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GROWTH AND PROSPERITY OVERVIEW AND SCRUTINY PANEL

DATE: MONDAY 7 MARCH 2011
TIME: 2PM
PLACE: COUNCIL HOUSE, NEXT TO THE CIVIC CENTRE

Committee Members–

Councillor Nicholson, Chair
Councillor Mrs Nelder, Vice Chair
Councillors Berrow, K Foster, Martin Leaves, Roberts, Mrs Stephens, Wheeler
and Wright

Substitutes:

Any Councillor other than a Member of the Cabinet may act as substitute
Member.

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

***Members and Officers are requested to sign the attendance list at the
meeting.***

***Please note that, unless the Chair agrees, mobile phones should be
switched off and speech, video and photographic equipment should not be
used during meetings.***

**BARRY KEEL
CHIEF EXECUTIVE**

GROWTH AND PROSPERITY OVERVIEW AND SCRUTINY PANEL

PART I (PUBLIC PANEL)

1. APOLOGIES

To receive apologies for non-attendance by panel members.

2. DECLARATIONS OF INTEREST

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

3. MINUTES

(Pages 1 - 8)

To confirm the minutes of the last meeting held on 10 January 2011.

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. TRACKING RESOLUTIONS AND FEEDBACK FROM THE OVERVIEW AND SCRUTINY MANAGEMENT BOARD

(Pages 9 - 12)

The panel will monitor the progress of previous resolutions and receive any relevant feedback from the Overview and Scrutiny Management Board.

6. PLYMOUTH'S LOCAL CARBON FRAMEWORK - THE FIRST STEPS TOWARDS A LOW CARBON ECONOMY

The panel will be provided with a verbal update on Plymouth's Local Carbon Framework.

7. TACKLING THE WORKLESSNESS AGENDA

The panel will be provided with a verbal update on tackling the worklessness agenda.

8. PLYMOUTH GROWTH BOARD REVIEW OF SKILLS THEME

The panel will be provided with a verbal update on Plymouth Growth Board review of skills.

9. GROWTH BOARD/GOVERNANCE AND GROWTH FUND

The panel will be provided with a verbal update on the Growth Board and the Governance and Growth fund.

10. UPDATE ON GOVERNMENT POLICY CHANGES AND LOCALISM BILL (Pages 13 - 16)

The panel will be provided with an update on Government Policy changes and the Localism Bill.

11. PORT OF PLYMOUTH STUDY UPDATE

The panel will be provided with a verbal update on the Port of Plymouth study.

12. STRATEGIC HOUSING POLICY DEVELOPMENT (Pages 17 - 32)

The panel will be provided with an update on Strategic Housing Policy Development.

13. WORK PROGRAMME (Pages 33 - 36)

To review the panels work programme 2010/11.

14. EXEMPT BUSINESS

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

PART II (PRIVATE PANEL)

MEMBERS OF THE PUBLIC TO NOTE

that under the law, the panel is entitled to consider certain items in private. Members of the public will be asked to leave the meeting when such items are discussed.

Nil.

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Growth and Prosperity Overview and Scrutiny Panel

Monday 10 January 2011

PRESENT:

Councillor Nicholson, in the Chair.
Councillor Mrs Nelder, Vice Chair.
Councillors Berrow, K Foster, Martin Leaves, Roberts, Mrs Stephens,
Wheeler and Wright.

Also in attendance: Gill Peele (Business Manager for Development and Regeneration) ,Councillor Fry (Cabinet Member for Planning, Strategic Housing and Economic Development), Jonathan Bell (Head of Development Planning), Peter Ford (Head of Development Management), Fiona Northcott (Spatial Planning Officer) and John Dixon (Planning Delivery Manager) Chris Grace (Head of Economic Development) and Stephen James (Economic Development Co-ordinator)

The meeting started at 2.00 pm and finished at 4.40 pm.

Note: At a future meeting, the committee 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.

63. **DECLARATIONS OF INTEREST**

There were no declarations of interest made by Councillors in accordance with the code of conduct.

64. **MINUTES**

Agreed that the minutes of the meeting held on 8 November 2010 are confirmed as a correct record.

65. **CHAIR'S URGENT BUSINESS**

There were no items of Chair's urgent business.

66. **TRACKING RESOLUTIONS AND FEEDBACK FROM THE OVERVIEW AND SCRUTINY MANAGEMENT BOARD.**

The Chair updated the panel on their tracking resolutions and feedback from the Overview and Scrutiny Management Board.

With regards to tracking resolutions, the panel was informed that –

- (a) the request for the Director for Development and Regeneration to clarify the scope of sustainability and climate change (minute 36, 13 September 2010) had been provided to Councillors; this item would therefore be greyed out as complete;

- (b) the Assistant Director for Economic Development was unable to attend the meeting to update Councillors on the prime tourism assets which were currently under utilized; it was agreed that this update would be provided at the next panel meeting. The Visitor Plan will be addressing all citywide assets in the context of the visitor economy and how to present them. An update would be presented once the work was complete which was expected to be approximately June 2011;
- (c) the Democratic Support Officer would seek progress on the Plymouth Community Homes update (minute 60, 8 November 2010);
- (d) the panel had been emailed a response to specific request for information made under the Government Policy Changes item (minute 55, 8 November 2010) on 11 November 2010; this item would therefore be greyed out as complete.

With regards to feedback from the Overview and Scrutiny Management Board the Panel was informed by the Democratic Support Officer that all Members of the Overview and Scrutiny Management Board had been emailed the recommendations from the Highways Maintenance Task and Finish Group report and that authority was delegated to the Lead Officer in consultation with the Chair of the Overview and Scrutiny Management Board to review the report. The report would be submitted to Cabinet on 18 January 2011 for consideration.

Under this item the Chair thanked Members of the Highways Maintenance Task and Finish Group for their involvement in that piece of work.

67. **WRITTEN UPDATE ON GOVERNMENT POLICY CHANGES**

The Chair informed the panel that Anthony Payne (Director for Development and Regeneration) was unable to attend the meeting to update the panel on Government Policy changes as well as a financial update, due to illness.

Agreed that the Director for Development and Regeneration would be invited to attend the next panel meeting on 7 March 2011.

68. **LOCAL DEVELOPMENT FRAMEWORK ANNUAL MONITORING REPORT**

Councillor Fry (Cabinet Member for Planning, Strategic Housing and Economic Development), Jonathan Bell (Head of Development Planning), Peter Ford (Head of Development Management), Fiona Northcott (Spatial Planning Coordinator) and John Dixon (Planning Delivery Manager) provided the panel with an update on the Local Development Framework Annual Monitoring Report (LDF AMR).

The panel was informed that –

- (a) the LDF AMR was submitted to Government on 22 December 2010;

- (b) Plymouth retained its position as the most advanced council for planning services;
- (c) the LDF AMR was a factual statement regarding the Council's performance over the last year;
- (d) 85% targets were still on track however as a result of the recession, it was expected to take at least 3-5 years longer to achieve what the LDF had expected to deliver by 2021;
- (e) the Planning Service recently received another national award from independent Building for Life judges;
- (f) 1200 planning applications had been processed;
- (g) the quality of residential developments had improved;
- (h) Plymouth had more schemes assessed as 'very good quality' than any other authority in the country;
- (i) the Peninsula Medical Dental School and Mount Wise and Marlborough Primary Schools targets had not been met; the latter was no longer in the capital programme;
- (j) the delivery of office development, lifetime homes and onsite renewable energy production were three targets also not on target;
- (k) the employment rate fell for the second year running and the amount of land development for housing and office space was at its lowest;

In response to questions raised it was reported that –

- (l) the report had been submitted to Government and final colour copies of the report would be placed in Members rooms once printed;
- (m) delivering sustainable linked communities was identified as being on track given that work was progressing well on the Sustainable Neighbourhoods Development Plan Document which would include proposals to address issues in each of the city's neighbourhoods outside Area Action Plan areas;
- (n) core strategy target 4.2, to remove 5% of buildings per annum from the 2005 Buildings at Risk Register, had been met, however the Register had been re-based and this target would be reviewed for its effectiveness in the future;
- (o) the gap in life expectancy across the city has been recorded in neighbourhood profiles; a map of these values would be provided to Councillors;
- (p) the housing waiting list had increased however officers were hopeful affordable housing would increase in Plymouth;

- (q) officers would provide Councillors with a list detailing the buildings removed from the buildings at risk register;
- (r) the market recovery plan was not specifically mentioned in the LDF report however the level of activity in the city remained significant;
- (s) St Budeaux District Centre was listed as 8th of the ten worst performing centres in the city despite having no shop vacancies as 5 of its 20 units were hot food take away establishments;
- (t) the legislation regarding contaminated land had been strengthened;
- (u) section 106 money would be legally pursued if it was not received;
- (v) there will no longer be a requirement to send the LDF to Government in the future due to a change in legislation however there would still be a legal requirement to produce annual reports; it was the responsibility of the local authority to determine the form and nature of the reports;

The Chair thanked Councillor Fry and the officers for their attendance and congratulated them on their efforts in compiling the report.

Agreed that –

- (1) an update on the Localism Bill would be added to the next Growth and Prosperity agenda on 7 March 2011;
- (2) officers would provide panel members with a map of the city detailing indicators for the gap in life expectancy across neighbourhoods;
- (3) officers would provide Councillors with a list detailing the buildings removed from the buildings at risk register.

Under this item the Chair gave panel members the opportunity to ask questions to officers on the Localism Bill. The panel was informed that the Localism Bill would include statutory neighbourhood plans in order to empower local communities at a local level.

69. **LOCAL INVESTMENT PLAN**

The panel was informed that –

- (a) the LIP was a homes and communities agency requirement;
- (b) Plymouth's LIP was one of the first to be completed and was held up as an example to other local authorities;
- (c) the LIP assisted in securing the funding for the East End Transport Scheme, the Housing Scheme in Devonport and the Life Centre;

- (d) due to the reduced public sector finance, local authorities were forced to do more work with less money and resources;
- (e) one of the benefits of the LIP was to make sites and projects ready for Plymouth to invest in.

The Chair thanked the officers for their update.

70. **LOCAL ECONOMIC STRATEGY**

Chris Grace (Head of Economic Development) and Stephen James (Economic Development Co-ordinator) provided the panel with an update on the Local Economic Strategy.

The panel was informed that –

- (a) the Wealthy Theme Group held a meeting on 11 October 2010 in which it was agreed to carry out a review of the business theme to ensure that the objectives and measures contained within the Action Plan of the Local Economic Strategy (LES) were relevant and fit for purpose;
- (b) the Wealthy Theme Group considered there was no requirement to produce a new strategy for the Local Economic Strategy as the current strategy was considered sufficient;
- (c) 17 organisations were interviewed that had direct involvement in the business support field;
- (d) as a result of feedback it was highlighted that business support in the city was disjointed and fragmented due to a lack of clarity from various organisations that provided support;
- (e) it was recognised that there was a need for business support provision to be aimed at new-starts and existing businesses together other than in isolation as there were clear links that exist between them;
- (f) it was recognised that the six sector priorities were important but a smaller number needed accelerating in order to reach their growth potential;
- (g) a single body was required to drive forward the growth agenda;
- (h) Plymouth needed to better brand and market itself to encourage business growth;
- (i) It was apparent that more focus was needed on the manufacturing sector and marine and renewables sector of the economy;

In response to questions raised it was reported that –

- (j) those interviewed as part of the review process were from key sectors in the local economy and were not purely economy based;
- (k) the LEP was an evolving process that would be amended and added to where necessary;
- (l) the concept of the Devon, Torbay and Somerset Local Economic Partnership was in the first round of proposals; this would be led by the business communities and would go to Government during February 2011 for consideration.

The Chair thanked the officers for their attendance and update.

71. **LOCAL TRANSPORT PLAN 3 UPDATE**

Phil Heseltine (Head of Transport Strategy) and Sunita Mills (Transport Strategy & Spatial Development Controller) provided the panel with an update on the Local Transport Plan 3.

The panel was informed that –

- (a) the consultation on the LTP3 had been ongoing since 25 October 2010 and would end on 14 January 2011. As part of the extensive consultation a radio interview had taken place, 2000 postcards and 1,300 leaflets had been delivered, 4000 stakeholders had been emailed and there were 9 manned events and 11 unmanned events across the city totalling 70 hours of public consultation events. As a result of the consultation there were currently 205 responses, 12 direct emails, 12 responses to the main questionnaire and 29 A4 pages of comments to be collated; these were not final figures as further responses had yet to be counted;
- (b) the final document would be submitted to Council on 11 April 2011;
- (c) the LTP3 sets out the Council's local transport strategy to deliver the growth, carbon reduction and reducing inequality agendas;
- (d) in order for Plymouth to be 'One of Europe's finest, most vibrant waterfront cities, where an outstanding quality of life was enjoyed by everyone' it was important for the LTP3 to prioritise investment in the transport network, set out a framework for the growth agenda and to create a city that was well connected with good transport services linking people to jobs, schools and health;
- (e) the LTP3 Transport Strategy aimed to mitigate the effects of climate change, reduce health inequalities between neighbourhoods, reduce the effects the transport network had on the communities which it passed through and use transport to drive the local economy;

- (f) of all cities in England, Plymouth was the only one with a population in excess of 100,000 which was neither connected to the Strategic National Road Network or the Strategic National Rail Network and ranked as having one of the most vulnerable economies in the face of public spending cuts. Officers were keen to make sure the Secretary of State was aware of how vulnerable Plymouth might be the reduction in public sector spending and the importance of good connectivity with the rest of the UK;
- (g) the Comprehensive Spending Review has informed that there was to be a 50% reduction in the capital allocation for transport allocation for the city compared with what was awarded in April 2010;

In response to questions raised it was reported that –

- (h) public transport needed to be a more viable option for residents of the city;
- (i) a number of schemes across the country had been affected by cuts in investment;
- (j) the S106 agreement for the Sherford development requires the developer to contribute 11.8 million pounds Capital and 4.5 million pounds of revenue funding to support transport on the Eastern Corridor;

The Chair thanked the officers for their update and all of the hard work put into the consultation process.

72. **HOUSING STRATEGY ISSUES AND OPTIONS PAPER**

Agreed that this item would be deferred to the next panel meeting on 7 March 2011.

73. **QUARTERLY SCRUTINY REPORT**

The panel noted their quarterly scrutiny report.

74. **WORK PROGRAMME**

The panel noted their work programme for 2010/2011 and added an update on the Localism Bill on 7 March 2011.

75. **EXEMPT BUSINESS**

There were no items of exempt business.

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TRACKING RESOLUTIONS
Growth and Prosperity Overview and Scrutiny Panel

Date / Minute number	Resolution	Explanation / Minute	Officer	Progress	Target date
Minute 36, 13 September 2010	<u>Agreed</u> that the scope of sustainability and climate change be clarified by the Director for Development & Regeneration.	Work Programme	Anthony Payne	<p>The Business Manager for Development and Regeneration informed the Panel at their 18 October 2010 meeting that a response to this question would be provided at 8 November 2010 meeting.</p> <p>At 8 November meeting the Business Manager for Development and Regeneration informed the Panel that a response to this question would be provided at 10 January 2011 meeting.</p> <p>This information was provided to Members at 10 January 2011 meeting.</p>	8 Nov 2010 10 Jan 2011
Minute 48 (xvii)	<u>Agreed</u> the Assistant Director for Economic Development would update members on the prime tourism assets which were currently under utilized.	Tourism/Visitor Strategy and Place Management	David Draffan	<p>At 8 November meeting the Business Manager for Development and Regeneration informed the Panel that this update would be provided at 10 January 2011 meeting.</p> <p>At 10 January 2011 meeting the Business Manager for Development and Regeneration informed the Panel that the Assistant Director for Economic Development was unable to attend the meeting to update Councillors on the prime tourism assets which were currently under utilized; it was agreed that this update would be provided at the next panel meeting;</p> <p>Destination Plymouth have commissioned consultants to help complete a Visitor Business and Marketing Plan in which they will identify all assets with commercial opportunities, and all those relevant to the visitor economy, and suggested improvements and how to present them. This item should therefore be deferred to the next year's work programme and greyed out as complete.</p>	10 Jan 2011 7 March 2011

<p>8 November 2010 Minute 60</p>	<p><u>Agreed</u> that a list of Plymouth Community Homes involvement in locality working would be provided to Councillor Wildy and that a timetable for the draft housing strategy would be provided to all Members once available.</p>	<p>Plymouth Community Homes Update</p>		<p>At 10 Jan 2011 meeting the Democratic Support Officer informed the Panel that progress on this item would be provided at the next Panel meeting. The timetable for the draft housing strategy was emailed to all Members on 31 January 2011.</p> <p>Plymouth Community Homes confirm that Housing Officers are now engaged with neighbourhood meetings as part of Locality Working.</p>	<p>7 March 2011.</p>
<p>Minute 55 8 November 2011 2010</p>	<p><u>Agreed</u> that, as a result of this update, the following information be provided to the Panel:</p> <ol style="list-style-type: none"> 1. changes to planning requirements to be submitted to the next meeting; 2. changes to the Sustainable Buildings Criteria to be emailed to Members of the Panel before the next meeting; 3. information on the Capitalisation Programme which would provide funding for 600 schools across the country to be submitted to the next meeting; 4. information on the Supporting People Grant to be submitted to the next meeting; 5. planning related announcements on transport to be submitted to the next meeting; 6. It was highlighted that the information provided to the Panel in the future, under this item, would specify how it would have a local impact on Plymouth. 	<p>Update on Government Policy Changes</p>	<p>Gill Peele</p>	<p>The Panel had been emailed a response to specific request for information made under the Government Policy Changes item (minute 55, 8 November 2010) on 11 November 2010; this item would therefore be greyed out as complete.</p>	<p>10 Jan 2011</p>

10 Jan 2011 Minute 68	<p><u>Agreed</u> that –</p> <p>(1) an update on the Localism Bill would be added to the next Growth and Prosperity agenda on 7 March 2011;</p> <p>(2) officers would provide panel members with a map of the city detailing indicators for the gap in life expectancy across neighbourhoods;</p> <p>(3) officers would provide Councillors with a list detailing the buildings removed from the buildings at risk register</p>	Local Development Framework Annual Monitoring Report	Jonathan Bell	<p>(1)The Localism Bill is added to the 7 March 2011 agenda;</p> <p>This information was emailed to Panel members on 16 February 2011.</p> <p>This information was emailed to Panel members on 16 February 2011.</p>	7 March 2011
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Overview and Scrutiny Management Board

Date/min number	Resolution / Recommendation	Explanation / Minute	Response	Explanation
Overview and Scrutiny Management Board – minute 68a.	<p><u>Agreed</u> that all Members of the Board be emailed the recommendations from the Highways Maintenance Task and Finish Group report and that authority be delegated to the Lead Officer in consultation with the Chair of the Overview and Scrutiny Management Board to review the report.</p>		<p>The Panel was informed by the Democratic Support Officer that all Members of the Overview and Scrutiny Management Board had been emailed the recommendations from the Highways Maintenance Task and Finish Group report and that authority was delegated to the Lead Officer in consultation with the Chair of the Overview and Scrutiny Management Board to review the report. The report would be submitted to Cabinet on 18 January 2011 for consideration.</p> <p>This report was considered at 18 January 2011 Cabinet meeting. It was <u>agreed</u> that the recommendations of the overview and scrutiny panel are noted. This item should be greyed out as complete.</p>	

Grey = Completed (once completed resolutions have been noted by the panel they will be removed from this document)

Red = Urgent – item not considered at last meeting or requires an urgent response

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GROWTH & PROSPERITY OVERVIEW SCRUTINY PANEL

Briefing Note: Government Policy Changes

March 2011

Framework for the Affordable Housing Programme;

The Department for Communities and Local Government (DCLG) and the Homes and Communities Agency (HCA) have published a framework for the Affordable Homes Programme for the next 4 years. It follows previous government announcements on wide-ranging reforms to social housing.

The framework sets out how the development of new affordable housing will be funded over the next 4 years and how the new Affordable Rent product, included in the government's proposals for social housing reform, will work in practice. It invites bids from housing providers who want grant funding to support development. Bids should be for four year investment programmes rather than for individual schemes. Affordable Rent will be the primary housing product supported by HCA funding. Providers will be expected to supplement grant funding by converting vacant social homes into other tenures, generating cross subsidy, and using s106 and public sector land opportunities. It is intended that Affordable Rent properties will be offered to the same client groups as social housing, through the same allocation mechanisms.

Key points from the framework include:

On Affordable Rent:

- Affordable Rent can be set at up to 80% of the gross market rent, including service charges.
- Tenants in Affordable Rent properties will be eligible for Housing Benefit, rather than Local Housing Allowance
- Providers retain the option to offer lifetime tenancies under Affordable Rent, should they wish to do so
- At the end of an Affordable Rent tenancy, providers and their tenant may choose to convert it to shared ownership
- It will be for providers to decide what proportion of their re-lets they propose to convert to Affordable Rent to fund new supply
- Providers converting existing social homes to Affordable Rent will be encouraged to reinvest the funds raised in new supply within the same wider housing market area. However, funding will not be ring-fenced to particular areas

On HCA funding and the development of new supply:

- There is £2.2bn of uncommitted funding for the development of new affordable housing for the period 2011-2015

- The HCA will no longer allocate funding on a scheme by scheme basis. Instead providers will be invited to set out proposals for a four year development programme, giving indicative proposals for the later years of their programme
- Requests for HCA funding should be for the minimum necessary to make development viable. Providers will be expected to supplement
- HCA funding with other sources of revenue, including use of the new Affordable Rent product
- When deciding which programmes to support, the HCA will have a strong focus on value for money and will look for evidence that proposals will meet identified local needs

<http://www.cih.org/policy/AffordableHomesProgramme2011-15.pdf>

Planning Policy PS 3 Consultation;

This consultation seeks views on the definition of Affordable Rent proposed to be included as part of the definition of affordable housing in a revised annex B to *Planning Policy Statement 3: Housing (PPS3)*. This change will mean affordable rent can be regarded as affordable housing for planning purposes

<http://www.communities.gov.uk/publications/planningandbuilding/pps3annexconsultation>

New Homes Bonus Final Scheme;

The New Homes Bonus is designed to address the disincentive within the local government finance system for local areas to welcome growth. Until now, increased housing in communities has meant increased strain on public services and reduced amenities. The New Homes Bonus will remove this disincentive by providing local authorities with the means to mitigate the strain the increased population causes. In addition, in doing so the New Homes Bonus should help engender a more positive attitude to growth, and create an environment in which new housing is more readily accepted.

The Bonus will match fund the additional council tax potential from increases in effective housing stock, with an additional amount for affordable homes, for the

following 6 years. It will ensure that the economic benefits of housing growth are more visible to the local authorities and communities where growth takes place.

Housing growth is about making best use of existing stock as well as new units. New Homes Bonus will measure increases in effective stock - the change in total number of homes and change in empty homes.

The Bonus will provide an additional £350 for each affordable home for the following six years. This means that the bonus available for an affordable home will be up to 36 per cent more than for a similar market home.

The New Homes Bonus will be unring-fenced. The Department for Communities and Local Government has set aside almost £1bn over the Spending Review period for the scheme, including some £200m in 2011-12 or year 1. From year 2, funding beyond these levels will come from Formula Grant.

The Community Infrastructure Levy will help to incentivise growth by providing authorities with a powerful new tool to secure contributions from development to delivery. This framework will encourage local authorities and communities to increase their ambitions for housing and economic growth, and to take the lead in managing the way in which villages, towns and cities develop.

The New Homes Bonus also sits alongside the existing framework for making planning decisions. Responsibility will remain with local authorities to work within this framework to continue to ensure that development is suitable and sustainable by meeting local needs and national planning policy

<http://www.communities.gov.uk/statements/corporate/newhomesbonus>

Pre-Application Guidance;

The Localism Bill includes a requirement that developers consult with communities before submitting planning applications. Views are being invited on the type and size of development to which this should apply.

The Localism Bill introduces a requirement for developers to consult local communities, prior to the submissions of planning applications to enable local people to comment much earlier on in the planning process. This will:

- increase community influence on planning applications and reduce frustration, by giving local people a chance to shape proposals from an early stage; and
- reduce the costs of the planning process and speed up the system, by improving the quality and sensitivity of developments and reducing refusal and appeal rates.

The description of which developments the requirement will apply to will be set in secondary legislation. As a starting point for discussion, one option is that it could apply only to large scale developments. These are:

- residential development which could provide 200 or more new residential units, or (where the number of residential units to be constructed is not specified) with a site area of 4 hectares or more
- other developments which would provide 10,000 square metres or more of new floorspace, or with a site area of two hectares or more.

The Government is aware there will be a variety of opinions as to what developments should be subject to consultation. The department is very keen to hear these, and are therefore inviting views on this matter

<http://www.communities.gov.uk/planningandbuilding/planningsystem/preapplicationconsultation/>

Conference Report

The response to our conference by all agencies from across the city, and wider, has been very encouraging. 124 people representing 55 partner agencies across the public, private and voluntary sector attended and contributed. This has given our plans to develop a new housing strategy for the city a flying start.

We are very grateful to our speakers, Jake Berry MP, Richard Capie from the Chartered Institute of Housing, and Colin Molton for the Homes and Communities Agency who stimulated and challenged our thinking. Thanks should also go to our chair for the day Richard Kitson OBE.

Feedback on the conference has been universally positive and we are very grateful to the 70 delegates who stayed with us throughout the day and engaged in constructive debate in the theme groups in the afternoon.

Workshop Feedback

This paper includes a short report from each of the conference workshops:

- Growing the City
- Better Homes : Healthy Lives
- Housing Choice : Smarter Solutions
- Successful Communities

We have captured the essence of each group's response to the papers we sent out prior to the conference, and these have now, with your help, been refined / clarified etc. This work now continues with the Task and Finish Groups.

Next Steps

The multi agency task and finish groups which some delegates have agreed to join will now take the outcomes from the conference and over the next two months turn this into draft:

- Strategic objectives – as the core of the housing strategy
- Definitions of what outcomes we expect if we achieve the objectives
- Outline priority actions to deliver the objectives
- Ideas on resourcing the actions – to ensure they are deliverable – if aspirational
- An overview of key risks

Do not be concerned if you are not directly contributing to these groups, as their outcome will be a consultation paper to be widely circulated in April/May for your engagement and ideas.

After your responses we will distil this to form the core of the city's new housing strategy which will be drafted and developed for full consultation in late summer/early autumn.

Process

This may seem like a protracted process – but it is clear that strategies developed in isolation from the wide range of people and professions who deliver them on the ground are invariably unsuccessful in delivering their objectives. We need this strategy to be widely supported to ensure it will deliver for the city.

Thank you for your continued support in working towards better housing outcomes for the people of Plymouth.

Stuart Palmer
Assistant Director, Strategic Housing
Plymouth City Council

Context:

Participants in the workshop agreed that the context of this theme was accurately reflected in the 'Options and Choices' paper issued during the conference.

Challenges:

The challenges already identified in the 'Options and Choices' paper were agreed and endorsed, with the following comments and additional challenges raised:

Housing Numbers and Demand

- **Setting a Target for the delivery of 200 units a year** – need to ensure any target is deliverable rather than aspirational, and how will the Housing Strategy support the delivery of an adequate housing supply across all tenures.
- **Severe shortage of affordable housing** – shortfall in meeting housing needs accepted but also need to focus on increasing the range of our housing offer; increased focus on intermediate housing to help those on low to middle incomes. Also need to consider future demand and impact of student accommodation.
- **Inertia in the delivery of new housing** – current funded development pipeline falls away in 2012, what will the new regime deliver. Maintaining development momentum in the city is key.
- **Need to achieve an appropriate balance** - maximising affordable housing delivery with maintaining quality and standards, and creating places where people want to live.
- **Development viability** – an increasing challenge for housing delivery and also the need to fund infrastructure. Need to align infrastructure requirements and funding within Local Investment Plan and Local Enterprise Partnerships.

Affordability

- **Access to mortgages** – access to credit for development finance as well as for individual purchasers
- **Economic development and prosperity** – support to increase jobs and earnings across the city.
- **Responding to the new Affordable Rent model** – how to maintain affordability which meets housing needs as well as increases new affordable supply.

Future Delivery

- **Compete nationally** – need for all partners to promote the City more effectively to generate confidence and subsequently aid growth in jobs, investment, housing and population.
- **How housing delivery can best contribute to the economic growth of the city** – with a move away from relying on public sector funding.
- **Maximising other investment** – explore new sources of development funding, making the new Affordable Rent model work for Plymouth, how to attract institutional funding.

- **Local Investment Priorities** – the need to maintain flexibility between development in our spatial priority areas and ‘strategic opportunism’ of good value delivery elsewhere in the city.

Options:

Workshop participants were asked to consider how the challenges raised and debated might be overcome, and reviewed all of the options proposed in the issues and options papers and additional ones raised at the conference. The following objectives and actions have been taken from the themes that came out of the resulting discussion, starting with those that received most support.

- **Secure new jobs for the city**- there was widespread support for the idea that the city should first concentrate on attracting new large scale skilled employment that would replace the historic reliance on the MOD. This was felt to be a pre-requisite for a housing market recovery in the city and an improved housing offer in the city was needed. It was suggested by some that incentives should be offered to business to help Plymouth compete with other parts of the UK.
- **Promote the city**- linked to the above, it was proposed that Plymouth should market itself more positively again for employers as well as new residents, by showcasing its positive qualities more effectively and creating the sense that it is ‘open for business’. Generate confidence that will aid growth. It was also suggested that tourism led regeneration such as hosting large events in the city would help boost the profile of the city and provide employment.
- **Understanding and improving development viability** - The Council should be more flexible – a number of delegates suggested that planning obligations could be relaxed to facilitate the development process and help improve scheme viability. Others suggested that the assessment of viability itself should be reviewed, and that the Council takes a more flexible approach as a means to maintain delivery. Other suggestions included using public land assets more generously and strategically, and retaining flexibility within the Local Investment Plan.
- **Clarity and certainty**- many delegates thought that there was an urgent need for a collective understanding of the new policy context both in terms of the new funding regime as well as the proposed changes to local/national planning policy over the next few years. New tenures should be explored to consider what opportunities for delivery they may offer, and timescales for proposed delivery understood. How to make the new regime deliver for Plymouth.
- **Develop closer relationships between all delivery partners**- having gained a collective understanding of the new environment, it was thought essential that partners work more effectively together to minimise inefficiencies and maximise opportunities for delivery. There was also a suggestion that working more closely with neighbouring authorities might prove helpful.
- **Use New Homes Bonus to deliver more housing**- it was proposed that the anticipated new funds should be used to create a ring-fenced local growth fund to deliver new housing especially for priority regeneration areas.
- **Encourage institutional investment**- this was thought to be an alternative and largely untapped source of funding for the private rental market in particular.

Options and priorities will be subject to further debate regarding agreeing objectives, actions, outcomes and resources as part of the planned growing the city Task & Finish groups.

Context:

Participants in the workshop agreed that the context of this theme was accurately reflected in the 'Options and Choices' paper issued during the conference.

Challenges:

The challenges already identified in the 'Options and Choices' paper were agreed and endorsed, with the following additional challenges raised:

The focus of the workshop was existing private sector housing which represents 80% of all housing in the city. Of this, approximately 60% is owner occupied and 20% private rented (lower and higher respectively compared to the national average).

The Private Sector Housing Stock Conditions report (Dec 2010) identifies that there are:

- 90,000 owner occupied and private rented dwellings, of which
- 30,000 households in non decent dwellings (total estimated repair cost of £170m)
- 10,000 vulnerable households living in non decent dwellings
- 19,000 dwellings have a Category 1 hazard

There is a clear correlation between the areas of worst housing and the most deprived neighbourhoods (across all tenures). Poor housing is a contributor to poor health - both physical and mental - with direct links to life expectancy (e.g. excess winter mortality rates) and child poverty. Poor housing can inhibit children's learning and attainment. Poor housing will present health and safety hazards (such as trips and falls, electrical and gas safety) leading to increased pressures on Care and NHS services, e.g. hospital admissions. Poor energy efficient housing will lead to higher CO2 emissions. Poor housing will not support the growth agenda (e.g. the quality of housing will be a factor in inward investment decisions). Poor housing = poor city.

▪ **Housing condition**

- Private Sector Housing is the silent, often forgotten, majority - how are we going to improve the situation/condition for vulnerable people.
- Large proportion of older housing in Plymouth with some of the worst, including empty and under-utilized property, within the inner city and around the centre.
- Funding to tackle decency in social housing but none for private sector housing.

▪ **Adapted / Accessible Homes**

- Major Adaptations, funded via Disabled Facilities Grant is a mandatory, means tested grant, applied across the city and all tenures (excl. PCH property).
- Resources do not match demand, and demand is growing.
- Lifetime homes only relevant to newly built homes, therefore minimal impact on demand for Major Adaptations. Lifetime homes still require an element of adaptation dependant on the need of the occupier.
- Personalization agenda and re-ablement / intermediate care proposal.
- Need to achieve and demonstrate value for money

▪ **Energy Efficiency / Fuel Poverty**

- Large proportion of older housing in Plymouth is 'hard to treat' presenting difficulties and increased costs to upgrade to meet energy/thermal efficiency.
- Financial Inclusion Strategy Group very interested in tackling housing issues in relation to fuel efficiency and child poverty.
- There are fewer incentives for people in private sector housing to make the alterations necessary to increase energy efficiency. People do not like to be told what to do. Housing Associations have more scope to increase thermal comfort for their tenants.
- Opportunities via Green Deal for conventional energy efficiency measures. Minimal opportunities for vulnerable people to access innovative technologies.

▪ **Funding and Resourcing**

- Potential for less investment in the Private Rented Sector due to changes in benefits, reducing equity and rising interest rates.

- Lack of clarity and certainty around the effect current changes to benefits etc will have on Private Rented Sector.
- Private Sector Renewal Grant (PSRG) has been axed. Therefore there is no Government funding for capital programme from 2011/2012 onward.
- DFG funding will increase with inflation, however with PSRG 'subsidy' withdrawn, the DFG budget will effectively be reduced by 50% next year.
- The Council's ability to address significant issues will be affected by the lack of a capital programme but low cost remedial works could become very effective.

Options:

- **Target resources**
 - Need to focus on the most vulnerable people in the worst housing/areas.
- **Develop initiatives with partners**
 - Links with Adult Social Care and Children's Services
 - Health Colleagues could refer/action issues for home owners.
 - Fire Service
 - Police Service
 - Smoking Cessation
 - Healthy Eating
 - Income maximization
 - GPs
- **Targeted licensing**
 - Uncertainty of the market
 - Impact of the 'under 35's' benefit changes on the private rented sector?
 - Article 4 Direction (planning power to take away permitted development rights)
- **Accreditation of landlords/properties in the private rented sector**
- **Secure a Sustainable funding base for Private Sector Housing Improvements**
- **Adaptations protocol with Housing Associations in Plymouth**
- **Develop 'Housing Advice'**
 - Better signpost options and choices for all to improve their own housing conditions, especially hard to reach, and vulnerable groups
- **Private sector housing improvements**
 - Utilize Section 106 commuted sums funding gained through new house building to improve and retrofit existing housing in the area?
- **Empty Properties**
 - Loans to Sell' and 'Loans to Let'
 - 'HouseLet' & 'EasyLet'
 - Availability of private rented housing to meet the government's proposal to allow councils to discharge its homelessness duty by offering private sector housing.
- **Increased enforcement?**

Some Priorities

- Identify and prioritise who we need to help – (can we establish a common definition of 'vulnerable'?)
- Identify areas of concentrated deprivation – targeted response
- Identify partners/providers – make connections, avoid duplication
- Identify funding – pooling budgets
- Identify referral Pathways – routes to assistance
- Ensure statutory responsibilities are met

Context:

Participants in the workshop agreed that the context of this theme was accurately reflected in the 'Options and Choices' paper issued during the conference.

Challenges:

The challenges already identified in the 'Options and Choices' paper were agreed and endorsed, with the following additional challenges raised:

- **Local Housing Allowance reforms**, the earliest coming into force in April 2011, will severely impact on the affordability and quality of private rented housing.
- **Barriers to move on from supported housing into settled housing** still exist despite extensive work in this area.
- **Lack of an integrated approach to address youth homelessness and supporting young people to access housing.**
- **Acute offender housing issues** – with offenders unable to access housing on release from prison.
- **Need to address local connection issues with regard to service provision in Plymouth** – with the possibility that people with vulnerabilities may be 'imported' into Plymouth due to affordability issues and grant cuts elsewhere.
- **Housing is not currently incorporated fully into the 'localities model' of service delivery** – and this would be helpful in order to establish a fully integrated approach, particularly with adult services.

The group identified favoured options for moving each of these issues forward.

Options:

Workshop participants discussed and reviewed all of the options proposed (both existing ones raised in the options and choices papers, and additional ones raised at the conference) and began the challenging work of defining more closely the actions that would be needed in order to achieve each of the objectives. During a group-work exercise they then identified those that needed to be tackled as a priority. Delegates were asked to consider in their deliberations the particular areas that could most benefit from a partnership approach. The objectives are identified below, in order of priority, as well as the areas that would need to be covered in order to address the objective:

Priority 1: Develop a strategic action plan to plan the city's response to LHA changes:

- Identify who's most at risk from the impact of changes (those who have been supported into accommodation by local services? Those with mental health/learning disability/substance abuse/other vulnerabilities?)
- Make plans for advising and supporting people before and as their benefits change.
- Decide if and how services in the city might contribute to re-housing people as their entitlements change – and whether capacity needs to be freed up to do this.
- Developing a co-ordinated approach to re-housing people (e.g. under 35's gradually going into shared accommodation over the period ahead)
- Plans for advising and supporting landlords before and as their tenants' benefits change including development of a standard approach to negotiating reduced rents.
- Consider links with Discretionary Housing Payments – in particular for supporting clients short-term through transition, or where children are still sitting exams etc.
- Plan ongoing work with landlords and others re. changing market and needs (e.g. likely increased need for HMO's)
- Fully utilise partners input to action planning gained through workshop delivery.

- Agreeing and promoting key messages for workers, tenants and the wider public.

Priority 2: Address move-on barriers for young people leaving supported housing projects:-

- Analysis of demand in the city – to endorse anecdotal reports that it is rising; how much of the demand is coming from outside the city i.e. imported demand? What delays are experienced when young people are ready to move on?
- Impact analysis of the LHA reforms in relation to young people (in particular the extension of single room allowance only to <35 year olds, with this group seen as much more ‘attractive’ as potential tenants to landlords than younger people.
- Tackle attitudes of landlords to young people – who are seen as being potentially more difficult to manage within an HMO, and student population tend to yield higher rents.

PRIORITIES 1 & 2 SUBJECT OF TASK AND FINISH GROUPS, DATES NOTIFIED TO DELEGATES.

Priority 3: Maximise the use of social housing stock:-

- Work with stakeholders and service users to define who needs a ‘home for life’.
- Consider community cohesion concerns, with flexible tenancies meaning that people may have less pride in their home and community (and therefore less pride and involvement in their local area).
- Address under-occupation (voluntary/incentivised schemes) as a means of making social housing more accessible to families.

TO BE DISCUSSED AT THE PLYMOUTH HOUSING SERVICES PARTNERSHIP.

Priority 4: Integrated work to address youth homelessness/access to housing for young people:-

- Convene a ‘Youth Forum’ that can be attended by partners working with young people across the city.
- Establish relevant strands of work happening independently around young people.
- Formulate an integrated action plan where issues converge, that can feed into the Children and Young People’s Plan, Housing Strategy, and other city strategies.
- Develop an integrated approach to planning with service user involvement.

TO BE DISCUSSED AT THE YOUTH HOMELESSNESS INNOVATION GROUP.

Priority 5: Plan a response to single homeless people to whom nobody owes a statutory duty:-

Priority 6: Explore the potential for housing services to work within localities framework.

Priority 7: Address homelessness issues that are caused by a poor standard of housing.

Priority 8: Plan hospital discharges where patient is homeless at point of discharge.

Priority 9: Ensure that offenders have appropriate access to housing advice/options at all stages of the process (at point of remand, imprisonment, and release from prison).

TO BE DISCUSSED AT THE OFFENDER SERVICES GROUP.

Priority 10: Address family and child poverty issues where they are integrated with, or caused by housing issues.

TO BE DISCUSSED AT THE CHILD POVERTY STRATEGY GROUP.

It was understood by delegates that much of the objectives identified and action planning to meet the objectives will continue in various established partnership forums, and these have been identified where they are known. The Homelessness Action Partnership will consider how to take the other priorities forward at the next meeting in April.

Context:

Participants in the workshop agreed that the context of this theme was accurately reflected in the 'Options and Choices' paper issued during the conference.

Challenges:

The challenges already identified in the 'Options and Choices' paper were agreed and endorsed, as below and additional challenges raised:

(Neighbourhood Regeneration)

1. Narrowing the Gap
 - a) *Where do we work? Targeted neighbourhoods for focused intervention or focus on targeted areas within neighbourhoods?*
 - b) *Do we focus on 'bottom up' issues raised by residents/partners eg liveability/quality of life or should we provide more of a health role to contribute more to reducing health inequalities eg life expectancy, and emerging public health outcomes?*

Setting neighbourhood priorities: Discussion centred around:

- **Need to recognise not everyone engages in groups**
- **Neighbourhood meetings may only be attended if there is something going on**
- **Need for more joint engagement between partners**
- **Local priorities need co-ordinating – information may be being collected in pockets. Action needs to be co-ordinated too.**
- **Better engagement with faith based groups?**

Health inequalities:

- **Youth health seems to be a big priority – young people not engaged, will not attend community meetings**
- **Information may not be being shared adequately**
- **Affordable warmth is an issue**
- **The team should prioritise activities that have the maximum impact**
- **Police will support whatever the wider strategy is at neighbourhood level**
 - 1) *What will the new public health role in Plymouth mean for housing agencies across the City? What could they contribute?*
 - 2) *The Big Society and Localism*
How can the Big Society and new 'localism' approach help improve liveability in Plymouth?
 - a) *Should we support local residents to undertake their own projects?*
 - b) *Should we support the development of 'Community Budgets' to give communities a greater say in how services are delivered?*

Discussion around:

Issues with the idea of Big Society and equality:

- **What happens in the areas of the City that have no community groups? Where are the resources coming from to empower communities to engage in Big Society and Localism?**
- **Difficulty in engaging communities if there is no perception of issues directly affecting them**

Community budgets:

- **Who has the authority to co-ordinate and choose priorities? There may be some strong communities that have greater influence.**

- 3) *What is the best way to engage local residents in improving service provision and influencing decision making?*

Discussion around:

- **Residents may not always want to attend meetings.**
- **Use resident panels where they exist eg with housing providers – surveys**
- **Facebook/social networking sites – excludes certain sections of the population eg older people, those without computers**
 - 4) *Agency resources*
 - a) *Could we be using collective resources more effectively?*

- b) *Housing regeneration areas (N Prospect, Devonport): do we need to review priorities for neighbourhood interventions, including possible business arrangements? Do we need a Delivery Plan to combine budgets/services?*

Discussion around:

- **Sharing resources/information better would maximise impact**
- **Need to identify broad brush/targeted interventions**
- **How do we prioritise?**
- **Potentially need to look more at families that need support to promote cohesion and prevent problems occurring/getting worse**

Priorities as identified by the group

1. Agency resources - engagement needs to be considered at strategic level between partners. There needs to be more joined up working and shared resources. Information also needs to be shared more effectively, in order to identify issues and share results within communities

2. Engagement issues and preparing for the 'Big Society'. How do we ensure equality of engagement, and that access to, or influencing, funding, reaches everyone? We have to make being part of anything interesting. There needs to be a willingness to work with the third sector, and openness. Key role of the NRT is to make sure all the right partners are around the table. Engagement in communities needs to be focused – targeted approach. We need to 'make things happen' to maintain engagement.

3. Bottom up (neighbourhood) v top down (City) priorities. Who has responsibility for deciding/setting direction? What has the biggest impact for resources invested?

(Anti-social Behaviour)

Options and Choices

Improve data sharing across agencies particularly around intervention work, include social landlords

Providing victims, particularly vulnerable victims of asb with appropriate support

New Gov't proposals for ASB, how to implement?

Revised Family Intervention Service is their appetite for RSLs and other agencies to 'buy in'?

Discussion around

- Work needs to include addressing perception of ASB, keeping victims informed
- Processes inconsistent across city, clearer process, victim centred approach, better training
- Procedure needs to be adopted by all agencies and feel confident with it
- Need better info sharing between agencies to 'work together' not just at case level
- Needs of victim are considered above that of perpetrator (early intervention key)
- Do not want 'no go' areas in Plymouth, particularly around race etc
- Must make significant and better use of voluntary sector
- Working more closely with the private sector particularly landlords and business
- Use of mentoring and mediation. Also better information about what support is out there, proactive strategies
- Publicise positive outcomes

Priorities

The group identified the following three priorities

- 1. Better communication between agencies at case level, with interventions, and when collecting information through questionnaires, surveys etc**
- 2. Ensuring better all round support for victims and in particular vulnerable victims. Better multi agency communication.**
- 3. Whole family support is provided to families who are at risk due to their ASB.**

Work with Gypsy and Travellers is necessary and delegates offered to be part of work to progress this issue.

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To: Growth & Prosperity Overview and Scrutiny (to note)
From: Stuart Palmer, Asst. Director Strategic Housing
Date: 30 November 2010
Subject: A new Housing Strategy for the City - 2011-16

Introduction

The City's current Housing Strategy runs until 2011, and while the economic and political environment in which it was formed has materially changed, our city vision remains constant.

Now, more than at any time in the last few years is it important to ensure that we focus our collective resources and actions in areas that will see real benefits for the city. We must be clear on what we want to achieve, and how we will get there. We will have fewer resources to deal with increasing demands for our services and those of our housing partners.

The government have already started consultation on a range of housing issues including:

- New types of social housing tenure and changing rules of succession
- A duty for councils to develop a housing tenure policy for providers
- Changes to our duties to homeless people
- A new affordable rent at 80% of market rent
- Introducing a home swap scheme for mobility
- Changing social housing regulation
- Changing council housing finance
- Delivering affordable housing with less subsidy
- Incentives for more new home building and personal benefit caps.

The comprehensive Spending review has heralded a 50% reduction in funding for housing with less public subsidy, both for projects and people. Our task will be more challenging, therefore we need to be clear about what our priorities are, and what we can aspire to deliver over the next five years through innovation, smarter and more effective joint working across public, private and community led agencies.

We are planning a Housing Strategy Conference to start the process, looking at the housing issues, challenges and options for Plymouth, and help to form a new strategic direction. Our aim is to agree clear and practical objectives, priorities and policies to improve the quality of people's lives, and further the economic and physical growth of the city. We need to tackle inequalities and deprivation, and offer support to individuals and communities, while developing choice and opportunities for individual and community aspiration.

To help this process we are developing four discussion papers as a starting point for working through these challenges, and options to address each. They are set out in themes, and will form the core of the workshops at the conference, and task and finish groups after the conference.

But first we should not forget how far we have come in the last three years, and what we have achieved.

So far - so good?

A lot has been achieved in the last three years:

- Increasing the supply of new affordable homes with 886 delivered against a target of 678, top quartile performance, with £55 million of public investment leveraging in equivalent levels of private funding, with a number award winning projects.
- Tackling the regeneration of Devonport, remains firmly in delivery mode with over the past ten years 1447 new high quality homes already built or with planning, replacing poor standard council flats and houses drawing in £53 million investment as part of the wider regeneration of the area
- Transferring council housing to a new city based charitable housing association once again bringing in £270m of public funding and up to £1bn over the next 30 years to deliver a sustainable solution to decent housing standards for 15000 homes.
- Improving the energy efficiency of private homes; 6,193 measures installed resulting in 79,882 tonnes lifetime carbon dioxide savings as a result of Plymouth schemes.
- Completed the 10 year East End Renewal Area programme including housing renewal, affordable housing provision, a community village with business centre, resource centre, extra care housing and new park, a healthy living network, commercial improvements and a sustainable community partnership.
- Completed the Efford Building Communities Initiative including the provision of extra care housing, a new library, new church, setting up a community partnership, green space improvements, healthy living activities, skills training, and facilities for young people.
- Delivered neighbourhood management pilots in North Prospect and Stonehouse,
- Adapting 650 homes through Disabled Facilities Grants, supporting people to live independently in their own homes
- Preventing 500 families from becoming homeless last year
- Issuing over 685 Houses in Multiple Occupancy (HMO) licences; investigating 655 HMO licensable properties; and, carrying out 292 HMO inspections.
- Responding to 2628 complaints from tenants and landlords
- Removing 341 Category 1 Health and Safety Hazards through reactive and proactive interventions
- Bringing 251 empty private sector homes back into use against a target of 234

However much remains to be done as we still have:

- Growing numbers of households on our waiting list rising from 6,500 a year ago to over 10,500 at present.
- Relatively unaffordable housing as 50% of Plymouths residents have a household income of under £20,000, while a first time buyer needs nearly £30,000 to achieve a home of their own.
- A sluggish housing market with 60% of all new homes built last year through publicly subsidised affordable homes.
- Significant waiting times for an adaptation against a backdrop of an ageing population and reduced resources

- 80 families currently in temporary housing because they are homeless
- Poor conditions of private sector housing stock, especially in the private rented sector where 43% of private rented homes are non-decent – this is 2% lower than the average for England in 2007.
- 680 private sector dwellings in the city that have stood empty for over 6 months
- 11,000 households living in fuel poverty, many living in poor health in older 'hard to treat' homes.
- 12 year gap in life expectancy between neighbourhoods at the bottom (Devonport) and top of the spectrum (Widewell).
- Around 200 larger families with complex needs require support so that they do not materially affect their neighbours lives , and can achieve more etc

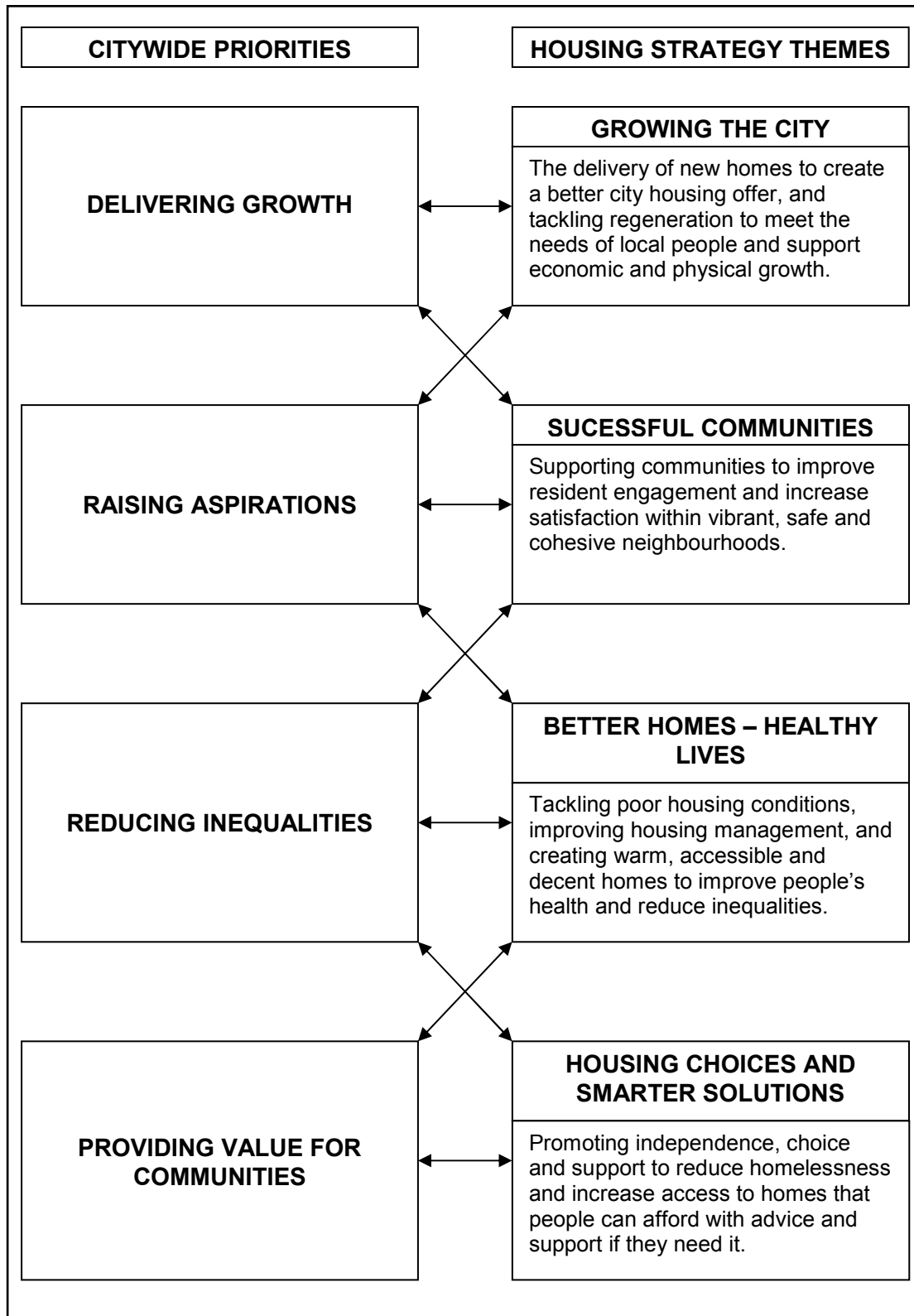
The city now needs to take stock of these and other challenges, and determine key priorities and targets to tackle health, and economic inequalities, support growth and regeneration, and build aspiration and capacity for successful communities on the route to our 2020 vision.

Priorities

Our Plymouth 2020 partnership has determined four key priorities and we set out below how we think that strategic housing themes relate to them. Housing and housing services by their nature are cross cutting within and between these priority areas. We should consider less how many interventions we make and more about, for example:

- How we can give older people the option to remain safely in their own homes, or in a better independent or supported solution, rather than going into a care home.
- Whether children are able to find a quiet space to do homework in a comfortable home environment and not live in poor, cold and overcrowded conditions
- That we have a wide and attractive housing offer for both existing and potential residents at a price they can afford.
- A material improvement in health and opportunities for people living in our most deprived neighbourhoods
- Our most vulnerable, including the very young, and old, are able to access good housing and support when they need it.

The chart over the page shows how the proposed strategy themes link and contribute to our Plymouth 2020 Partnership priorities.



Policies and Strategies

We currently have (too?) many strategies related to housing eg Empty Homes Strategy, Private Sector Housing Strategy, Homelessness Strategy, Home Energy Strategy etc. Our aim is to develop just one Housing Strategy, with a clear set of measurable and specific Delivery Plans covering specific areas of work to drive change and improvement across the priority themes.

Equally, the housing strategy priorities should connect with and support wider outcomes within other plans, such as the Local Economic Strategy, Children and Young Peoples Plan, Health Action Plan, Older Peoples Strategy etc

We have developed a planned process to develop a robust and inclusive Housing Strategy for the city that is not just about a key document, but is equally a process to shape agencies responses to housing issues which will:

- Engage all sectors, interests and available resources
- Focus on our 2020 aspirations and engage the partnership
- Reflect the common position statement 'State of Plymouth'
- Join up and works across different agencies and disciplines
- Set a clear policy priority framework for decisions on resourcing
- Define clear delivery plans for housing and related outcomes for the city so that we can track progress.

Process

The process to develop this begins with this multi-agency conference, which aims to:

1. Evaluate progress on our existing priorities
2. Determine the current challenges and issues on which we need to focus
3. Outline the strategic direction and key housing objectives and priorities to achieve our Plymouth 2020 vision
4. Consider how collectively we can deliver better on cross cutting targets and priorities across the themes of the strategy:
 - Better Homes and Healthy Lives
 - Growing the City
 - Housing Choice and Smarter Solutions
 - Successful Communities
5. Consider how we can apply our collective resources effectively to deliver these objectives
6. Agree which agencies will work together on short task and finish groups to develop solutions to the priority areas

The conference is arranged into two parts

- The first part will explore our progress and achievements against our current strategy, together with an overview of our new challenges and what options we have to meet them.
- The second part will feature facilitated themed workshops to discuss the options and define clear objectives to tackle our cities housing challenges based on the themes set out above.

Timing for Strategy Development

In outline we expect to follow the broad sequence set out below to develop the strategy, but will refine this to make sure we fit with consultations from government on key policy changes.

January:

- Run the conference to;
 - Consider key issues, challenges and options and debate and define outline priorities
 - Form multi agency thematic task and finish groups to develop them

January / February

- Task and finish groups to begin work on the strategy priorities to align priorities with other plans
- Start to develop the delivery plans which articulate how the priorities will be met

March / April / May

- Develop a draft strategy and achieve sign off through the task and finish multi agency groups – bring to cabinet planning.
- Consult wider reference groups, and LSP theme groups relevant to the strategy and Delivery Plans

June

- Finalise the strategy and submit to both Cabinet and Plymouth 2020 Partnership for approval

July/August

- Submit to Plymouth City Council Meeting for endorsement
- Launch strategy

Annually thereafter

- Delivery plan actions/ targets reported to Plymouth 2020 Partnership to show progress against the agreed priorities

Conclusions

The process is deliberately inclusive, engaging agencies all through its development, and while we will set out some key challenges, issues and options to start the debate, they are by no means exclusive.

We welcome the engagement and involvement of all agencies in forming a clear five year direction that is grounded in our key priorities, and which we hope will capture innovation and imagination, to ensure that we make better places to live for our residents in homes where they can thrive and prosper.

Work programme	J	J	A	S	O	N	D	J	F	M	A
• Reducing inequalities											
• Value for Communities											
Economic Development											
LSP Wealthy theme group minutes and updated themed action plans	14			13	18			10		7	
Tourism/Visitor Strategy and Place Management					18						
Worklessness										7	
Transport & Highways											
LTP3 (15 year Strategy and 3 year Implementation plan)				13		8		10			
Equality of opportunity planning and progress (new name for Accessibility Planning)				13		8					
Eastern Corridor Briefings		12		13							
Community Events/ Road Closures; initial report on work in progress to improve event safety and policy development for recovery of costs		12									
Planning Services											
Local Development Framework Annual Monitoring Report								10			
S106 Revenue; (September) Initial report outlining latest situation regarding revenue (October) Follow up presentation by Officers.				13	18						
Port of Plymouth Study; presentation on initial findings		12						10			

Work programme	J	J	A	S	O	N	D	J	F	M	A
Future Waste Disposal											
Waste PFI (Joint scrutiny PCC/Torbay/Devon)		16/18									
Other Topics not yet included in work programme											
Enterprise and Skills											
Commercial Property Asset Management Strategy											
Joint Finance and Performance Monitoring including LAA Performance Monitoring (subject to the Overview and Scrutiny Management Board referring issues to the Panel)											
Quarterly Scrutiny Reports				13				10			
Task and Finish Groups (brought forward)											
Highways Maintenance (including Transport Asset Management Plan)						8/17	7				
Community Events and Road Closure Policy			26		6						
Driving Speeds on the Hoe (held pending Councillor Call for Action)											
South West Devon Waste Partnership (Joint Scrutiny Review)			16/18								

Key

New item

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