the future of Pennon Group, parent company of South West Water (SWW):

- a) The business plan 'Asset Management Plan 8' commenced on 01 April 2025 and ran up to 2030;
- b) There were four pillars to the business plan:
 - i. Storm Overflows and Pollutions;
 - ii. Water Quality and Resilience;
 - iii. Biodiversity Net Gain and Carbon Net Zero;
 - iv. Affordability.

The following was discussed during the item:

- c) Three years ago the Secretary of State for Environment had made a request that all water companies submit plans to reduce the operation of storm overflows by 2050, and SWW's plan had a 2040 target date, and had been accepted by Government;
 - i. Investment areas had been identified, and shellfish water and bathing water storm overflows would be prioritised, most being addressed over the first five years;
 - ii. There were 1379 storm overflows in the South West, 450-500 already met the new Government standards and 291 would be improved within the next five years;
 - iii. SWW was the only company to be proposing to meet new standards by 2040;
 - iv. SWW would be investing £764m to in storm overflows 2025-2030;
 - v. Storm overflow information was required by Government and was published online - WaterFit Live showed the status of storm overflows live online;

- vi. 11 overflows in Plymouth were to be improved within the first five years, all of which were related to bathing waters and shellfish waters;
- d) SWW recognised the economic value of clean bathing waters for the South West region;
- e) Bathing water quality in Plymouth was very high;
- f) SWW were working with Plymouth City Council (PCC) on a Plan for Water to limit surface flooding and impact on storm overflows, and how to use green solutions to help reduce the water going into storm overflows and water quality overall;
- g) There was no breakdown for expenditure in Plymouth, and the increases in bills were spread across the customer area;
- h) There was an investment programme of £3.2 billion across the Pennon Water area;
- i) Bill increases were being invested in improvements to benefit the environment such as storm overflows and waste water management;
- j) Investment plans were heavily scrutinised by regulators;
- k) The West Hoe storm overflow has been identified for improvement;
- l) Combined sewers (that carried both sewage and rain water) had been in place since Victorian times with the aim of taking sewage to the sea, but at the time of privatisation in 1991, 40% of sewage discharges were treated and this had increased to 97% in 2025;
 - i. 3% was going into overflows and was not being treated and investments would mean less than 1% would be untreated in the future;
- m) There had been substantial political change since the beginning of the most recent pay review;
- n) There was engagement with a number of officers at PCC working on improvements that could be delivered in the Plymouth area and do as much as possible through green and blue solutions, for example aiming to stop rain water from entering the sewage system all together or SUDS to allow rainwater to percolate back into the ground;
- o) It was the responsibility of the beach owners or managers to provide signage on storm overflow discharges, it is usually a manual process;
- p) Local and national data on use of storm overflows was publically available;

- q) A consultation had included comments about increasing the number of sampling points for bathing waters;
- r) Storm overflow contents included sewage, microplastics, pathogens, chemicals and anything that ran off roads into the combined sewers;
- s) South West Water were going to work with Exeter University on research into the contents of storm overflows and microplastics throughout the water system;
- t) 410 water quality monitors needed to be deployed into rivers within the next five years, and data would be made available to the public online within an hour;
 - i. This data would help to understand the full impact of the use of storm overflows, as well as other sources of pollution;
- u) Storm overflows had been prioritised for improvements;
- v) Engagement and suggestions of opportunities from the public were vital for implementation of green and blue solutions;
- w) SWWW wanted to have more engagements with Councils on future growth;
- x) The number of odour contacts were tracked and various chemicals could reduce smells;
- y) Housing has built up around sewage waste plants;
- z) The typical life of a sewage treatment works was 50-70 years but each plant contained several different assets all at different points in their lifetimes;
 - i. Every five years an assessment was carried out on performance and capacity and then considered alongside data on planned growth in the area, to estimate lifetime of assets;
 - ii. Current sewage treatment plants had capacity for growth up to 2035;
- aa) Sewage in Saltash was transported to Ernesettle sewage treatment works, so a possible future plan was for Saltash to have its own treatment plant to create capacity;
- bb) Plymouth Central sewage treatment plant was being considered for improvements to increase capacity;
- cc) Appraisals of sewage treatment works would be in the public domain when ready containing information on capacity and growth;
- dd) It was important to engage with local Councils across the South West to understand where new homes would be built as forecasts needed to be in

seven years in advance in order to obtain data in time to flag for price review process to be able to expand the system;

- i. All developers were charged an infrastructure charge which was used to invest in the network to allow for growth as and where required to make network improvements;
- ee) The network of infrastructure was completely mapped out apart from some local sewers that were transferred in 2011, but there were indications of locations and records were being obtained where possible;
- ff) The Environment Agency make data available from tests in rivers and this data influenced where water companies would invest and water companies performance was measured against this data;
- gg) SWW worked with the agricultural sector and partners to address pollution issues along the river Plym;
- hh) UK drinking water standards were some of the best in the world;
- ii) SWW were aware of the Joint Local Plan (JLP) but needed to clearer on additional growth challenges to be delivered by the Government and would like to work collaboratively with Councils;
 - i. 30,000 planning applications annually across Devon, Cornwall and Bournemouth that would have an impact on the network;
 - ii. SWW held key relationships with major house builders to give insight on timings for projects to allow for improvements for the system;
 - iii. Important new developments considered the surface network hierarchy;
 - iv. There was an incentive scheme with developers to produce water efficient properties;
- jj) 10,000 new homes were planned for Plymouth City Centre, and SWW recognised improvements were needed at Plymouth Central as a result;
 - i. Detail on the number of residents expected in each home help with forecasts;
 - ii. Engagement with relevant PCC officers was needed to understand these plans in more detail;
- kk) One concern for SWW was that the effects of climate change would occur faster than planned;;
- ll) Education was needed on what could and couldn't enter the system;

- i. Customer behaviour changes were a challenge;
- ii. Each blockage costs a substantial amount to remove, so it was important to improve education;
- mm) One contribution to increased surface water run off was people tarmacking over front gardens for parking spaces to they could charge their electric cars, so there was a need to encourage people to use permeable materials;
- nn) Illegal or missed connections cost water companies significant amounts to correct;
- oo) Pennon had a renewables policy and were building solar farms to power the business.

The Panel unanimously agreed to:

1. Recommend that the relevant Cabinet Member enquired about a digital display system for water quality in the three swimming zones in Plymouth following up on a similar recommendation made during Water Quality Select Committee;
2. Recommended that the relevant Cabinet Member worked with officers at PCC and SWW to ensure that there was clear and consistent dialogue about the growth plans for the city and the possible impacts on SWW infrastructure;
3. Recommended to South West Water that the results of air quality impact assessments and strategies to reduce odours for all sewage treatment works (if appropriate) were shared with the local authority (including Panel members).

42. **Tracking Decisions**

The Panel noted its tracking decisions document.

43. **Work Programme**

The Panel noted its work programme.

Natural Infrastructure and Growth Scrutiny Panel



Date of meeting:	09 July 2025
Title of Report:	Plan for Homes 4 – Year 1 update
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:	Yes
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 housebuilders 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 21st 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 7th 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 11th 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.

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 from 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:

** 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.*
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.

Title of any background paper(s)	Exemption Paragraph Number (if applicable)
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	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.						
	1	2	3	4	5	6	7

Sign off:

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Originating Senior Leadership Team member: Paul Barnard											
Please confirm the Strategic Director(s) has agreed the report? Yes Date agreed: 26/06/2025											
Cabinet Member approval: Councillor Penberthy approved by email Date approved: 26/06/2025											

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 st 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.

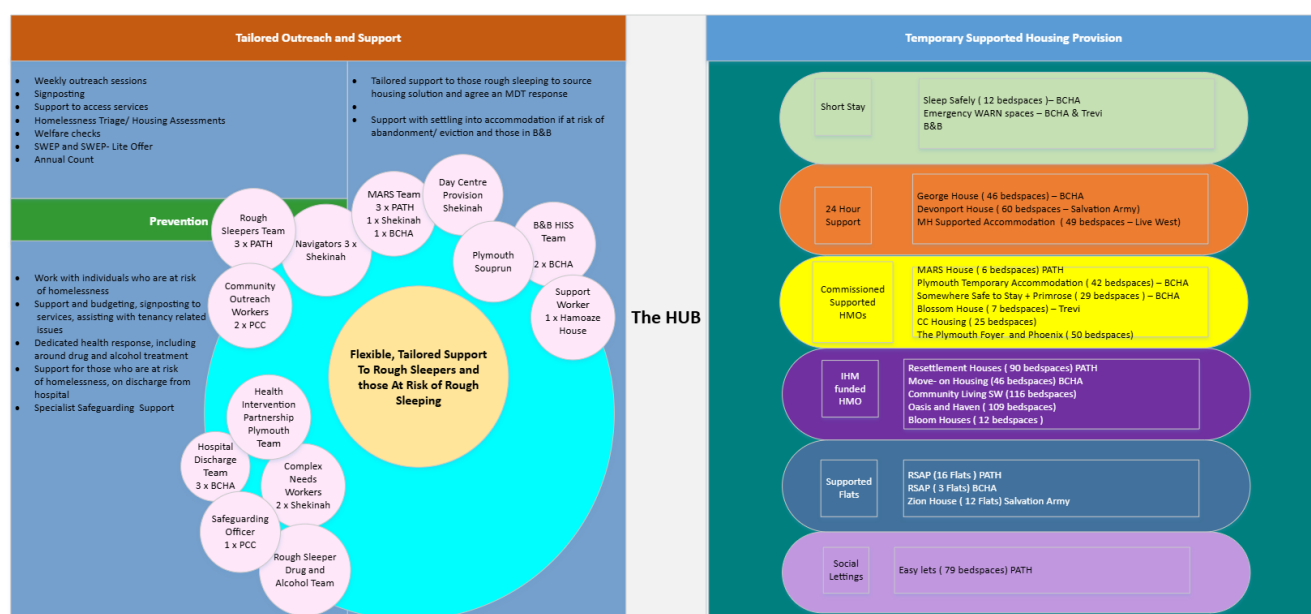
2024 Snapshot as at 1 st of month	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar
Number of households in temporary accommodation (all forms of temp)	354	360	367	379	365	347	358	357	370	365	377	401
Number of households with children/expected children in temporary accommodation	192	187	200	196	187	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 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 :-

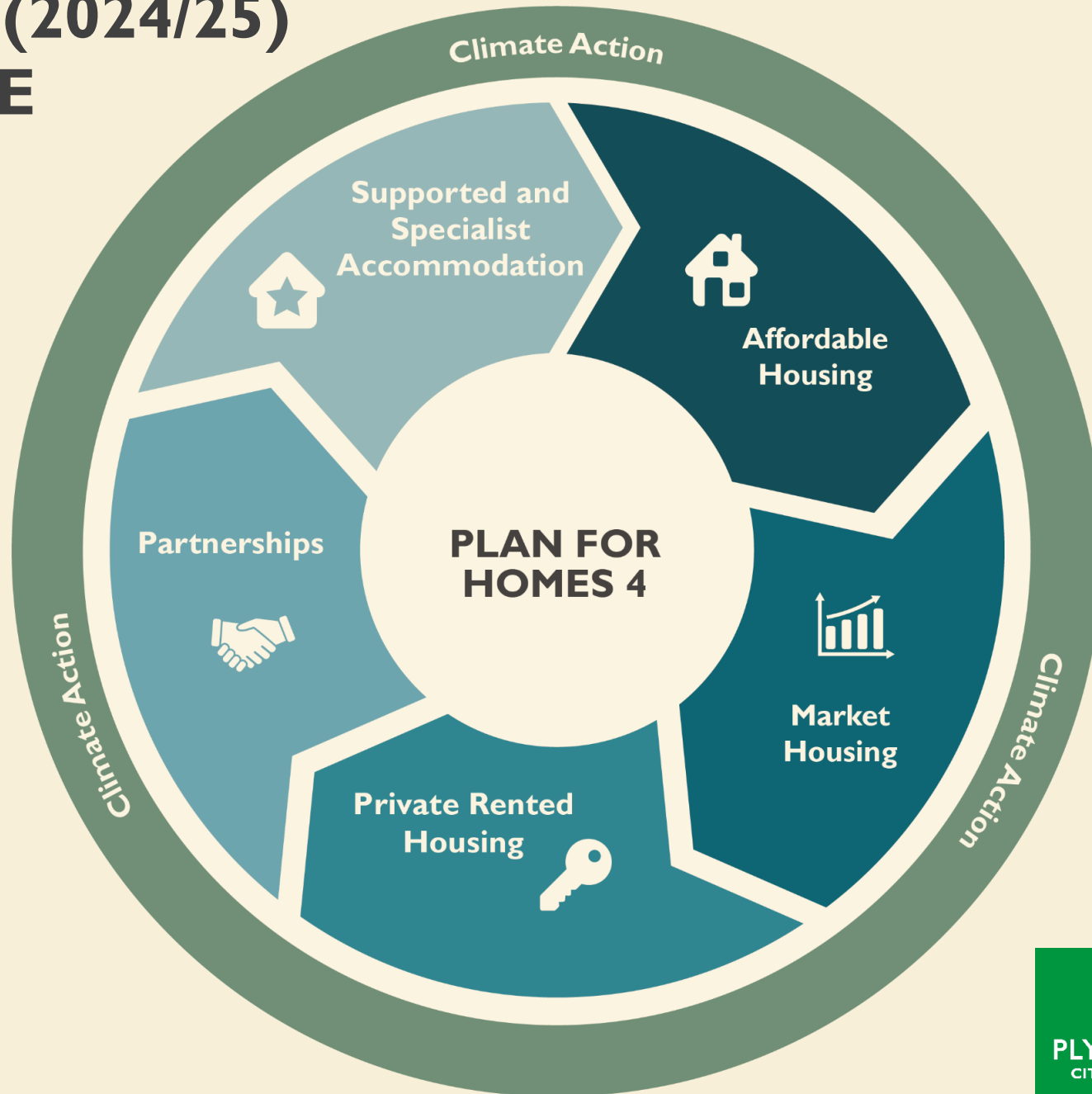
- 260 households moved on from Temporary Accommodation since April 24, including 40 households in December 24, as a result
- An initial 10 units of temporary accommodation within regeneration stock with a possibility of more

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

Homelessness Delivery Plans	Key Objectives / Activities
Children and Young People (CYP) Delivery Plan	<ul style="list-style-type: none"> • Delivery of additional CYP specific supported accommodation with new Youth Hub placement arrangements • Updating the Joint Protocol around CYP Homelessness • Joint initiatives with stakeholders to reduce homelessness e.g. PCH and PCC collaboration around implementing training flats
Rough Sleeping and Single Homeless Delivery Plan	<p>Deliver Single Homelessness Accommodation Programme (SHAP) - to meet the need of single homeless and rough sleepers:</p> <ul style="list-style-type: none"> • PATH Houses for those with medium to high needs • BCHA self-contained accessible homes with individuals with accessibility needs and support needs <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
Domestic Abuse Safe Accommodation and Whole Housing Response Plan	<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>
Homeless Families Delivery Plan	<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>
Accommodation Development Plan (contained within Plan for Homes 4)	Increase affordable housing supply in Plymouth
Supported Accommodation Review Plan	Improve local supported housing standards and pivoting supported provision to need
System Development and Support Plan	Cross-departmental priorities and tasks to advance continuous improvement and performance management across the Homelessness System

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	Delivering the existing housing pipeline of sites , 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 Total = 3,437	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	Accelerate development of land at West Park Hill 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	Develop Housing Market Recovery Plan approaches 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 th 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 rd 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	Complete direct development pilot 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	Strategic Land Review and Corporate Property Review 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	Project with Plymouth Community Homes and Annington Homes 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	Develop and deliver leasehold flat buy back project	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	Direct Acquisitions 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	Plymouth House Project 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	Housing for individuals and couples with medium high support needs	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	Housing for young people 18 - 25yrs with more complex needs	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	Accessible Supported Homes for people with	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>

	mobility needs.				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	Raglan Court Project 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	Modular Homes Project 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	Cornerstone Partnership Project 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	BCHA delivering family housing	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	LAHF 3	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	Devonport House Review Project 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	Specialist Housing Needs Assessment 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	Bring long term empty property back into use 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	Deliver Homes Upgrade Grant II 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	Deliver Local Authority Retrofit Scheme 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	Deliver Social Decarbonisation Fund 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	Deliver ECO 4 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	Deliver Heat Network Connections - 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	Work with specialist Disabled Facilities Grant contractors 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	Build a greater understanding of the condition of the city’s housing stock and its energy performance , 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	Provide energy efficiency advice to private landlords.	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)	To create a long term partnership with Homes England 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 & 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 & Land (BIL) Fund is yet to be announced.</p>
4.2	Identify funding to establish a Site Acquisition Fund 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 establish an Infrastructure Fund 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	Secure Brownfield Land Release Funding 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	Secure Affordable Housing Programme grant from Homes England 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	Unlock stalled housing sites	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	Develop a proactive approach to private sector delivery	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	Deliver major adaptations to disabled people's homes across Plymouth, 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	Develop a strategy to embed technology enabled care in homes and care homes across the city, 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	Develop a new Veterans Housing Programme 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	Develop a Supported and Specialist Housing Programme 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	Develop and maintain Housing Needs Assessments 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	Develop a City Centre Delivery Plan 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	Civic Centre - 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	West End	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	Railway Station	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	Armada Way North – site acquisitions	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	To drive forward all city centre site allocations within the adopted Plymouth and South West Devon Joint Local Plan.	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	Develop and deliver an Eco Homes Programme, 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 & 52 due to submit reserved matters.</p>
7.2	Kings Tamerton	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	Healy Place	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	Broadland Gardens	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	North Prospect Library	8 homes	Housing Delivery Manager	Completion Sept 25	Completion June 25.	Completed £80k payment to PCH due - work now started on site
7.6	Land at West Park Hill - 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	Complete final phase 4 at North Prospect	1180 new homes across 5 phases plus 300 refurbished homes.	Housing Delivery Manager / PCH	Completion June 2024	Final phase 4 completed 30 th 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	Complete post-completion evaluation of North Prospect regeneration programme.	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	Support Clarion's Estate Regeneration at Barne Barton	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	Support Sanctuary's Estate Regeneration Activity at Barne Barton	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	Support Livewest's Redevelopment of Healy Place, Morice Town	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	Support PCH's Redevelopment of Brake Farm estate, Crownhill	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	Provide advice to landlords and tenants to help them understand their rights and responsibilities.	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.</p> <p>Work with SWLA to promote channel to report matters to the council.</p> <p>Use PCC social media to promote Empty Home initiatives.</p> <p>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.</p> <p>Increase comms across the community (Social platforms)</p> <p>Increase knowledge across local councillors</p> <p>Provide Legislation updates across our website/social media</p> <p>Utilise existing links with CAB and Shelter</p>
9.2	Provide relevant and up-to-date information online with logical pathways.	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.</p> <p>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	Deliver mandatory HMO Licencing in Plymouth.	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	Increase collaboration to improve strategy, leadership, focus, and shared resourcing on tackling health impacts of cold damp homes.	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	Provide accessible training to professionals either directly or indirectly involved in the private rented sector.	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"> • Support the delivery of training across the city on key thematic topics such as damp and mould, HHSRS, fire. • Trading standards to provide training in relation to the powers in managing the private rented sector • Support the delivery of landlord accreditation courses and ensure that any funding bids consider funds to enhance knowledge in the sector. • The Empty Homes Repair & Rent scheme involved collaborating with PH4L to improve property standards. • 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. • Attend Freshers week to offer students advice on renting • Develop a professionals event in Plymouth allowing key topics to be discussed and awareness of common issues and solutions to be discussed.
9.6	To support property owners in preventing long term empty properties.	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	Maximise the city's ability to enhance the standard of the existing housing stock.	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	Take robust enforcement action in the private rented sector.	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	Create a dashboard to display actions being taken to improve the city's housing stock through advice, support, enforcement and training.	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	Create an operational multi-disciplinary private rented sector housing enforcement group.	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	Identify and mitigate risk across Plymouth's High Risk/High Rise buildings.	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	Identify the most complained about traders or trading practices 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	Introduce a housing award and recognition event.	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	Train volunteer residents to become “Tenant Champions”.	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)	To create a long term partnership with Homes England 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	Review Plymouth Housing Development Partnership 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	Renew existing Housing Partnership Agreement with PCH	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	Deliver Housing Partnership Agreement with Livewest	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	Establish Housing Partnership Agreement No. 3 (BCHA)	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	Establish Housing Partnership Agreement No. 4	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	Review Homelessness Recovery Partnership	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	Establish Internal Partnerships for High Rise Building (HRB) & Medium Rise Building (MRB) interventions	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	Establish Joint-Regulatory Partnerships for HRB & MRB interventions - Operational and Strategic	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	Establish Social Housing Partnerships for HRB & MRB Interventions	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	Establish MHCLG / Local Regulator Engagement Partnerships for compliance with S31 funded project requirements, including HRB interventions & MRB Identification	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.

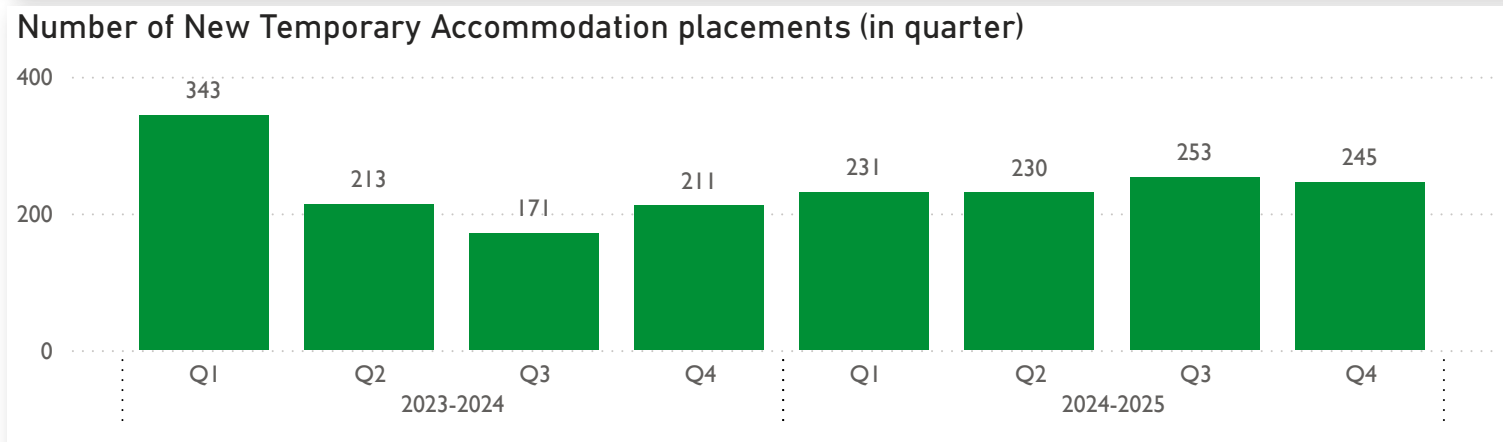
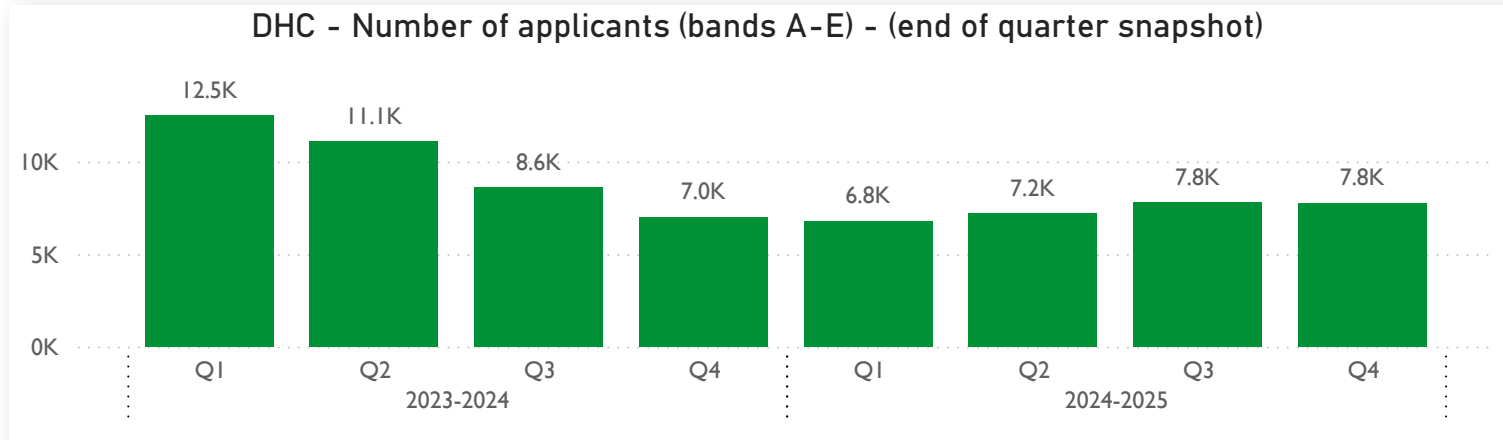
The taskforce has been jointly chaired by Cllr Penberthy the Cabinet Member for Housing, Cooperative Development and Communities and Tracey Lee, Plymouth City Council's Chief Executive Officer, it provides strategic direction and oversight of our housing priorities and monitors the delivery of our priority 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.

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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)

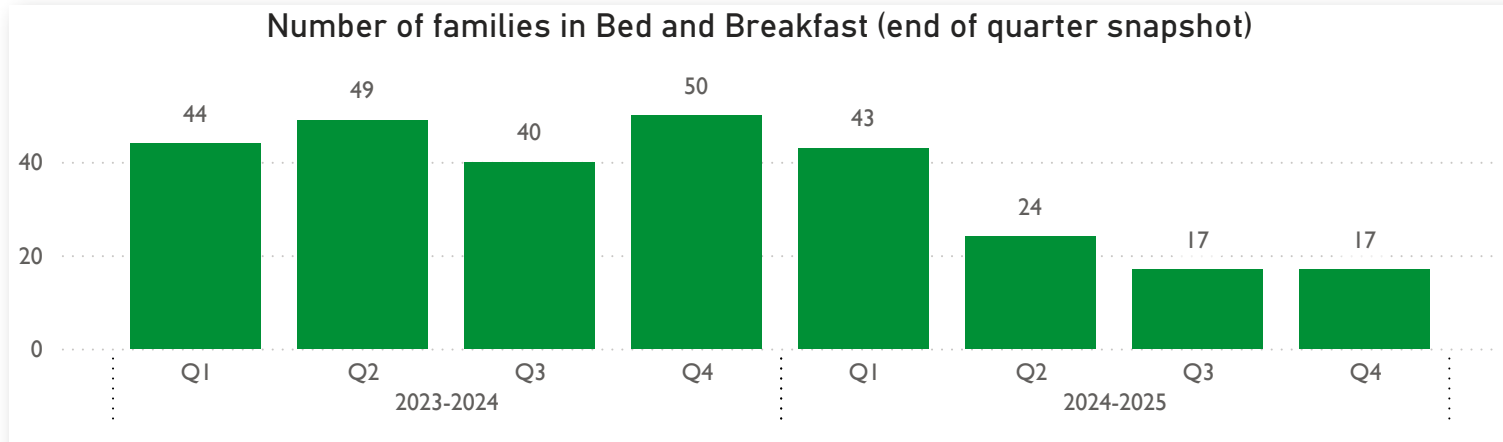
Indicator definition
in progress

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

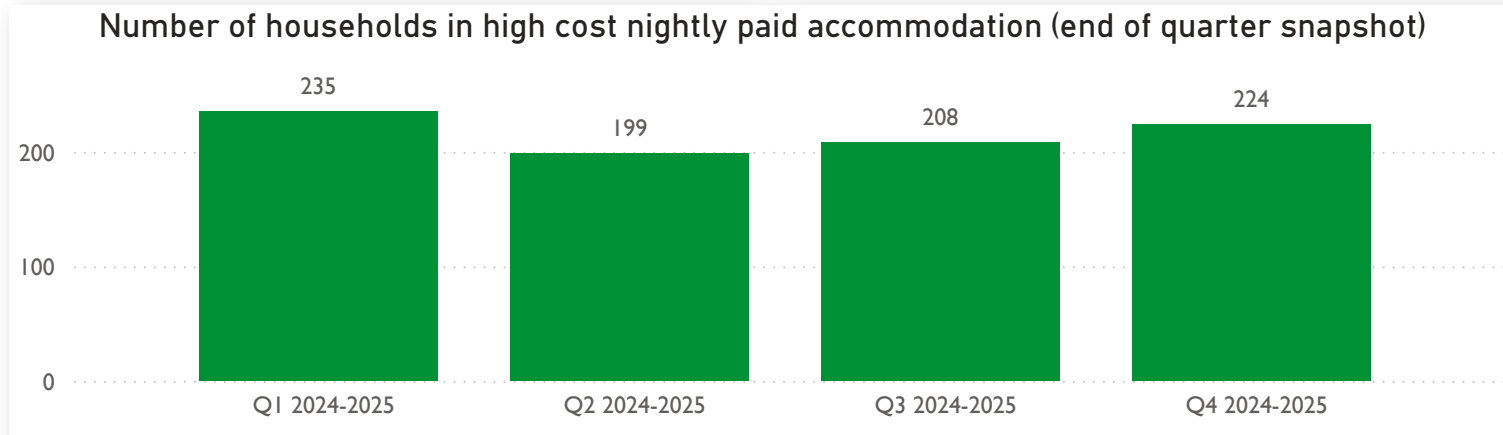


% change between 2024-25 outturn and previous year

-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%

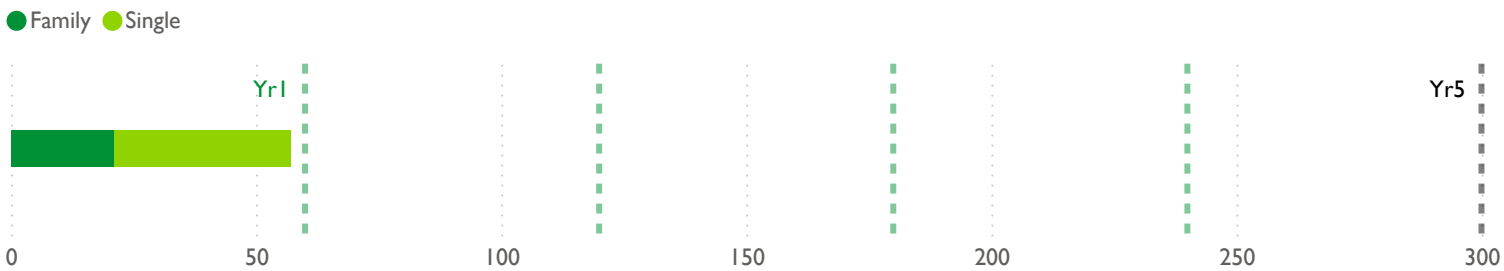
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Homelessness (Annual Indicators)

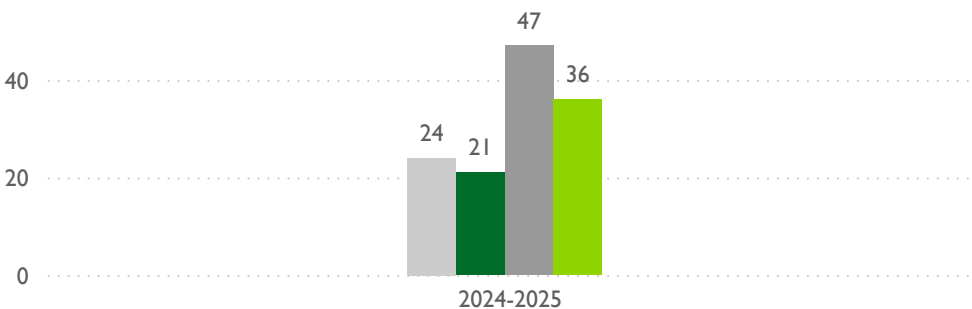
Fin Year	No. of New Temporary Accommodation family units created (gross)	No. of New Temporary Accommodation family units created (net)	No. of New Temporary Accommodation single units created (gross)	No. of New Temporary Accommodation single units created (net)	Total New Temporary Accommodation units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

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

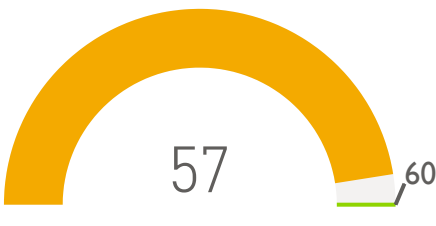


Number of New Temporary Accommodation units created (net vs gross breakdown)

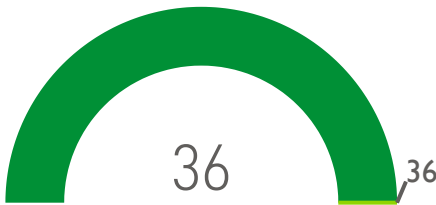
● Family (gross) ● Family (net) ● Single (gross) ● Single (net)



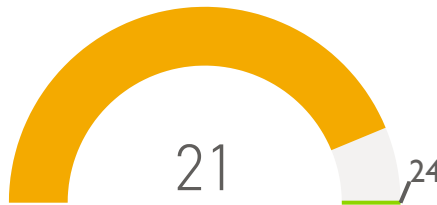
Total NTA units created (net) vs 2024-25 target



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



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



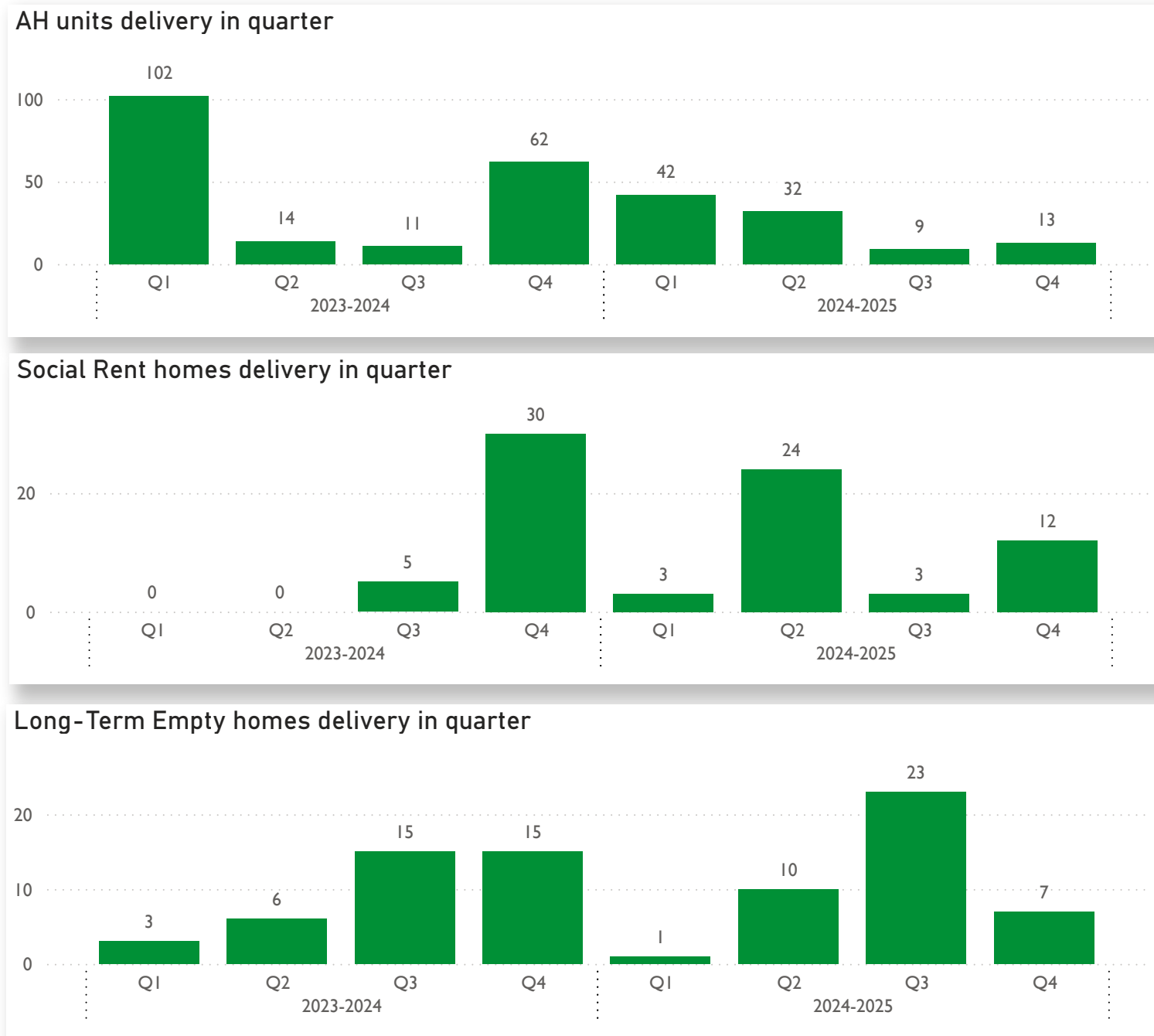
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Housing Delivery (Quarterly Indicators) - Plan for Homes 4 Ambition

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



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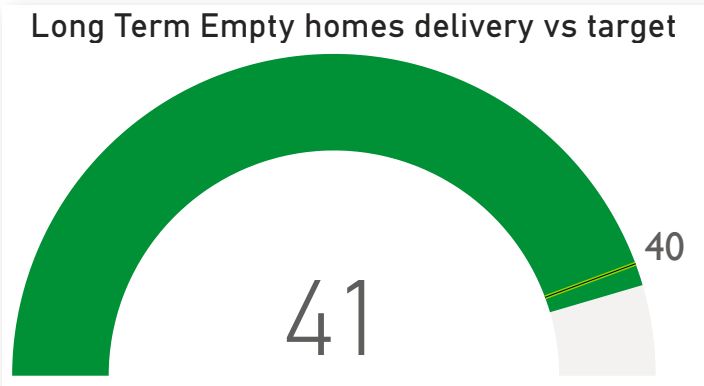
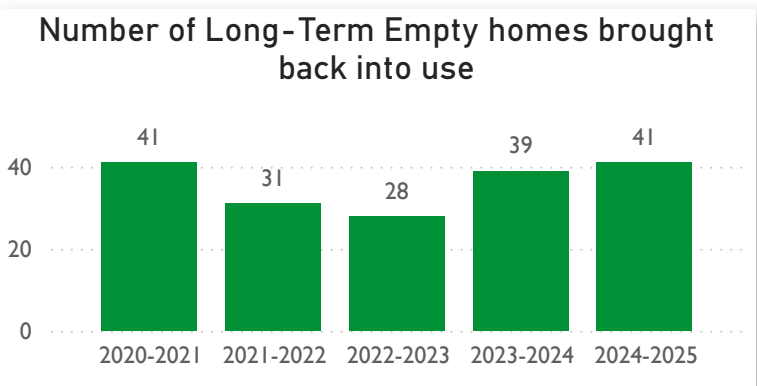
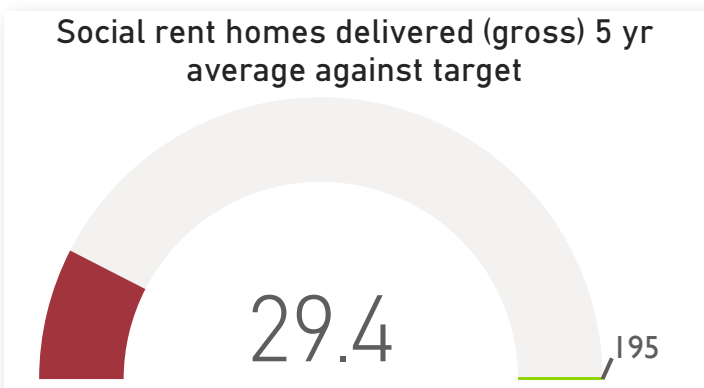
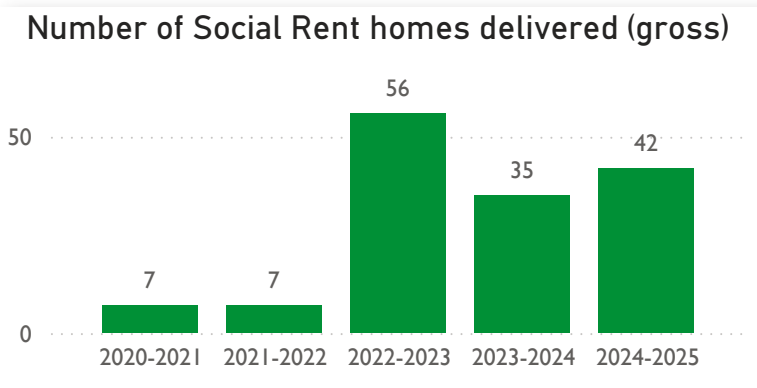
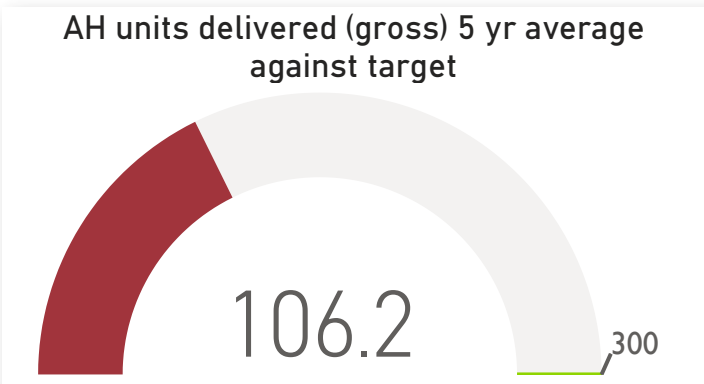
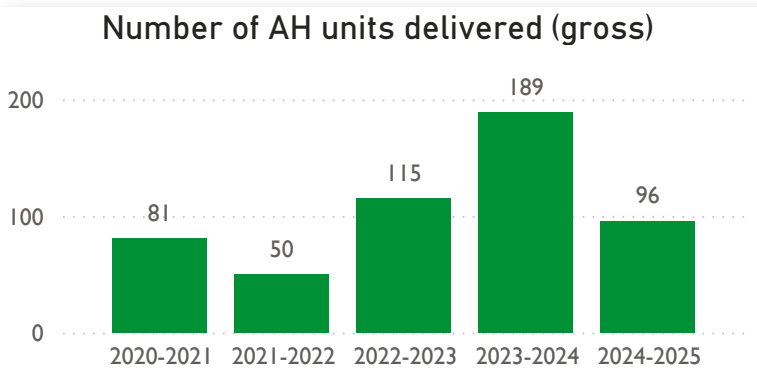


Housing Delivery (Annual Indicators) - Plan for Homes 4 Ambition

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

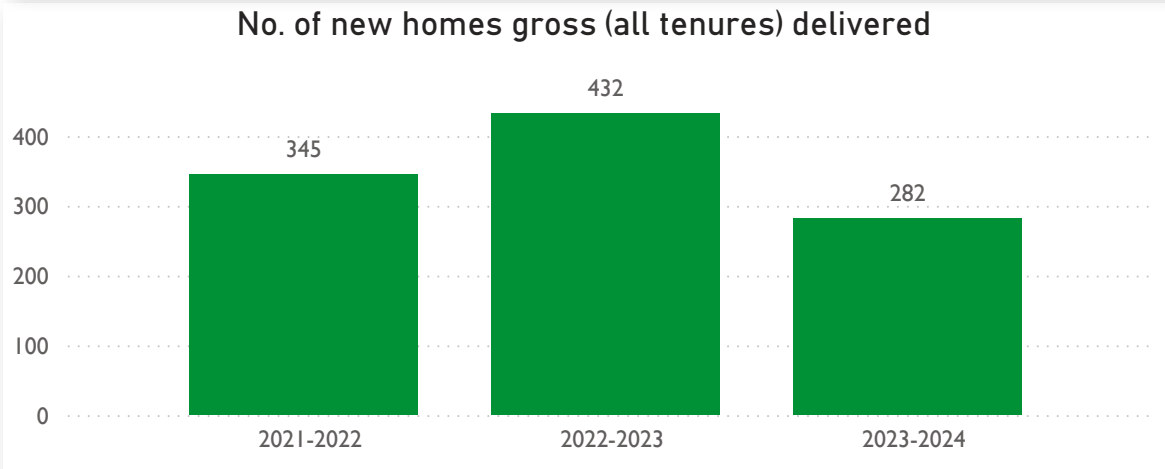
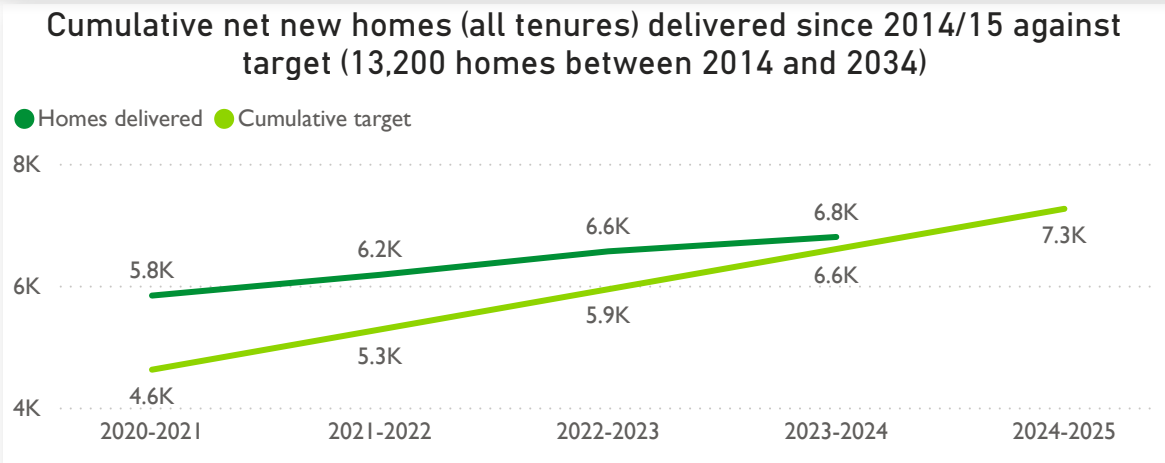
2024-25 annual figures comparable with target



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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

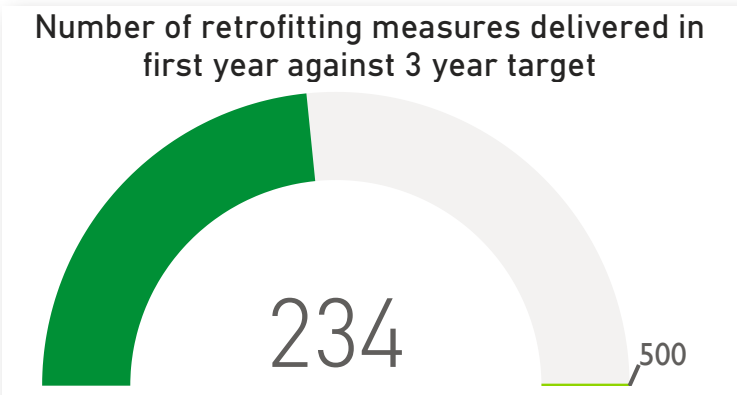
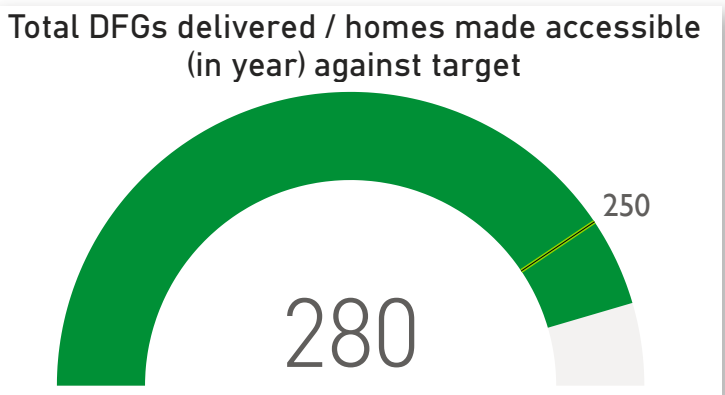
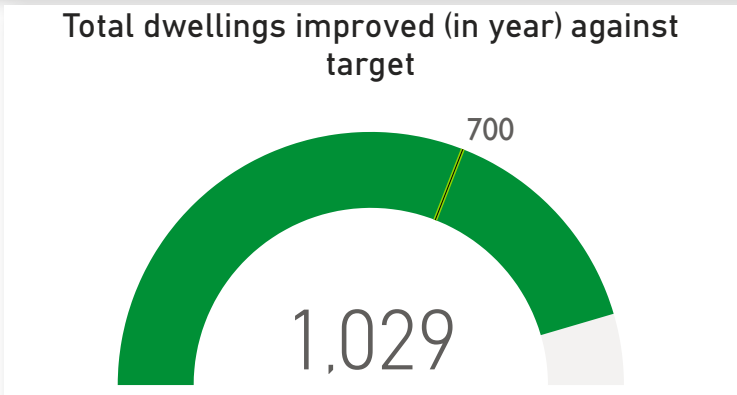
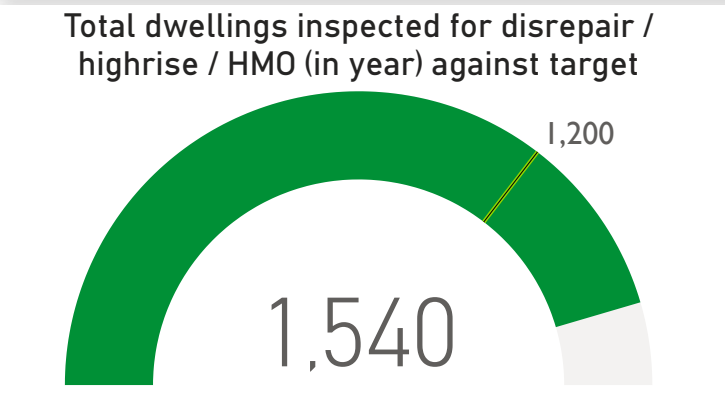
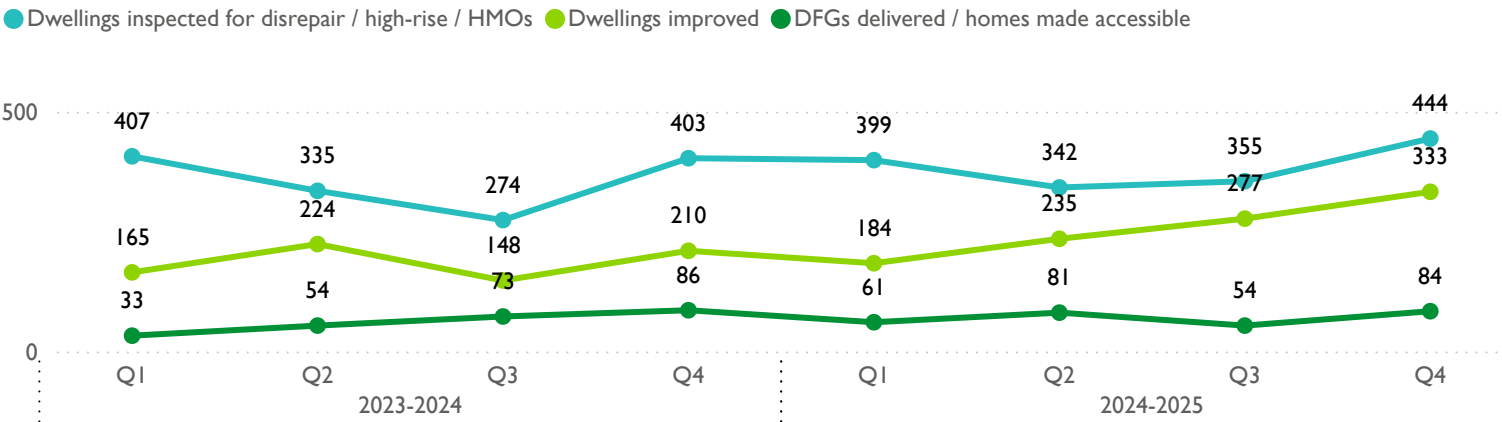
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Housing Standards (Quarterly Indicators)

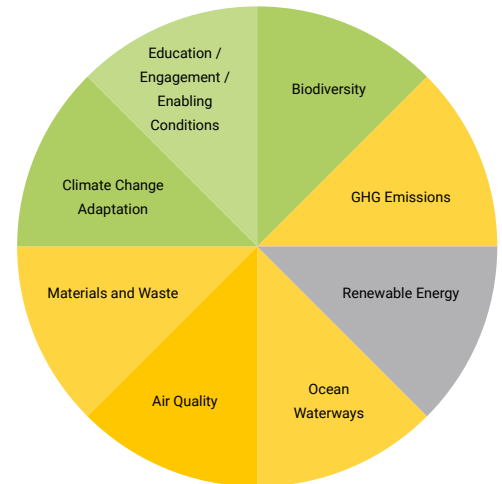
Qtr Year	No. of dwellings inspected for disrepair / high-rise / HMOs	No. of dwellings improved	No. of DFGs delivered / homes made accessible
Q1 2024-2025	399	184	61
Q2 2024-2025	342	235	81
Q3 2024-2025	355	277	54
Q4 2024-2025	444	333	84
Total	1,540	1,029	280

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

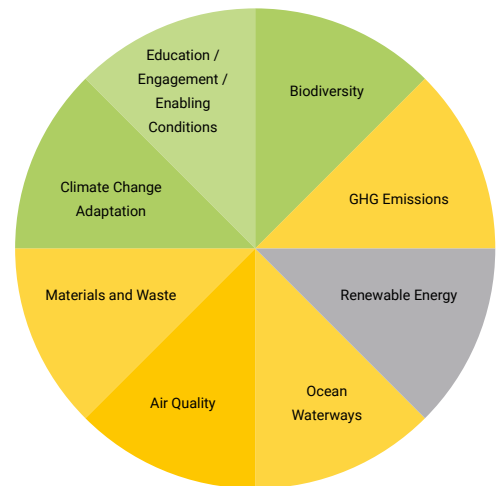
Biodiversity Score Justification: All new Plan for Homes development will be required to comply with legislation and planning policy for the conservation and enhancement of protected species, habitats and wildlife sites. This protection extends beyond the planning process, and will require relevant wildlife 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.

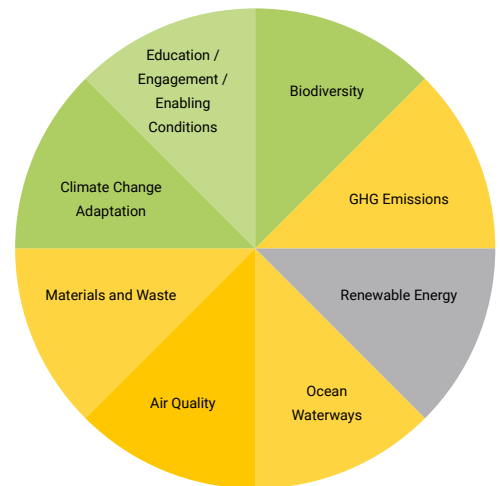
GHG Emissions Score Mitigate: No

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

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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.

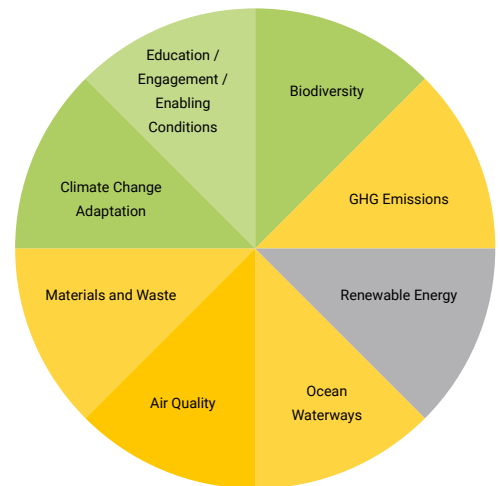
Ocean and Waterways Score Mitigate: No

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

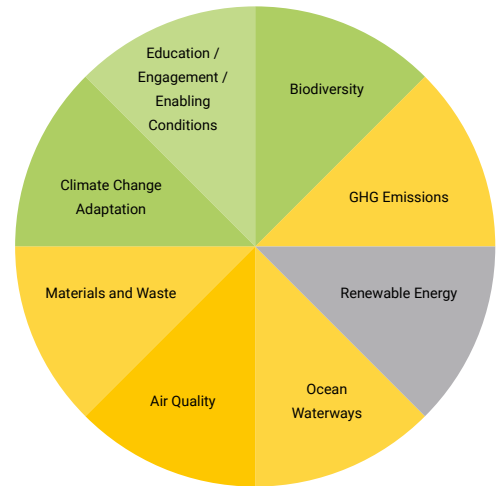
Materials and Waste Score Justification: The Plan for Homes seeks to support population growth which will invariably lead to additional consumption and waste creation in the City. Planning policy requires the waste needs of each development to be calculated and provided for in the form of integrated 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

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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

■ Long lasting or severe negative impact	■ Short term or limited negative impact	■ No impact or neutral impact	■ Short term or limited positive impact	■ Long lasting or extensive positive impact
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BRIEFING REPORT

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



I. BACKGROUND

I.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.

I.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.

I.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.

I.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.

I.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.

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

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 16th 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.

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Growth and Infrastructure Overview and Scrutiny Committee



Date of meeting:	09 July 2025
Title of Report:	Plymouth Economic Intelligence and Insight
Lead Member:	Councillor Tudor Evans OBE (Leader)
Lead Strategic Director:	Glenn Caplin-Grey (Strategic Director for Growth)
Author:	Lauren Paton and Hadelzein Elobeid
Contact Email:	hadelzein.elobeid@plymouth.gov.uk or Lauren.Paton@plymouth.gov.uk
Your Reference:	PEI&I Jul 2025
Key Decision:	No
Confidentiality:	Part I - Official

Purpose of Report

To provide an update to members of the scrutiny panel on Plymouth's economic data and trends. Members are asked to note the report.

Recommendations and Reasons

To note the report.

Alternative options considered and rejected

- I. No Alternative options considered and rejected; this is a paper for noting

Relevance to the Corporate Plan and/or the Plymouth Plan

Economic insight and intelligence help to inform sound decisions. This report provides an update on key trends and economic insight. This will directly contribute to the corporate plan objective to drive:

Green Investment, Jobs, Skills and better education.

Implications for the Medium Term Financial Plan and Resource Implications:

A prosperous and functioning economy for the city impacts on the Council's business rates and associated income. By monitoring economic trends, it will help the Council make informed financial decisions.

Financial Risks

No financial risks associated with this report. For noting only.

Carbon Footprint (Environmental) Implications:

Some economic growth can have a negative carbon impact. Not all growth is good growth, so it is important we gather insight and intelligence. The Council is focused on well paid jobs with high productivity which look to capitalise the economic growth in net zero opportunities. This report has no negative carbon footprint impacts.

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.

The data provided includes data on equality and information on gender pay gap.

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	Plymouth Economic Intelligence and Insight							

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

Sign off:

Fin	N/A	Leg	N/A	Mon Off	NA	HR	NA	Assets	NA	Strat Proc	NA
Originating Senior Leadership Team member: Glenn Caplin-Grey (Strategic Director for Growth)											
Please confirm the Strategic Director(s) has agreed the report? Yes											
Date agreed: 25/06/2025											
Cabinet Member approval: Councillor Tudor Evans OBE (Leader)											
Date approved: 26/06/2025											

Plymouth Economic Intelligence Update



This report examines the latest economic data for Plymouth, with a particular focus on productivity growth and its underlying drivers within the city. It begins by setting the context for the city's labour market, including narrative on recent trends in workforce size, job vacancies and wage growth across the economy; these indicators provide important signals about the demand for labour and the capacity of the local economy. **Plymouth has consistently seen high levels of job vacancy advertising and moderate wage increases in recent years** (yet still remaining under regional and national wage averages), thus **reflecting a tight labour market**. The productivity indicators are then explored, which show that while output per hour worked has increased over time, productivity growth relative to national averages has remained low.

On the 23 June 2025, the Department for Business and Trade published [The UK's Modern Industrial Strategy](#) and individual [Sector Plans](#) for eight key sectors that "have the greatest growth potential" and that will play a crucial role in supporting economic growth. These are: Advanced Manufacturing, Clean Energy Industries, Creative Industries, Defence, Digital and Technologies, Financial Services, Life Sciences and Professional and Business Services. **Plymouth has key strengths in Defence and opportunity to create a growth dividend from the announced £4.4bn defence investment**. The Defence Industrial Strategy will be published later this summer. In the Industrial Strategy, Plymouth is directly referenced as a case study to show the effectiveness of clusters (through Plymouth's marine autonomy and defence cluster) and the city is highlighted as playing a fundamental role in the UK's defence and security.

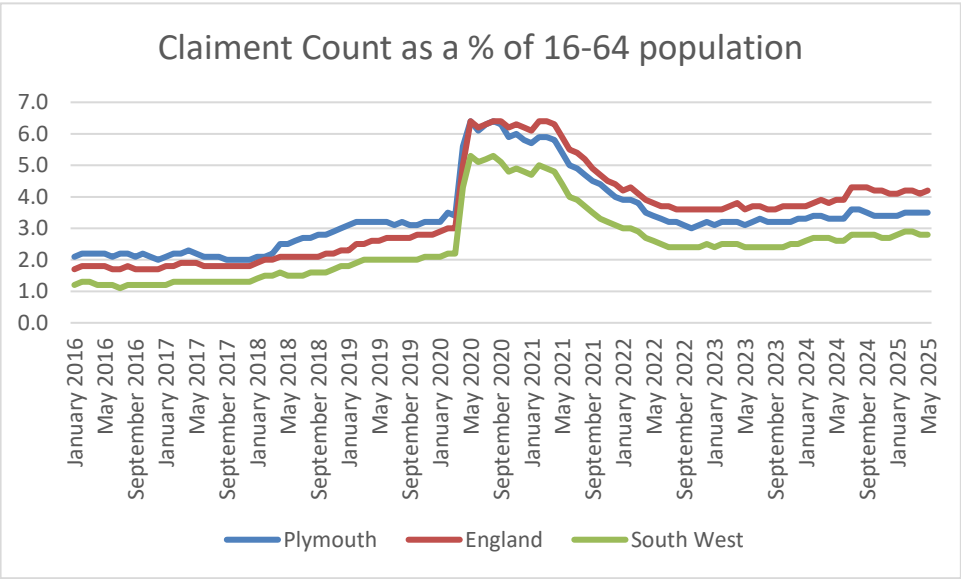
Economic modelling using AMORE (an economic modelling tool) provides further insight into Defence and Marine industry data. In 2021, the Marine and Defence industries in Plymouth accounted for 14.1% and 6.7% of Plymouth's GVA (£822.9m and £390.9m respectively). 13697 FTE jobs were registered under Marine industry and 6414 FTEs under Defence (with estimates suggesting Plymouth holds roughly 3.2% of the total UK defence industry employment). Employment in these sectors can be classified as high-value-jobs due to their requirement of a high-level of skill and training and their ability to drive a large proportion of Plymouth's GVA. GVA per FTE also reflects the high productivity in these industries with both being above the city's average (£60,080 per FTE in Marine (2021) and £60,950 per FTE in Defence (2021)). Following the **designation of Plymouth as the national centre for marine autonomy** and given the announced future £4.4bn investment into the naval base, it is likely these industries will continue to grow and play a critical role in Plymouth's economic growth.

Looking at Plymouth's productivity data by sector, there is clear overlap between the sector's identified in the Industrial Strategy and the city's most productive sectors. Advanced Manufacturing (16,215 FTEs and £1,052.4m GVA), Creative Industries (3,126 FTEs and £133m GVA), Business Services (15,338 FTEs and £1,311.1m GVA) and Marine and Defence (20,110 FTEs and £1214m GVA) are significant not only in the national but also local context and these sectors have been highlighted in the Plymouth Economic Strategy as areas of knowledge-intensive sectors and with highly productive jobs within the city. Plymouth's economic strategy has identified high-value jobs in the city as those that drive GVA and demand high skills levels. Increasing employee numbers in these highly productive sectors has the potential to increase Plymouth's overall productivity and help to close the persistent gap with national productivity.

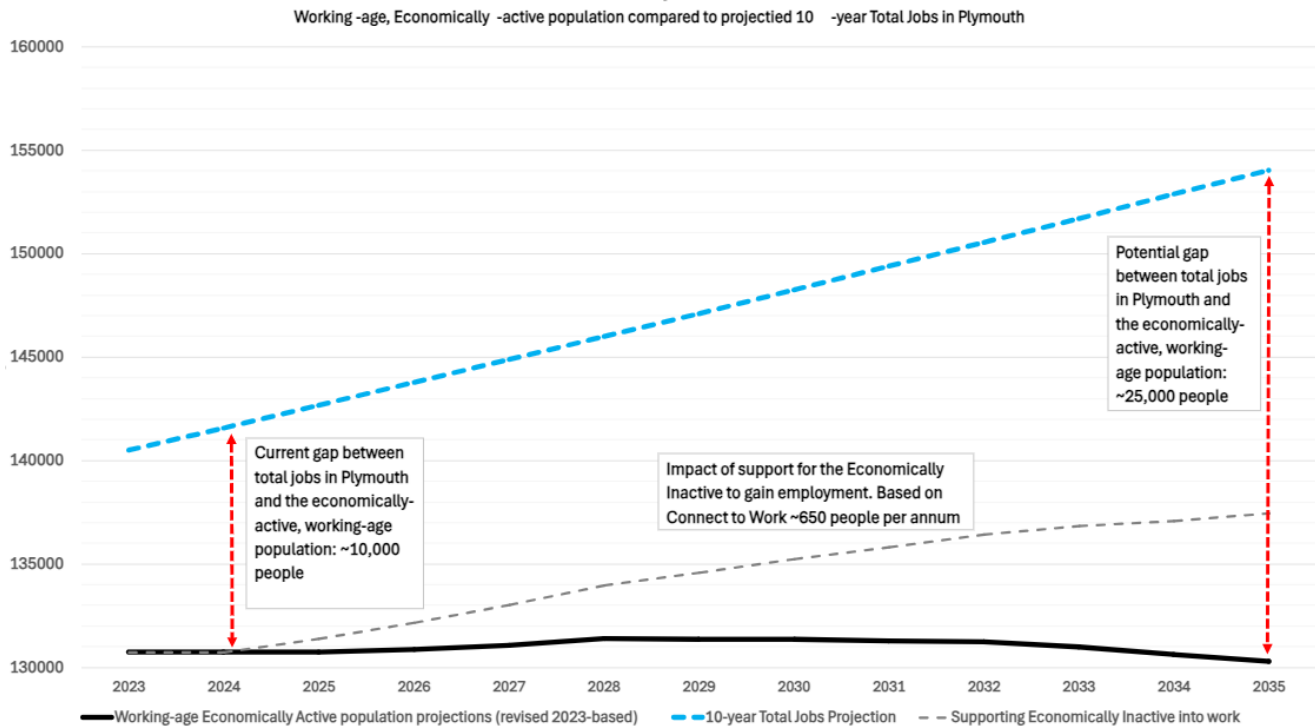
I. Workforce size – Plymouth is at almost full employment.

The recent data shows that Plymouth’s economic position exhibits a **tight labour market**. 64% of the city’s population qualifies as working age (i.e. those aged 16-64 years old) (2021) and the proportion of those who are economically active was recorded to be 77.5% in 2024. The proportion of those who are economically active (i.e. actively in work or looking for a job) in the city is relatively low when compared the national and regional averages within the same year; 78.9% for England and 81.0% for the South West (2024).

To illustrate this point further, the graph below shows Plymouth’s claimant count as a percentage of working aged population (16-64 years old). This claimant count can be used to show long-term trends in unemployment and shows the city has recovered strongly from the Covid-19 pandemic. The data again suggests that Plymouth is showing a tight labour market, with the proportion of people currently claiming **universal credit stabilising at around 3.5%**. This figure, whilst **indicating almost full employment in the city**, has remained consistently above the regional average for the South West but below the national average for England. The most recent monthly figures show a claimant count of 3.5% in Plymouth (6,085 individuals) compared to 4.2% in England and 2.8% in the South West for May 2025.



Looking to the future gap between Plymouth’s workforce and job numbers, the graph below illustrates how this gap is likely to increase over the next 10 years. The modelling conducted forecasts an increase of 15,000 in the total number of jobs needed in Plymouth over this 10-year period. However, due to the projected stagnant population growth over this same period, this increase in jobs demand will cause the overall gap between the number of local, working age and economically active population and the number of jobs to increase to 25,000 in 2035. This increase in the gap of in the projected number of people willing and able to work and the number of jobs shows how the labour market in Plymouth is likely to tighten even more in the coming decade if there was no intervention. While it is important to note that some of these additional jobs (and thus the gap) will be filled by people travelling into the city to work, it is important to ensure these opportunities are made available for local residents and the benefits are seen in the local economy. One route to allow for this to be realised would be to increase job accessibility to the population that is currently economically inactive but of working age.



2. Job postings – Plymouth has seen a decrease in the average monthly job posting rate in recent months. Vacancies remain focused in the healthcare and education industries.

The number of unique job vacancy postings shows **an upward trend over the past 10 years**. The recent data showed some of the highest levels of job vacancies postings on record for Plymouth were seen over the summer of 2023. The latest figure does show a drop in the number of monthly postings, with just over 4,500 postings recorded in May 2025. The number of monthly postings has still averaged over 6,500 in the past 2 years and rates remain above the levels seen pre-covid.

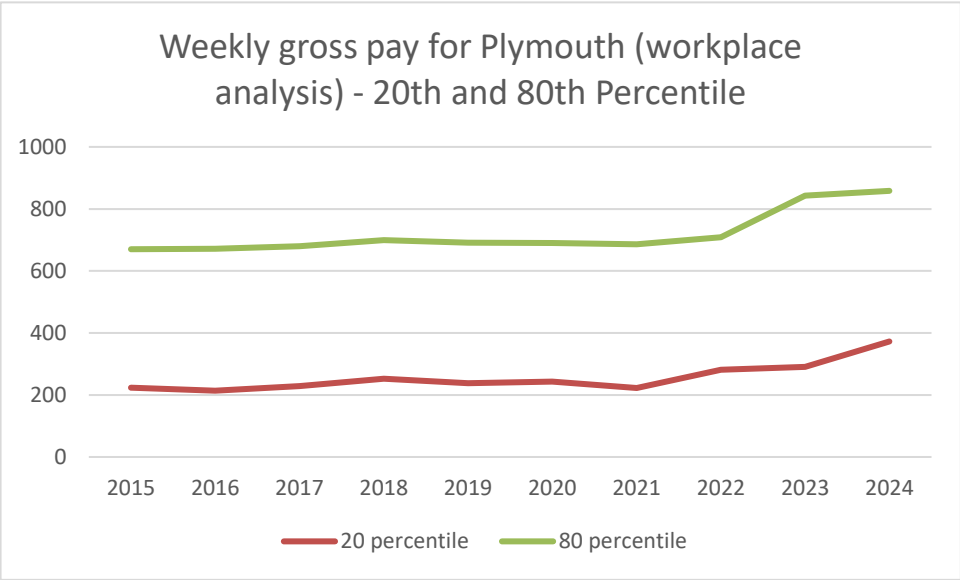
These vacancies are across many different sectors and skills levels. In the past 12 months, we have seen a growing concentration in occupations relating to healthcare and education industries. The table below shows a breakdown of the top 5 occupations posted in Plymouth.

Occupation	Number of unique job postings (June 2024 – May 2025)
Care Workers and Home Carers	1,062
Teaching Assistants	903
Cleaners and Domestic	902
Sales Related Occupations	885
Secondary Education Teaching Professionals	706

3. Wage Growth – Both high and low earners have seen wage increased over the past 10 years, with the lowest earners seeing increases of over 28%, suggesting a rise in general productivity.

The median weekly pay for total workers in Plymouth is £572.60 (2024); this has grown by 35.1% in the past decade but remains under both the national average (£619.50) and regional average (£575.60). Whilst the difference is city and national average is large (£46.90 per week), it is worth noting there are many factors that can contribute to this. One major example is the artificial inflation that occurs in the national averages caused by the inclusion of London wages. To account for this, we can look at Plymouth’s average weekly pay in comparison with regional average; whilst Plymouth’s average remains lower than regional, the weekly pay difference is much lower £3.00.

When looking at wage figures in more detail, the data suggests that both the highest and lowest earners in the city have seen increases in average weekly pay, however the rate of increase varies. The graph below shows the 20th percentile and 80th percentile for weekly pay, looking at all workers in Plymouth (i.e. both full-time and part-time); the 20th percentile is used to represent the low earners in the city and 80th the highest.



When reviewing the last 10 years for Plymouth, we can see that the first few years of data (2015 to 2020) saw relatively little growth for either the highest or lowest earners in the city. However, the last 4 years of data **from 2021 to 2024 show an upward trend for both the highest and lowest earners in Plymouth, showing an increase in average weekly pay.** In the last year, the 80th percentile (i.e. highest earners) in the city saw an increase of 1.8% whilst the 20th percentile (i.e. lowest earners) saw increases of 28.1% on average. The overall wage growth, seen across both percentiles, suggests that there is general economic growth across the city and could also suggest the rise in general productivity.

4. Productive Growth – While overall productivity in Plymouth continues to grow, the rate of growth is slower than national averages and is likely limited due to the labour market constraints.

Plymouth’s labour productivity remains below the national average

Whilst relative GVA per hour worked has shown a declining trend over the past 10 year, this is not reflected in the nominal GVA per hour figures. GVA per hour worked has increased from £27.9 to £34.0 between 2014 and 2023. The increase in productivity within Plymouth suggests that the local economy is improving its real output (i.e. creating more added value per unit of labour) but the data

suggests other regions are seeing stronger productivity gains. **One reason for this is likely due to constraints within the labour (such as skills shortages) that slow the city's relative improvement.**

5. High Productive Sectors

The Table below shows the most productive sectors (by SIC Codes) in Plymouth (2021); these sectors hold an GVA/FTE of over £100,000. Some of the sectors, such as marine autonomy, do not comfortably fit into SIC codes but provide high value and productive jobs in the City; it is important to remember these would be considered a combination of a number of different sectors and so would not necessarily be seen individually on the table below.

Sector	Productivity (GVA/FTE) (£k)	Number of Jobs (FTEs)	Total GVA (£m)
Photonics and electronics	111.36	1892	210.7
Medical, health and life sciences	123.73	1430	177.0
Water supply, sewerage and waste management	134.85	527	71.1
Environmental Industries	175.57	1639	287.7
Electricity, gas, steam and air-conditioning supply	192.67	530	102.2
Real Estate activities	408.87	1717	701.9

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Natural Infrastructure and Growth Scrutiny Panel



Date of meeting: 09 July 2025
Title of Report: Productive Growth and High Value Jobs Pillar Update
Lead Member: Councillor Tudor Evans OBE (Leader of the Council)
Lead Strategic Director: Glenn Caplin-Grey (Strategic Director for Growth)
Author: Nina Sarlaka (Inward Investment and Enterprise Manager)
Contact Email: Nina.sarlaka@plymouth.gov.uk
Your Reference: NS17062025
Key Decision: No
Confidentiality: Part I

Purpose of Report

The Plymouth Economic Strategy has four pillars:-

1. Productive Growth and High Value Jobs
2. Sustainable Growth
3. Civic Pride and Regeneration
4. Inclusive Growth

All underpinned with the skills as cross-cutting all pillars.

This report and related presentation provides the inaugural update for the Productive Growth and High Value Jobs Pillar.

Recommendations and Reasons

It is recommended that the Committee note this report and the continued focus on the Productive Growth and High Value Jobs as a key element of the Plymouth Economic Strategy.

Alternative options considered and rejected

This is purely an update report therefore alternate options are not applicable.

Relevance to the Corporate Plan and/or the Plymouth Plan

This report supports:-

- The Corporate Plan priority of green investment, jobs, skills and better education.
- The Plymouth Plan:-
 - Theme of 'A welcoming City ' where every young person has access to the opportunities they need to gain skills for productive and fulfilling employment and every business investor/potential investor in the area is provided with the support and encouragement it needs to grow/invest.

- Theme of 'A growing city' by improvements to the local economy, building on key sector strengths such as marine, defence, advanced manufacturing, medical and healthcare, addressing the city's low productivity, delivering higher value jobs and economic growth (Policy GRO1)

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

None.

Legal Implications

None.

Carbon Footprint (Environmental) Implications:

No direct carbon/environmental impacts arising from the recommendation.

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.

No other implications.

Appendices

*Add rows as required to box below

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A	Productive Growth and High Value Jobs Pillar Update 9.7.2025							

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.

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Sign off:

Fin	OW.25 .26.013	Leg	LS/0000 1075/1/ AC/20/ 06/25	Mon Off	N/A	HR	N/A	Assets	N/A	Strat Proc	N/A
Originating Senior Leadership Team member: David Draffan											
Please confirm the Strategic Director(s) has agreed the report? Yes Date agreed: 25 June 2025											
Cabinet Member approval: Approved by Cllr Tudor Evans verbally Date approved: 26 June 2025											

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PRODUCTIVE GROWTH AND HIGH VALUE JOBS PILLAR UPDATE JULY 2025



I. Background and context

Productive Growth and High Value Jobs is one of four pillars in the Plymouth Economic Strategy with Skills being cross cutting:-



The Plymouth Economic Strategy states that productivity provides a useful method for defining the scope of living standards as well as the competitiveness of the economy. Over the long-term, productivity growth, alongside better-quality jobs, is generally accepted as the primary route to higher living standards. Plymouth currently has a tight labour market and through growing the number of higher value jobs this could positively shift the city's economy.

- Productivity is measured using GVA per hour worked. Over the last 10 years there has been a downward trend. Productivity within Plymouth peaked in 2012, with GVA per hour worked rising to 89.5 per cent of the national figure and remained at around this level up until 2017. Since 2017,

productivity has decreased consistently, dropping from 88.2 per cent in 2017 to just 81.5 per cent in 2021. Productivity is a good measure of overall living standards and without growth in GVA per hour worked, it is hard to improve wage rates.

- Plymouth and the South West have consistently held weekly total workers wages at figures below the national average. This gap currently stands at £2,500 pa.
- Growing Plymouth's productivity is the foundation for improving prosperity for all residents. Through supporting our higher value sectors where we have natural advantage, we will look to increase wages, create additional highly productive jobs, attract new businesses and investment into the city. Focusing on productive growth puts the emphasis on higher-value and higher quality jobs, supporting both the economy and workforce.

Plymouth has comparatively high employment rates. We are home to three universities and two world renowned research institutions which each have their own research and innovation strengths. We have a plethora of strategic assets; these encompass a diverse range of resources - from the expertise in our universities to that associated with our port facilities. Despite this, our productivity and wages lag behind national averages.

Through this pillar we will concentrate on driving economic output, focusing on sectors where we have natural economic competitive advantages, whether this is clusters, specialisms, knowledge base, assets or skills.

Our Sectors

By supporting the sectors where we have a specific and identifiable advantage, we can increase productive growth and high-value jobs.

Marine and Defence

Plymouth is a globally significant location for Marine Autonomy. We have a unique location, Smart Sound, for autonomous testing, we have key businesses, such as Thales, Frugo, M-Subs and MarineAI, and we have several internationally renowned marine research institutions located in Plymouth. The Plymouth and South Devon Freeport builds on this by focussing on innovation across marine, defence and space as well as advanced manufacturing/ engineering and Net Zero tech. We will support the Marine sector by:

- Developing the Plymouth and South Devon Freeport, which has the potential to create over 3,500 jobs, accelerating well paid job opportunities and progression routes for local people.
- Creating the right conditions to innovate, e.g. by developing a research centre to drive growth opportunities in defence, FLOW and environmental monitoring, supporting the creation of new regulatory frameworks to make innovation easier and supporting businesses to access funding for innovation.
- Helping our business clusters by supporting cluster networks such as FAST and Maritime UK South West.
- Increasing inward investment through our High Potential Opportunity around marine autonomy.

Plymouth is home to the largest naval base in West Europe. Marine and defence are some of the largest employment sectors in the city. We are proud of our military tradition and heritage, and we will continue to ensure that Plymouth can play its part in the defence of the realm. Building on the Government's vision for HMNB Devonport, we will work with Government to deliver the through-life maintenance of the Type 26 and Type 31 and retain a significant footprint of Royal Marines in the city.

In addition, we will support the wider defence sector through fostering the South West Regional Defence and Security Cluster (SWRDC) and working with our strategic partners in Plymouth to design and embed social value activity across their processes.

Advanced Manufacturing

Plymouth is the largest manufacturing base in the South of England. Businesses located in and around the Plymouth travel to work area cover a diverse range of sectors, which include defence, marine, medical, aerospace, rail transportation, automation, tech, agriculture, construction, food production, household items, and more. Many of the companies are in the field of Advanced Manufacturing, with some attracting foreign direct investment. Longstanding names in this field include Barden, BD, Plessey, Kawasaki, Hellermann Tyton, Olympus to name but a few.

Not only is Plymouth a globally recognised centre for Marine Autonomy, but we also have the largest manufacturing base in the South of England. The manufacturing base has a variety of specialisms from Marine to Aerospace engineering, including organisations such as Plessey and Barden. The University of Plymouth has recently opened the Babbage Building, a £63m state-of-the-art space to inspire the engineering and design pioneers of the future. Working with our business representative groups, such as Plymouth Manufacturers Group, we will support businesses through creating the right business environment and supporting innovation, e.g. through innovation facilities such as the Advanced Digital Manufacturing Innovation Centre and the Digital Reverse Engineering and Metrology facility at Plymouth Science Park

Health and Health Technology

Plymouth's regional leadership position in health and health technology is unrivalled. We have one of the largest teaching hospitals in England and University of Plymouth is not only the largest provider of healthcare courses in the South West but, also the only provider of dental training in the Great South West.

Plymouth Marjon University has a strong history in sport and health-related learning and is growing its nursing and allied health provision in response to employer demand. Overall, close to 20,000 people are employed in the health sector across the city, which includes globally recognised organisations such as K2 Medical and Becton Dickinson. The health technology sector, as a subset of the wider health sector, currently employs 1430 people and enjoys a GVA per FTE of £123,730 (2021), far exceeding the city average.

We will support the development of a health and health technology innovation ecosystem, building on our key innovation facilities, working with research facilities, such as the Brain Research Imaging Centre, Centre for Health Technology and the Derriford Research facility. We will work with partners, such as Health Innovation Southwest, DDRC HealthCare, University of Plymouth and Plymouth Marjon University to enable continued innovation and clinical trials in digital delivery, AI, and automation.

Creative and Immersive Digital

We have a vibrant creative and immersive digital cluster in Plymouth. Real Ideas Organisation's Market Hall in Devonport is home to a 360-degree immersive dome – the first of its kind in Europe. We will work with our stakeholders and partners to grow the sector and encourage cross-sector collaboration. To attract and retain talent in the city, we will be working with Plymouth Culture on enhancing our creative offering.

We will also develop a new creative industries plan working with Plymouth Culture and partner bodies such as Creative UK, Far SW Immersive cluster, University of Plymouth and Arts University Plymouth.

Encouraging Innovation, Business Growth and Investment

Plymouth's businesses are predominantly SMEs and micro businesses. As a city, we are performing worse in terms of business competitiveness and innovation. To improve our competitiveness, we need to attract and encourage new and existing business to grow.

In the last five years there has been marked improvement in the start-up rate in the city, reversing a long-term trend. We have some excellent assets supporting start-ups, such as University of Plymouth's Cube, which is ranked No.2 in the UK for student start-up support and has supported 239 student and graduate businesses generating a turnover of £3.3m. We will support start-ups by providing the right conditions to grow, including incubation space and initiatives such as Plymouth Freelancers.

We will continue to work regionally and nationally with partners such as Great South West, Devon and Torbay Combined Authority and Cornwall Unitary Authority to identify opportunities to deliver at scale and to continue to support the Growth Hub.

We will help local businesses access the right business support through initiatives from organisations such as British Business Bank, Innovate UK and the Department for Business and Trade (DBT).

Having the right mix of employment and commercial space is critical for our business stock to continue to prosper. We will undertake direct development where there is market failure in employment space, using high environmental specifications.

We will work with all three universities, Plymouth Science Park and the Freeport to unlock stalled employment land and create an innovation hotbed where we enable high growth businesses and create high value jobs linked to university specialisms.

We will support the development of our Plymouth Science Park and new innovation assets. We will work with innovate UK through the Marine and Maritime Launchpad to access funding and business support.

Skills and Workforce Development

By focusing on productive growth, it is essential that the local training offer meets employer needs in our higher value sectors. This strategy is therefore closely aligned to and complements our key local skills strategies, including the updated Skills 4 Plymouth Plan, Local Skills Improvement Plan and the Plymouth and South Devon Freeport Skills Plan. As a result, we are committed to maintaining and growing investment in training local people for employment in these sectors. This includes those who live, work and learn within the city's travel to work area.

To achieve this, we will make best use of existing programmes and take advantage of new funding opportunities. This includes:

- Growing the number of apprenticeships, including at higher and degree level, and supported apprenticeships.
- Raising the aspiration / supporting our young people through the education system to take advantage of all sectors, including STEAM and the high value jobs through education, specifically in FE and HE.
- Driving productivity growth through retraining and upskilling to meet the changing demands of AI and automation.
- Creating and building a programme of incentives to retain graduates.
- Maintaining support / brokerage between people looking for work and employers, including our military service leavers, in well-paid jobs through sector skills partnerships and academies.
- Collaborating with employers to ensure training is based on their needs.
- Working with employers to support improved workforce development planning that increases the level of upskilling / retraining investment in the current workforce.
- Sustaining and growing our training and research facilities to be a regional and national leader in identified sectors through new sources of funding.

To summarise:-

- **Productivity per hour worked is a useful measure of living standards and competitiveness of an economy**
- **Plymouth is currently at 81.5% of UK national average**
- **We have high employment rates but Plymouth and the SW have consistently held weekly total workers wages at figures below the national average. This gap currently stands at £2,500 pa.**
- **Growing Plymouth productivity is the foundation for improving prosperity for all residents**

- **Supporting our higher value sectors such as defence, marine autonomy, advanced manufacturing, health technologies, creative and immersive digital will lead to increased wages, more highly productive jobs, attract new business and investment to the City**
- **We have amazing assets 3 universities, a science park, immersive dome, strong private sector engagement, a Freeport etc.**
- **Of course, developing and attracting people with the right skills is key too and this can only be delivered through collaborative working through multi-agency bodies, such as Plymouth Growth Board and the Plymouth Employment and Skills Board**

2. Growth Alliance Plymouth

Growth Alliance Plymouth (GAP) has been created to maximise the opportunity for defence investment to support CASD, whilst driving sustainable and inclusive growth, encouraging innovation, and building opportunities extending well beyond Plymouth city boundaries into the regional footprint.

The aims and outcomes of GAP:-

- Address the skills and workforce agenda and remove barriers to employment.
- Deliver the vital housing and transformational public realm needed to attract workforce.
- Recognise the need for investment in infrastructure and natural environment (transport, health and culture).
- Support the wider business ecosystem to encourage innovation and strong supply chains.
- Address stubborn inequalities and inter-generational factors undermining social mobility.

The scale of the opportunity:-

- HMNB Devonport is the largest naval base in Western Europe and where the UK undertakes operational, training and maintenance activities for its naval fleet.
- Home of Continuous At Sea Deterrent (CASD) – £4.4 billion investment over 10 years.
- Plymouth has a skills requirement, a need for 5,500 people over the next 10 years, made up of 1,800 entry level jobs and 3,700 experienced workers for Babcock alone.
- Plus, at least an additional 2,000 construction workers (2,000 jobs min, profile raising to 4,250 in 2027).

Marine Autonomy announced as a National Centre:-

The future of defence is changing:

- PM has stated his desire to accelerate innovation at a war-time pace, so the UK become the fastest innovator in NATO.
- Technology such as marine autonomy is projected to grow to £103bn by 2030. The UK could benefit from 10% of that growth.
- Plymouth is the National Centre for Marine Autonomy.
 - Plymouth's Smart Sound - a cutting-edge network - provides a unique venue for the combined testing and validation of aerial, surface and subsurface platforms.

- Home to world-class business cluster, university and research provision.
- The MOD is strengthening its autonomy capabilities in Plymouth as part of the Defence Industrial Strategy

GAP Progress to date: -

- Roundtable held with Senior government – Dec 2024
- Programme governance, workstreams and projects established – Skills, Education, City Centre, Transport and Innovation/Business
- Funding secured for Civic Centre regeneration including a blue/green skills hub and Oceansgate Innovation Barns, autonomy confirmed as a cluster, defence STEM outreach
- UK REiF – Regional pitch to investors supported by Babcock and MOD investment
- Cohesive and coordinated input to Defence Industrial Strategy - Plymouth regional response
- Research - contract let to Santec on specific skills/workforce needs from local businesses (timings and numbers). Covers regional and Plymouth – 10 year and 2070
- Working cross government with MHCLG / MOD to influence other Government departments to recognise Plymouth as a city of strategic importance.
- MOD have underpinned its importance through the Defence Industrial Strategy and a 'Growth' place.
- PM has reflected in his SDR Speech to “Seize a defence dividend, to drive job opportunities and community pride in the defence effort.” He also highlighted the increase in defence spending reaffirming commitments to spend 2.5% of GDP by '27.
- Looking for Ministerial Sponsor and with a Director General level sponsorship

3. Our Universities have a pivotal role to play and their value proposition to the city and region is centred around: -

- Supporting **economic growth and prosperity**
- Leading **research, innovation and skills** in key sectors - defence, marine, health, environment, creative industries
- Extending the City's **international dimension** - bi-lateral activities and students from c.130 countries, operations in four continents
- Raising **aspiration and opportunity** for disadvantaged young people
- **Championing Plymouth** as a place to live work and study

University of Plymouth Contribution: -

- **Innovation Taskforce/Board**
 - Strategic lead for innovation in the city, chairing the PGB Innovation Taskforce and the GAP Marine Innovation subgroup
 - Delivering commercialisation of knowledge and ideas, raising productivity, attracting/retaining talent, and accelerating growth and international competitiveness

- **Sectors:**
 - Marine and Defence - COAST, Maritime Simulation and Cyber-SHIP Labs plus proposed AMTech
 - Advanced Manufacturing - Plymouth Electron Microscopy Centre, Composites Engineering Lab
 - Health and Health Technology – e.g. The Plymouth Health Determinants Research Collaboration (PHDRC); BRICS.
 - Creative and Immersive Digital – e.g. creative technologies, digital storytelling and immersive (VR/AR) experience design, digital fabrication technologies
- **Encouraging Innovation, Business Growth and Investment:-**
 - Support for Business Start-Ups via The Cube
 - Knowledge Transfer Partnerships (KTPs)
 - Access to facilities and equipment e.g. Babbage Building Digital Fabrication and Immersive Media Laboratories and learning spaces as well as cultural and civic engagement spaces e.g., Moot Court and Foulston Room (The Box)
- **Skills and Workforce Development**
 - Extensive range of undergrad, postgrad, degree apprenticeships, CPD and bootcamps

4. City-wide projects relevant to this Pillar: -

There are 16 projects in the Plymouth Economic Strategy Delivery Plan that are primarily aligned to the Productive Growth and High Value Jobs Pillar. They are:

Investable Theme	Project Area	Project Name	Lead Organisation
Defence Sector and Devonport	Oceansgate, Innovation and Business Support	Supporting local supply chain initiatives	Devon Chamber
		Building the Oceansgate Innovation Barns	Plymouth City Council
		Supporting the SW Defence and Security Cluster	Plymouth City Council
		MOD - Establishing the Maritime Autonomous System Centre of Excellence	Ministry of Defence
		Strengthening the interface between business and research	University of Plymouth
		Developing the skills work with Babcock and the MoD	City College Plymouth
The Waterfront and Maritime	PASD Freeport	Supporting and maximising the impact of PASD Freeport	PASD Freeport
	Autonomy and Innovation	UoP Establishing an Advanced Marine Technology Hub (AMTechHub)	University of Plymouth
		Growing Smart Sound Plymouth	Plymouth Marine Laboratory
		Supporting and engaging with Maritime UK SW	Maritime UK SW
		Creating an Innovation Taskforce	University of Plymouth
The North of the City	Health-tech, Life Science and Healthcare Sectors	Growing the health-tech, life science and healthcare sectors	Plymouth Science Park

	UHP NHS Trust Supply Chains	Strengthening supply chains for UHP NHS Trust	UHP NHS Trust
	Manufacturing Sector	Supporting our manufacturing sector (city-wide)	Plymouth Manufacturer's Group
	Tech Sector	Supporting our tech sector (city-wide)	Plymouth Culture
	Start-ups and Entrepreneurs	Supporting our start-ups and entrepreneurs (city-wide)	Plymouth City Council

Approach to Monitoring:-

The Plymouth Economic Startegy will monitored by Pillar. The intention is to keep this both light touch and outcome focused around the 10-year aspirations in the Plymouth Economic Strategy rather than trying to measure individual / cumulative outputs.

The monitoring will have two levels:

- Quarterly review of progress using a RAG rating system to cover: progress, barriers/issues, funding etc.
- Annual review of baseline data to report on cumulative progress, leading to annual update of Driving Growth brochure

The PCC Officer Lead for each Pillar, will gather the individual project RAG reports and liaise with the Political Pillar Lead and the External Pillar Lead on progress reporting.

5. Call to action

Finally Scrutiny Members are encouraged to visit www.investplymouth.co.uk to:-

1. See our '10 Reasons to invest in Plymouth' here [10 reasons to invest in Plymouth | Invest Plymouth](#)
2. See our business relevant news here [News | Invest Plymouth](#)
3. See and sign up to our vibrant our bi-weekly business newsletter here [Newsletter archive | Invest Plymouth](#)
4. Have a look at our extensive library of sector factsheets and business facing marketing collateral here [Resources | Invest Plymouth](#)

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Natural Infrastructure and Growth Scrutiny Panel



Date of meeting: 09 July 2025
Title of Report: **Freeport Annual Update**
Lead Member: Councillor Tudor Evans OBE (Leader)
Lead Strategic Director: Glenn Caplin-Grey (Strategic Director for Growth)
Author: Ian Cooper
Contact Email: ian.cooper@pasdfreeport.com
Your Reference: FP Annual Update 25/26
Key Decision: No
Confidentiality: Part I - Official

Purpose of Report

To provide an annual update on the Plymouth and South Devon Freeport.

Recommendations and Reasons

- I. The panel is recommended to note the Freeport Annual Report.
Reason: This forms part of the Freeport's accountability and openness agenda.

Alternative options considered and rejected

N/A

Relevance to the Corporate Plan and/or the Plymouth Plan

N/A

Implications for the Medium Term Financial Plan and Resource Implications:

N/A

Financial Risks

N/A

Legal Implications

N/A

Carbon Footprint (Environmental) Implications:

N/A

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.*

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	PASD Freeport Annual Report, 2024/25							

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.

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

Sign off:

Fin	N/A	Leg	N/A	Mon Off	N/A	HR	N/A	Assets	N/A	Strat Proc	N/A
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Originating Senior Leadership Team member: Glenn Caplin-Grey

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

Date agreed: 24/06/2025

Cabinet Member approval:

Date approved: 27/06/2025





PLYMOUTH AND
SOUTH DEVON
FREEPORT

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Building the future
UK Freeports



HM Government

Plymouth and South Devon Freeport Annual Report 2024-2025

(1st April to 31st March)



April 2024 – first Plymouth and South Devon Freeport Unlocking Growth event held at Plymouth Albion RFC, attended by over 70 delegates.

May 2024 - sponsored the Great South West (GSW) Pavillion at UKREiF.

July 2024 - part of a successful bid, led by Plastron Ltd, to the UK Space Agency Training Fund programme, to develop a programme for technicians and engineers in space engineering test methods and safety best practice.

September 2024 – first Freeport seed capital project completed - strengthening Associated British Ports' West Wharf at Millbay Docks to optimise and grow their port operations.

November 2024 – second PASD Freeport Unlocking Growth event held at Ashburton, attended by over 50 delegates.

November 2024 - hosted and sponsored SW Regional Defence and Security Cluster event, attended by over 100 delegates.

December 2024 – Plymouth City Council's seed capital project to deliver four units at Beaumont Way, Langan breaks ground, constructed by Devon Contractors.

December 2024 - successful draw down of the full £25 million from the Government for the seed capital programme - one of the first in the UK Freeports programme to do so.

December 2024 – symposium held for the Freeport's Advisory Boards and stakeholders, attended by over 50 delegates.

January 2025 – planning approved for the Oceansgate innovation barns in the Freeport's South Yard tax site.

January 2025 – sponsored Tech South West's popular Growth Forge programme, the Marine Tech accelerator is for ambitious scale ups in the sector to accelerate their growth plans.

February 2025 – planning approved for the pedestrian/cycle bridge over Deep Lane junction which will provide an active travel link between the Freeport's Langan and Sherford tax sites.

March 2025 – Phase 1 of the Langan spine road breaks ground, which will unlock almost eight hectares of employment land, constructed by Cormac.

March 2025 - UK Space Agency training project completed with more than 20 new training modules.

March 2025 – attended Chamber round table with Chief Secretary to the Treasury.

March 2025 - audience with Minister of Local Democracy and Growth gaining significant support for UK Freeports programme.



Annual Report

2024-2025

Plymouth and South Devon (PASD) Freeport's second Annual Plan covered the period from 1st April 2024 to 31st March 2025. It reflected a refreshed delivery plan, created in response to the Government's Autumn 2023 Statement announcement that the window to claim tax reliefs in English Freeports had been extended from five to ten years (until September 2031).

Year Two Objectives

1

Creating investible sites

Reframing delivery to 2031 in line with the Tax Extension Delivery Plan and accelerating the capital programme.

2

Reviewing and Implementing the Tax Site Management Policy

Proactively managing each tax site to maximise investment that is additional, supports clustering and fulfils the policy objectives.

3

Landing Investment

Developing our sales and account management approach, focusing on anchor tenants and their supply chains along with new business.

4

Creating clusters and local economic growth

Driving engagement activities and supportive programmes to strengthen the investment.

5

Ensuring Resilient Operations and Finance

Embedding good governance and a sustainable financial model.

Progress Against Objectives

Creating Investible Sites

Deliverables Achieved

Activating the Delivery Plan and accelerating delivery - over the course of the year, the Freeport team successfully activated the 2031 Delivery Plan and accelerated the seed capital programme at each of our Tax Sites, undertaking significant work on business cases and approvals for individual projects. Working with Plymouth City Council (PCC) as the Accountable Body, PASD Freeport was one of the first Freeports to draw down its full £25m allocation from Government to deliver a suite of capital projects which are all now in flight.

Sponsor	Project	Seed Funding Allocation
Tax Site 1: South Yard and Ports		
Plymouth City Council	Innovation Units	£3.556m
Princess Yachts	Factory Extension	£0.315m
Associated British Ports	Port Optimisation	£1.3m
Cattewater Harbour Commissioners	Port Enhancements	£0.382m
Tax Site 2: Langage		
Plymouth City Council	Beaumont Way Units	£4.0m
Devon County Council	Phase 1 a Spine Road Extension	£4.0m
Devon County Council	Pedestrian and Cycle Bridge	£4.519m
Langage Energy Park Ltd	Core Infrastructure	£0.925m
Langage Energy Park Ltd	Plot Access Road	£0.8m
Tax Site 3: Sherford		
South Hams District Council	Land Assembly	£3.7m
Sherford Consortium	Access Road/Core Infrastructure	£1.2m
Programme Management		
Freeport Company	Strategic Programme Management	£0.303m



In more detail:

South Yard - at the heart of the Freeport's innovation hotbed, planning permission has now been secured for two innovation barns. Available for occupancy in 2026, this development will deliver eight units of high-quality lettable space for marine and defence-oriented businesses. Elsewhere within the site, Princess Yachts has started its factory extension project, and the Freeport team has worked closely with the Ministry of Defence (MOD) and other strategic partners to support site optimisation.

Langage - PCC's direct development at Beaumont Way is now well underway. Due to be completed by the autumn of 2025, this will deliver flexible, high quality, sustainable space split across four different sized units. To the north of the site, Langage Energy Park Ltd (LEPL) has begun its core infrastructure and plot access road projects. To the south of the site, the first phase of the Spine Road broke ground in March 2025 to unlock development in the remainder of the Tax Site.

Sherford – the Sherford Consortium's access road and core infrastructure projects have commenced, and the land deal is near completion.



Spotlight

The Ports

Our Millbay and Cattewater projects were successfully completed in 2024, supporting net zero port optimisation.

£1.3m of seed capital investment from the Freeport was matched with over £6m from ABP as part of a strategic infrastructure development programme at Millbay, designed to secure the long-term future of the Ferry Terminal, strengthen the port's freight capability and increase its green credentials. The Freeport investment specifically contributed to strengthening the West Wharf for additional freight capacity. Supporting the Freeport's objective to establish a national hub for trade and investment, this project has also unlocked a wider programme of infrastructure investment totalling £23m which has moved the port closer to net zero.

£0.382m of seed capital investment from the Freeport was matched with £0.382m from Cattewater Harbour Commissioners for a channel widening project to provide safe navigational channels for larger hulls to be accommodated within Cattewater's commercial wharves. This has maintained the port's competitiveness, future proofing for the needs of new markets by enabling larger, greener vessels to use the port and supporting the move to short sea shipping.

Mobilising the wider programme – alongside this, the team worked with Carlton Power to advance their plots at Langage through seed capital funding and planning liaison as well as providing on-going support to address constrained grid issues. To the south of the site, there has been a sustained focus on revitalising developer interest in Ley Farm across the year.

Customs - an advanced manufacturing company has been supported to apply to HMRC to become a Freeport customs site operator. This process is on-going. MHCLG has confirmed that that Freeport customs sites will be an optional programme benefit, rather than being a mandatory requirement. This adjustment allows for new customs sites to be designated in the usual way, should Freeports wish to take advantage of the customs offer.

Risks - in accordance with the Freeport's risk management policy, the Accountable Body has maintained the Seed Capital Risk Register for all seed funded projects. The wider Programme Risk Register is reviewed on a monthly basis by the Freeport team and is included as a standing agenda item at all Board meetings.

Spotlight

Langage as an investible Tax Site

Plymouth City Council is leading the direct development of its 1.6-hectare plot at Beaumont Way, supported by £4 million of Freeport seed capital funding. The £8 million scheme will deliver four sustainable, high-quality employment units, targeting EPC A, BREEAM Excellent, and Net Zero Carbon standards, providing a total of 4,615m² of space for approximately 138 full-time equivalent jobs. Devon Contractors were awarded the construction contract, with completion scheduled for autumn 2025. Marketing for target sector end users is now underway.

Further seed capital funding has been awarded to Carlton Power to deliver critical infrastructure, including an access road into Plot 2 and a power supply for Plots 2 and 3 of Langage Energy Park. Plot 3 already has full planning permission for seven units ranging from 145m² to 990m², while Plot 2 awaits a decision on its planning application for two larger units of around 1,800m².

To the south of Langage Power Station, a two-phase Spine Road will unlock additional development. Devon County Council appointed Cormac as the contractor for Phase 1, which will provide access to Plots 7 and 8 – 8 hectares of prime employment land. £4 million of Freeport seed capital has been allocated to this strategic infrastructure.

A planning application is in preparation for Phase 2 of the Spine Road, which will extend into Ley Farm, unlocking a further 16 hectares of tax site land. Devon County Council will also deliver active travel infrastructure, including a pedestrian and cycle bridge over Deep Lane junction. Approved this year, construction of the bridge is set for autumn and winter 2025/26, providing clean travel options for commuters from Sherford.

Together, these initiatives represent nearly £35 million of committed investment this year and will establish Langage as a ready-to-invest tax site and a key driver of economic growth in the Freeport.



Reviewing and Implementing the Tax Site Management Policy

Deliverables Achieved

Refreshing the Gateway Policy – in response to demand, a request was submitted and approved by Government to refresh the Freeport’s Gateway Policy to include advanced manufacturing and engineering as well as net zero tech, alongside the original focus on marine, defence and space. This enables a wider pipeline of eligible businesses in aligned sectors to establish themselves in the Freeport. It has been communicated to, and welcomed by, all partners.

Compliance Agreements – work has been undertaken across the year to reaffirm Compliance Agreements with each landowner, holding them accountable for commitments. This will pave the way for a suite of refreshed agreements to be developed in 2025/6.

Retained Business Rates Policy – the Accountable Body has agreed to lead a task and finish group with all relevant partners to agree a method for undertaking a refresh of the Retained Rates Policy. This will continue into next year.

Landing Investment

Deliverables in Progress

Developing growth plans – having met with anchor tenants across the year to understand their priorities and assess where Freeport levers can add value, several bespoke pieces of work have been initiated to support future plans.

Working through options for South Yard – working with the Ministry of Defence (MOD), Princess Yachts, the University of Plymouth and other partners, the Freeport team has sought to understand the added value potential of the South Yard Tax Site for multiple aligned uses including, defence, marine autonomy and floating offshore wind (FLOW) in the Celtic Sea. This work is on-going, reflecting MOD’s emerging Estate Management Plan and the new Growth Alliance Plymouth (GAP) initiative.



Securing new Tax Site tenants – two Unlocking Growth Events have been delivered across the year; one at Plymouth Albion RFC in April; and one in Ashburton in November 2024, each resulting in several new enquiries. The Freeport also promoted the opportunity at several partner events in the year including Chambers of Commerce, SW Regional Defence & Security Cluster, Maritime UK SW, again generating several new enquiries.

To date, four pre-lets have been agreed for the South Yard Oceansgate units.

There have also been three strong enquiries for the Beaumont Way units.

Spotlight

Oceansgate, South Yard

At the heart of the Freeport's innovation hotbed, Plymouth City Council is undertaking a direct development of two 'innovation barns' at Oceansgate. With over £3.5m of Freeport seed capital contribution, this development totals 1,772 m² of flexible space and will attract high value employment as part of the city's marine and defence innovation ecosystem, accommodating up to 49 new jobs.

The project's sustainability strategy and design standards will ensure a low carbon build and fossil fuel free development. Once operational, on-site renewable energy generation and storage will also contribute to the scheme's net zero commitments.

With planning permission having now been secured, the barns will be ready for occupancy in 2026, providing modern employment space for new and expanding businesses, well suited for use as workshops and prototyping along with project offices and test beds.



Creating Clusters and Economic Growth

Deliverables Achieved

Strengthening the investment proposition – the Freeport’s three Advisory Boards (covering Trade & Investment, Innovation and Skills) have continued to drive the Freeport’s supportive programmes. A cross-Advisory Board Symposium brought all three groups together for the first time in December to celebrate the year, consider areas for collaboration and start planning for 2025/6. Building on its success, this will become a regular event in the Freeport calendar.

In more detail:

Trade & Investment – over the course of the year briefings were held with the Department for Business & Trade’s overseas representatives in markets with a close fit to PASD Freeport’s proposition. These included Australia, Singapore, all mainland European countries and North America, leading to several enquiries. DBT’s Knowledge Lab has also provided leads in the marine autonomy sector which continue to be followed-up. One overseas MOU has been secured with the Fisheries and Marine Institute of Memorial University, Canada; and work is on-going to scope potential collaboration with the Port of Livorno in Italy and Brest in France.

Innovation – with innovation as a key driver for investment, work is underway to develop a proposition for a Freeport innovation fund and, having completed an extensive innovation audit, development of an innovation portal to showcase the region’s offer is nearing completion with roll-out expected in early 25/26. We have also partnered with Tech SW on an exciting Marine Tech Accelerator which aims to support 10-15 marine businesses fulfill their growth ambitions.

Skills – work has been on-going with anchor tenants to ensure a pipeline of individuals ready to fill vacancies and the Freeport partnered with local SMEs on an exciting UK Space Agency funded project to develop engineering skills for the space sector.



Spotlight

The Marine Tech Accelerator

PASD Freeport is proud to sponsor and support the newest track as part of Tech South West's hugely popular Growth Forge programme, the Marine Tech accelerator. Designed specifically for South West marine tech businesses, the specialist track will provide ambitious scale ups in the sector with the support they need to accelerate their growth plans.

The Marine Tech accelerator will serve as a catalyst for collaboration, connecting fast growing marine tech businesses with industry experts, investors, and invaluable resources. With the marine sector as one of PASD Freeport's focus sectors (alongside defence, space, advanced manufacturing, engineering and clean tech) this pilot initiative aligns with the Freeport's mission of supporting sustainable growth and innovation.

Tech South West's Growth Forge Marine Tech Accelerator will include bespoke support from the PASD Freeport team and other industry partners.





Image: ESA – M. Pédoussaut

Net Zero – our commitment to clean green growth and decarbonisation has been embedded throughout delivery; achieved through meeting and exceeding planning processes and adherence to Local Authority net zero objectives. We have also signed up to the Plymouth Charter in 2024, demonstrating PASD Freeport’s support for a fairer, greener future.

Refocusing the Communications Plan – through the year PASD Freeport has consistently grown its followers on social media and a new newsletter was launched, both with very strong engagement. Website visitors also show good engagement with the Freeport offer and a more investment-focused web design is being rolled out. The Freeport held spring and autumn face-to-face events for prospective investors, each generating several leads, and has also presented the Freeport offer at partner events from Chambers of Commerce, Maritime UK SW, the SW Regional Defence & Security Cluster and Plymouth City Council’s Floating Offshore Wind supplier event.

Spotlight

The UK Space Agency Skills Project

PASD Freeport partnered with Plastron Ltd and a range of industry experts on an Engineering Test Best Practice (SS:ETBP) Project, funded through the UK Space Agency under its Training Programme Fund. Responding to a clearly identified training gap, the project focused on ensuring that safety standards for test activities in the space sector can be consistently met.

Concluded in March 2025, the project delivered a suite of high-quality digitised training modules available through a learning platform, along with a novel, cutting-edge immersive experience for learners, simulating a real-life test environment.

Feedback generated through user testing demonstrated that levels of knowledge and confidence amongst participants had increased considerably from taking part in the training across the topic areas included within the curriculum. The project created a viable and marketable product, which also has the potential to be expanded to other engineering disciplines.



Spotlight

Following the announcement in early 2023 that Babcock International Group had secured a contract in partnership with Devon defence vehicle designer and manufacturer Supacat to build the Jackal for the British Army, Babcock have since developed an underutilised building in the Freeport's South Yard tax site and, as part of the contract, created a skills programme to support local people with a pathway into employment.

To date Babcock has hosted two five-day comprehensive Skills-based Work Academy Programmes (SWAP) in collaboration with the Department for Work and Pensions and On Course South West. The programme includes participants gaining a health and safety qualification, understanding more about wellbeing in the workplace, having mindset coaching and accessing support in finding employment as well as a tour of Babcock's Jackal production facility. So far, this initiative has supported 27 people with 11 finding roles in the workplace.

Ensuring Resilient Operations and Finance

Deliverables Achieved

Optimising team structures – the core Freeport team has been restructured to provide additional senior level capacity. Partner delivery objectives have been refined and, following a governance review, the University of Plymouth has been granted director nomination rights to join the Board, strengthening our governance structure.

Ensuring resilient finances – a Financial Resilience Working Group was set up, overseen by the Chair of the Board, and has met frequently across the year. As part of this work, the Freeport's original financial model was refreshed to reflect the Tax Benefits Extension Delivery Plan. The model will continue to be monitored in response to delivery on the ground.

Nolan principles – the governance section of the website has been refreshed and expanded in 2024/5 demonstrating the Freeport's commitment to best practice; and the annual review of policies was completed in the autumn. Updates have been provided through the Local Authority scrutiny process and five Freedom of Information (FOI) requests have been responded to across the year.



Looking Ahead

With tax benefits extended until September 2031, the complete £25m of seed capital funding now drawn down, and a comprehensive infrastructure programme mobilised, our Annual Plan for 2025-6 will build on these foundations, prioritising delivery of the Tax Sites and securing investment, with clear focus on realising the potential retained business rates income of our three Tax Sites.

It focuses on:

1 Site investment and delivery

Accelerating the capital programme beyond seed capital to unlock land, attract investment and create jobs.

2 End user investment

Strengthening innovation and clustering.

3 Good governance

With resilient operations, finances, compliance and effective contribution to local priorities.



Annual Financials

Plymouth and South Devon Freeport Limited (Registered number: 14109106)

Balance Sheet 31 March 2025

	31.3.25 £	£	31.3.24 £	£
Fixed Assets				
Tangible assets		4,048		805
Current Assets				
Debtors	80,014		137,267	
Cash at bank	41,474		84,345	
	<u>121,488</u>		<u>221,612</u>	
Creditors				
Amounts falling due within one year	<u>92,980</u>		<u>138,198</u>	
Net current assets		28,508		83,414
Total assets less current liabilities		<u>32,556</u>		<u>84,219</u>
Reserves				
Income and expenditure account		<u>32,556</u>		<u>84,219</u>
		<u>32,556</u>		<u>84,219</u>

Full financials published on Companies House.

Plymouth and South Devon Freeport Limited
Registered address: Office 8 Endeavour House, 2 Vivid Approach,
Plymouth, Devon, United Kingdom, PL1 4RW
Registered in England and Wales. Company Number 14109106.
VAT Registration Number 434 2647 02.

pasdfreeport.com
info@pasdfreeport.com



Natural Infrastructure and Growth Scrutiny Panel

Work Programme 2025/26



Please note that the work programme is a 'live' document and subject to change at short notice. The information in this work programme is intended to be of strategic relevance.

For general enquiries relating to the Council's Scrutiny function, including this Committee's work programme, please contact Hannah Chandler-Whiting (Democratic Advisor) on 01752 305155.

Date of Meeting	Agenda Item	Prioritisation Score	Reason for Consideration	Responsible Cabinet Member/Lead Officer
09 July 2025	Plan for Homes 4: Year 1 Progress Report	3	Added for 2025/26	Cllr Penberthy/Matt Garrett/Nick Carter/Neil Mawson
	Economic Intelligence and Insight	Standing Item	Standing Item	David Draffan/Amanda Ratsey/Lauren Paton
	Productive Growth and High Value Jobs (Economic Strategy Pillar I)	3	Added for 2025/26	Cllr Evans OBE/David Draffan/Amanda Ratsey/Richard Davies
	Freeport Annual Update	3	Annual Update	Cllr Evans OBE/Richard May/Ian Cooper
Site Visit August 2025 (Date TBC)	Naval Base Tour			
10 September 2025	Market Recovery Action Plan	5	Added for 2025/26	Stuart Wingfield
	Chelson Meadow Solar Farm	5	Agreed via recommendation at the March 2023 meeting that there would be an update. Officers	Cllr Briars-Delve/Kat Deeney

			confirmed June 2025 that there was an update.	
	Skills (Economic Strategy Pillar 5)	4		Cllr Cresswell/David Draffan/Tina Brinkworth/Amanda Davis
Site Visit September 2025 (Date TBC)	Tinside Tour			
15 October 2025	Inclusive Growth (Economic Strategy Pillar 2)	3	Added for 2025/26	Cllr Penberthy/Anna Peachey/Amanda Ratsey/Lindsey Hall
	Port Strategy	3	Added for 2025/26	Cllr Evans/Amanda Ratsey
	Plymouth Plan Annual Report	3	Added for 2025/26	Sarah Gooding/Jonathan Bell
	The Box Annual Update	3	Annual Update	Cllr Laing/Victoria Pomery/Rebecca Bridgman
03 December 2025	Economic Intelligence and Insight	Standing Item	Standing Item	David Draffan/Amanda Ratsey/Lauren Paton
	Sustainable Growth (Economic Strategy Pillar 3)	3	Added for 2025/26	Cllr Briars-Delve/Amanda Ratsey/Richard Stevens
	National Marine Park Annual Update	3	Annual Update	Cllr Evans/Cllr Briars-Delve/Elaine Hayes/Kat Deeney
	Plymouth Local Plan Next Steps and Timetable	3	Added for 2025/26	Jonathan Bell

04 February 2025	Civic Pride and Regeneration (Economic Strategy Pillar 4)	4	Added for 2025/26	Cllr Evans/Matt Ward/Victoria Pomery/Chris Duggan/Sheila Nethercott
	Brand Strategy/Visitor Plan/Culture Plan Annual update	3	Annual Update	Cllr Laing/Hannah Harris/Amanda Lumley/James McKenzie Blackman/Paul Fieldsend-Danks
	Strategic Heat Network	5	Identified for consideration by Panel at the October 2024 meeting.	Cllr Briars-Delve/John Green/Jonathan Selman
	Active Travel	3	Added for 2025/26	Cllr Coker/Rosie Starr/Philip Heseltine/Richard Banner
	Bus Services Improvement Plan	4	Added for 2025/26	Cllr Coker/Rosie Starr/Philip Heseltine/Jess Colverson
	Draft Net Zero Action Plan 2026-29	3	Added for 2025/26	Jonathan Bell
	Draft Net Zero Route Map	3	Added for 2025/26	Jonathan Bell
Items to be scheduled for 2025/26				
2025/26	Civic Centre	5	Added following Cabinet action March 2025	Cllr Evans OBE/David Draffan
2025/26	Local Transport Plan	4	Amalgamation of other items previously proposed agreed at December 2024 agenda set.	
2025/26	Co-op Strategy	4	Added prior to pre meet on 10 June 2024.	Cllr Penberthy/Anna Peachey/ Amanda Ratsey
2025/26	Commercial Estate	4	Identified for consideration by the Committee at the February 2022 meeting.	David Draffan

2025/26	Plymouth Plan Full Council Motion (To ensure that play was embedded into the plan and that it set a framework for a play delivery plan with targeted interventions)		Action from City Council 18 September 2023.	Jonathan Bell
Items to be scheduled for 2026/27				
2026/27				
Items Identified for Select Committee Reviews				

Scrutiny Prioritisation Tool

		Yes (=1)	Evidence
P ublic Interest	Is it an issue of concern to partners, stakeholders and/or the community?		
A bility	Could Scrutiny have an influence?		
P erformance	Is this an area of underperformance?		
E xtent	Does the topic affect people living, working, or studying in more than one electoral ward of Plymouth?		
R eplication	Will this be the only opportunity for public scrutiny?		
	Is the topic due planned to be the subject of an Executive Decision?		
Total:			High/Medium/Low

Priority	Score
High	5-6
Medium	3-4
Low	1-2

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Natural Infrastructure and Growth Scrutiny Panel – Action Log 2025/26

Minute No.	Resolution	Target Date, Officer Responsible and Progress
Minute 63 City Centre Update 10 October 2022	Full report regarding for the aborted start to the Old Town Street and New George Street project.	Date: On Hold Officer: David Draffan Progress: Agreed with Chair and Vice Chair at Agenda Setting meeting (31 October 2022) that committee would wait for conclusion of ongoing issues before report can be created. Conclusion expected by end of 2025.
Minute 90 Tracking Decisions 1 March 2023	Request for regular updates on the Habitat Banking Vehicle.	Date Due: Ongoing Officer: Chris Avent Progress: Agreement to provide updates to Committee Members via Democratic Support at suitable milestones for the project. Latest update shared with members February 2025.
Minute 5 Water Quality Select Committee – Recommendations 22 February 2024	Recommended to the Environment Agency that they carry out winter pilots in the 3 bathing areas to improve water quality data and make this available to the public.	Date Due: 31 July 2024 Officers: Katharine O'Connor Progress: Previously complete. The Environment Agency do not have the directive or remit to collect this data. Suggested that PCC's Public Health department could collect the data. During Tracking Decisions item at the 17 July 2024 meeting, it was asked if Public Health would be collecting this data? Chased 25 September 2024, 31 October 2024, 14 February 2025, 07 April 2025.

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		Response shared with Panel members via email 16 April 2024.
<p>Minute 5</p> <p>Water Quality Select Committee – Recommendations</p> <p>22 February 2024</p>	<p>The Committee recommend to Cabinet that signage was increased and improved at the sea fronts when storm drains discharge.</p>	<p>Date Due: 5 July 2024</p> <p>Officer: Katharine O'Connor</p> <p>Progress: Cabinet will direct officers to investigate options for improving signage in consultation with Environment Agency, seeking best practice from other areas. Chased 6 June 2024, 18 July 2024, 25 September 2024, 31 October 2024, 14 February 2025, 07 April 2025.</p> <p>Response shared with Panel members via email 16 April 2024.</p>
<p>Minute 25</p> <p>National Marine Park Update</p> <p>11 December 2024</p>	<p>A site visit would be organised for panel members to Tinside.</p>	<p>Due Date: September 2025</p> <p>Responsible Officer: Kat Deeney</p> <p>Progress: Liaising with officers on a date in September 2025.</p>
<p>Minute 34</p> <p>Draft NZAP 2025-2028</p> <p>12 February 2025</p>	<p>The Panel recommended developing a Climate Communications Plan to include making information more accessible via the Plymouth City Council Website.</p>	<p>Due Date: May 2025</p> <p>Responsible Officer: Paul Barnard/Emmanuelle Marshall</p> <p>Progress: This recommendation is currently under active consideration by the Net Zero Delivery Team</p>

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		and the Corporate Communications Team. A draft Climate Communications Plan will be presented to the Cabinet Member for Environment and Climate Change in April 2025. Chased 18 June 2025, 01 July 2025.
Minute 34 Draft NZAP 2025-2028 12 February 2025	The Panel recommended that the Cabinet Member for Environment and Climate Change seek to secure ratchet funding in future years and to ask Finance to review any future caps to ensure the money was set aside and could be added to.	Due Date: March 2026 Responsible Officer: Paul Barnard/Emmanuelle Marshall Progress: This recommendation is currently under active consideration by the Net Zero Delivery Team and the Finance Department. Following the consideration of options, the Cabinet Member for Environment and Climate Change and Cabinet Member for Finance will review the position ahead of the 2026/2027 budget setting process.
Minute 41 Drainage and Wastewater management in Plymouth now and in the future 02 April 2025	Recommended that the relevant Cabinet Member enquired about a digital display system for water quality in the three swimming zones in Plymouth following up on a similar recommendation made during Water Quality Select Committee.	Due Date: 26 June 2025 Responsible Officer: Katharine O'Connor Progress: Cabinet Member due to respond at Cabinet on 07 July 2025.
Minute 41 Drainage and Wastewater management in Plymouth now and in the future	Recommended that the relevant Cabinet Member worked with officers at PCC and SWW to ensure that there is clear and consistent dialogue about the growth plans for the city and the possible impacts on SWW infrastructure.	Due Date: 26 June 2025 Responsible Officer: Paul Barnard Progress: Cabinet Member due to respond at Cabinet on 07 July 2025.

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02 April 2025		
Minute 41 Drainage and Wastewater management in Plymouth now and in the future 02 April 2025	Recommended to South West Water that the results of air quality impact assessments and strategies to reduce odours for all sewage treatment works (if appropriate) be shared with the local authority (including Panel members).	Due Date: 26 June 2025 Responsible Officer: South West Water Progress: Cabinet Member due to respond at Cabinet on 07 July 2025. SWW to provide further response.