



**Democratic Support**

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#workingplymouth

## **WORKING PLYMOUTH**

Wednesday 10 December 2014

3.00 pm

Council House (Next to the Civic Centre), Plymouth

**Members:**

Councillor Murphy, Chair

Councillor Darcy, Vice Chair

Councillors Ball, Hendy, Jarvis, Michael Leaves, Morris, John Smith, Storer, Wheeler and Wigans.

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

**Tracey Lee**

Chief Executive

# WORKING PLYMOUTH

## AGENDA

### PART I – PUBLIC MEETING

#### 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 - 6)

To confirm the minutes of the meeting held on 15 October 2014.

#### 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. MARKET RECOVERY SCHEME

(Pages 7 - 10)

Members will be provided with the Market Recovery Report.

#### 6. GET PLYMOUTH BUILDING - SECOND ANNUAL REPORT

(Pages 11 - 20)

Members will be provided with the Get Plymouth Building – Second Annual Report.

#### 7. PLAN FOR HOMES - FIRST ANNUAL REPORT

(Pages 21 - 28)

Members will be provided with the Plan for Homes – First Annual Report.

#### 8. REVISED TERMS OF REFERENCE

(Pages 29 - 30)

Members will be provided with the Revised Terms of Reference for the Working Plymouth scrutiny panel.

#### 9. TRACKING RESOLUTIONS AND UPDATE FROM THE COOPERATIVE SCRUTINY BOARD

(Pages 31 - 44)

The panel to review and monitor the progress of tracking resolutions and receive feedback from the Cooperative Scrutiny Board.

## **10. WORK PROGRAMME**

**(Pages 45 - 46)**

Members will be provided with their Work Programme for 2014/15.

## **11. 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 I of Schedule 12A of the Act, as amended by the Freedom of Information Act 2000.

## **PART II (PRIVATE MEETING)**

### **AGENDA**

#### **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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## **Working Plymouth**

**Wednesday 15 October 2014**

### **PRESENT:**

Councillor Murphy, in the Chair.

Councillor Drean (substitute for Councillor Darcy), Vice Chair.

Councillors Ball, Hendy, Jarvis, Michael Leaves, Morris, Parker (substitute for Councillor Wheeler), John Smith, Storer and Wiggins.

Apologies for absence: Councillors Darcy and Wheeler.

Also in attendance: Mike Artherton (Parking and Marine Service Manager), Tom Cox (Project Manager – Transformation), Simon Dale (Interim Assistant Director for Street Services), Doug Fletcher (Plymouth City Centre Company Chairman), Ross Jago (Lead Officer), Patrick Knight (Economy and Employment Manager), Stefan Krause (City Centre Manager), Amanda Lumley (Chief Executive for Destination Plymouth) and Helen Rickman (Democratic Support Officer).

The meeting started at 3.00 pm and finished at 5.30 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.*

### 17. **DECLARATIONS OF INTEREST**

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

### 18. **MINUTES**

Agreed that the following minutes were approved as an accurate record of the meeting:

- 5 March 2014
- 23 April 2014
- 10 June 2014
- 22 July 2014

### 19. **CHAIR'S URGENT BUSINESS**

Councillor Murphy welcomed Councillor Jarvis to the panel as a permanent replacement for Councillor Nelder and also thanked Councillors Drean and Parker for substituting for Councillors Darcy and Wheeler who had provided their apologies.

20. **WASTE COLLECTION REORGANISATION**

Tom Cox (Project Manager – Transformation) and Simon Dale (Interim Assistant Director for Street Services) were in attendance to provide Members with an update on the Waste Collection Reorganisation.

Members were advised that –

- (a) software was being used to identify more efficient waste collection routes; this was provisionally completed as routes were being reviewed and tested;
- (b) a Christmas card would be sent to all residents in Plymouth detailing the waste collection reorganisation changes and new policies. Householders would also be provided with a sticker for their bin which would detail the day of waste/recycling collection as well as leaving a space for residents to include their house number; design work was on track for the Christmas communication to residents;
- (c) Officers had consulted with several organisations, including the Senior Citizens Forum, to tackle any potential issues with the new refuse collection reorganisation;
- (d) community events were scheduled throughout the city centre throughout November to consult with the local community; Officers were also contacting major employers, attending Freshers Fair to advise students, posting relevant information on the Council's website and sending out letters to advise people of the waste collection reorganisation;
- (e) Councillors would be provided with information on the waste collection reorganisation for their ward newsletters to keep residents updated on progress and relevant changes.

In response to questions raised it was reported that –

- (f) waste collection bags were available for free collection from Prince Rock Depot and local libraries;
- (g) residents would not be charged for the delivery of a replacement bin if the request had been made prior to 1 October 2014;
- (h) additional resources had been allocated to reduce the wait time for the delivery of replacement bins;
- (i) the Council had a 99% refuse collection rate; Officers acknowledged that there were isolated incidents in which some refuse collectors had either not collected rubbish or had left discarded rubbish on the road/pavement however this was being addressed through staff education;
- (j) it was the responsibility of the Council to clear away discarded rubbish left by split refuse bags or refuse collectors;

- (k) it was estimated that 10 to 20 local residents visited the Princerock Depot on a daily basis to collect replacement refuse receptacles; there was considered to be a backlog in this service as it went through 'peaks and troughs' and this was a particularly busy time;
- (l) when requesting a replacement bin a reference number would be provided; this number was required to be stated when collecting the issued bin;
- (m) those who were signed up to the assisted bin collection would not be charged for a replacement bin;
- (o) residents requesting an extra green bin for recycling would not be charged for the delivery of the receptacle;
- (p) Officers would be attending 'Have your Say' meetings to advise local residents of changes and to respond to any concerns;
- (q) refuse collectors and street cleaners worked within the same department however were unable to work in parallel across the city due to scheduling issues.

Members raised concerns regarding the 4-6 week delay in delivering replacement bins and bags to residents, inconsistent messages being provided to Councillors and local residents regarding the delivery of replacement bins and reports that rubbish was not cleared away by refuse collectors on occasions when they were responsible for the spillages.

The Chair thanked both Tom Cox and Simon Dale for their attendance.

21. **CONTROLLED PARKING ZONES: ON STREET PARKING SCRUTINY REVIEW PROGRESS UPDATE**

Mike Artherton (Parking and Marine Service Manager) provided Members with a progress update on the Controlled Parking Zones (CPZ): On Street Parking Scrutiny Review.

Members were advised that –

- (a) the CPZ review had already been submitted to both the Cooperative Scrutiny Board and Cabinet and was presented to the Working Plymouth panel to advise them of the final recommendations and update them on progress;
- (b) the review enabled officers to have an agreed set of principles as to when a CPZ should be considered and provided a consistent approach for dealing with requests from residents;
- (c) it was expected that by the end of the month a specific page explaining CPZs would be posted on the Council's website under the transport section of the site; detail including the aim of a CPZ, costs and exclusions would be provided;

- (d) Officers were helping to explain Controlled Parking Zones and address any issues surrounding this policy at Neighbourhood meetings; Officers were also supporting Members in their respective wards to provide residents with information and assess where the policies could be of benefit;
- (e) Officers were exploring the legality of excluding non-council tax payers from Controlled Parking Zones;

In response to questions raised it was reported that –

- (f) Plymouth University had a no car policy and this was affecting specific streets in Plymouth as students would park their cars up and leave them there for a considerable time;
- (g) the intention of the review was to develop a policy other than reviewing Controlled Parking Zones across the city;
- (h) Councillors were not expected to pay a considerable amount of their Living Streets Fund as part of this informal consultation process;
- (i) consultation expected between residents and local Councillors was expected to be informal and was an initial scoping exercise;

Members raised concerns that students may be excluded from residents' parking schemes, that Ward Councillors were now expected to play a role in this process that was considered to be the responsibility of Council Officers, that the Councillors' Living Streets money was to be used for this process and that CPZs may cause the dispersal of parking problems from one street to another.

Agreed that –

- (a) the Controlled Parking Zones policy is circulated to Members via email including details as to how this is made accessible to the public;
- (b) Members would be advised of the Council's policy for using Council resources to produce information for residents canvassing their opinions upon the requirement for a Controlled Parking Zone.

## 22. **PLAN FOR PARKING**

Mike Artherton (Parking and Marine Service Manager) provided Members with an update on the Plan for Parking.

Members were advised that –

- (a) the Plan for Parking would include the Controlled Parking Zones Policy as well as relevant sections of the National Planning Policy Framework;



- (b) a draft study in relation to the demand for parking in the city was expected to be finalised by the end of 2014; phase two of the plan would include stakeholder engagement.

Agreed that an update would be provided to Members on the Plan for Parking.

23. **CITY CENTRE BUSINESS IMPROVEMENT DISTRICT BALLOT  
MARCH 2015 (TO FOLLOW)**

Amanda Lumley (Chief Executive for Destination Plymouth), Stefan Krause (City Centre Manager), Patrick Knight (Economy and Employment Manager) and Doug Fletcher (Plymouth City Centre Company Chairman) provided Members with the City Centre Business Improvement District Ballot report.

Members were advised that –

- (a) the report attached to the agenda was the draft Cabinet report, the recommendations contained within it were to be considered by Cabinet in December 2014; the intention was for the Working Plymouth scrutiny panel to support the recommendations;
- (b) the Plymouth City Centre Company (PCCC), supported by the Council, had won more than 15 national awards in the past 10 years and had provided a voice and support to many businesses, organisations and partnerships within the city;
- (c) the City Centre BID represented over 700 businesses within the Plymouth City Centre area and had gained a national reputation for best practice and had maintained the city centre environment as a safe, clean and more vibrant place for residents and visitors;
- (d) Plymouth welcomed 5m visitors on an annual basis of which 39% confirmed that shopping was their main activity;
- (e) it was expected that the City Centre BID would generate over £8.2m over the 5 year BID lifetime;
- (f) once submitted to Cabinet in December 2014 the BID business plan would be forwarded to the Secretary of State; the City Centre BID ballot was to take place in March 2015 and announcements would be made on 17 March 2015;
- (g) the boundary of the BID was proposed to change to include Bretonside bus station and businesses such as Staples and the Cycle Shop;

In response to questions raised it was reported that –

- (h) the Council had the power to veto the BID ballot process;
- (i) Councillor Lowry represented the Council on the Plymouth City Centre Company Board;

- (j) the city centre employed 7% of Plymouth's workforce; the city's vacancy rate was currently 14%, this was 1% higher than the national average;
- (k) businesses, in feedback to the BID, raised that they wanted the current events hosted in the City Centre to be improved other than increased in number;
- (l) the city centre was due to be transformed with the addition of the new coach hub and history centre;
- (m) the responsibility to pay the business levy would rest with the premises owner if a premises within the BID was unoccupied; over 90% of the levy was successfully collected;
- (n) the net amount raised through the BID was approximately £400,000.

Agreed to recommend to the Cooperative Scrutiny Board that –

- (1) the recommendations contained within the report are supported going onto Cabinet in December 2014;
- (2) the Working Plymouth panel are permitted to respond to the city centre BID consultation process.

24. **WORK PROGRAMME**

Members noted their work programme and agreed that an update on the Plan for Parking would be provided at a future business meeting.

25. **EXEMPT BUSINESS**

There were no items of exempt business.

# MARKET RECOVERY SCHEME UPDATE

Working Plymouth, 10<sup>th</sup> December 2014



## Background

Market recovery measures in Plymouth ran from 22<sup>nd</sup> October 2008 to 31<sup>st</sup> May 2013 as a response to 0% growth in the UK economy in June 2008, and subsequent negative growth and recession. Fundamental structural changes have occurred in the UK economy since, with the depth of the downturn being severe and unprecedented. It was within this context that market recovery measures were developed.

Following a detailed report on the progress with the Market Recovery Scheme to the Working Plymouth Panel on 25<sup>th</sup> September 2013 (Minute 15 refers), officers also provided a further follow-up analysis in November 2013 on the reasons for large or inward investment sites being stalled.

## Implementation of the Market Recovery Scheme

The focus of the initiative has been on incentivising early delivery of projects that could benefit from market recovery measures whilst still being in accordance with the strategic objectives and policy framework of the Core Strategy. In addition the initiative was also aimed at creating the conditions for growth such that longer term consents would be ready for implementation when confidence in the economy returned. Typically sites that have benefited from these incentives have been a mixture of smaller sites and larger developments with specific viability issues. It has always been the case that strategically significant sites could also benefit from market recovery measures but this is at the complete discretion of the Local Planning Authority. However such sites are typically larger and have significant infrastructure requirements that are strategically crucial for the overall growth strategy for the City so this has not been the main focus of the measures. Section 8 of the Planning Obligations and Affordable Housing Supplementary Planning Document 2<sup>nd</sup> Review sets out how obligations are to be implemented. There is also a Plymouth Viability Protocol which requires an open-book approach. All of the information submitted is assessed in order for claimed market recovery measures to be considered before they are reported to Planning Committee.

In total there were 115 planning permissions granted under both the Market Recovery Action Plan and Market Recovery Scheme between 2008 and 2013. The schemes approved had an estimated development value of over £200 Million. These permissions approved 1,845 dwellings and 4 commercial projects of 4,188m<sup>2</sup> of commercial space with some additional mixed use developments. During 2014 revised applications increased the number of dwellings projected to 1,874 dwellings.

## Market Recovery Scheme

The current position with the 115 planning permissions granted, as at 1<sup>st</sup> November 2014 is:

- 59 sites (52%) are completed – this is up 17%. These sites have delivered 619 homes and 470 m2 of commercial floor space.
- 24 sites (21%) are currently under construction – this is up 5%. These sites will deliver a further 454 homes and 1,859 m2 of commercial floor space.
- 22 sites (20%) have still not yet started – this is down 22%. These sites could deliver a further 205 homes and a further 1,859 m2 of commercial floor space.
- 8 sites (7%) have lapsed – up 2%. These sites will not deliver any homes or commercial floorspace.

## Unimplemented Consents

The number of unimplemented consents has fallen from 51 sites to 22 sites. Of the 22 sites only 8 of those are larger sites, which the Working Plymouth Panel asked officers to review. In November 2013 it was reported that of these 8, 1 had been completed, 3 were under construction and 4 were stalled. The current position on each of these sites is set out below:

Site	Applicant	Number of Units	Delivery Status	Current position
56-58 North Road East	Student Rooms 4 Plymouth	20	Completed	N/A.
Curtis Street	Linden Homes South West	23	Under Construction	Planning permission granted: scheme due for completion by the end of 2014.
Land off Beaumont Road	Mr M Soper	15	Under Construction	Planning permission granted: scheme due for completion by May 2015.
Land East and West of Pennycross Close	Taylor Wimpey (Exeter) UK	209	Under Construction	Site was delayed whilst a covenant was being removed. Around 100 completions are projected by the end of 2014.
East Boatyard Phase 2	Sutton Harbour Property and Regeneration Ltd	62	Lapsed	Applicant has allowed the scheme to lapse. No current plans for the site.
Tamar House, St Andrew's Cross	Drake's View Limited	40	Stalled	Applicant has submitted a new application.
27 Springfield Close	Senate properties (SW) Limited	16	Under Construction	A revised application was granted on 10 <sup>th</sup> October 2014, with the scheme due for completion by May 2015.
Land off Towerfield Drive	CornerstoneZed Plymouth Limited	91	Stalled	A revised scheme was granted consent in Summer of 2014. The scheme is subject to confirmation of funding through the HCA Builders Finance Fund.

## **Conclusions**

Market recovery measures in Plymouth ran from 22<sup>nd</sup> October 2008 to 31<sup>st</sup> May 2013. The market recovery initiative has been commended by the Royal Town Planning Institute and short listed for the national Silver Jubilee Cup with a number of schemes delivered on the ground that probably would not have been taken forward had the Scheme not existed.

Of the 8 major sites not started, one has now been completed and 4 are under construction adding a further 283 dwellings to what the Market Recovery Scheme has achieved. Of the 3 large sites still not started, two developers have submitted revised applications during 2014, with the Sutton Harbour Holdings scheme being the only large scheme to have lapsed.

73% of the planning approvals under the Market Recovery Scheme have been completed or are currently under construction delivering 1,073 dwellings and 2,329 m<sup>2</sup> of commercial floor space. 20% have yet to start and need to be reviewed given that the vast majority of consents were to support early deliver of projects. Only 7% of the permissions granted have lapsed.

93% of the applications granted could still be implemented demonstrating that the Market Recovery Scheme initiative, although not without risks, has been a success and has played a useful contribution in helping to keep the momentum for regeneration in Plymouth going.

***Paul Barnard***  
***Assistant Director for Planning***  
***Planning Department***  
***10<sup>th</sup> December 2014***

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# GET PLYMOUTH BUILDING

Working Plymouth Scrutiny 10<sup>th</sup> December 2014



## Background

On 24<sup>th</sup> August 2012 the Get Plymouth Building (GPB) programme was launched by Councillor Mark Lowry, Cabinet Member for Finance with responsibility for housing delivery. The GPB programme was created following research into national publications looking at how housing supply could be increased.

An update on the first year of the GPB programme was presented at the Working Plymouth Scrutiny Panel on 25<sup>th</sup> September 2013 (Minute 17). A further update was given to the Working Plymouth Scrutiny meeting held on 5<sup>th</sup> March 2014 (Minute 69).

GPB contains 8 initiatives and aims to accelerate housing delivery and in particular bring forward greener and more affordable homes:

- 1 We will work with landowners and developers to discuss how we can remove the barriers to development and unlock **stalled sites**.
- 2 We will seek to assist new development proposals to be worked up on **lapsed sites** to further encourage development momentum in the current housing market.
- 3 We will complete a review of all **Area Action Plan sites** of 11,233 homes that have yet to commence to identify and help unlock future development opportunities and work to support those about to propose development.
- 4 We will fast track through the planning system all new development opportunities brought forward under the **call for sites**, seeking to identify new development proposals in the city.
- 5 We will identify and make available City Council owned sites to support **self-build**, including options for individual plots and groups of serviced plots for sale. We plan to complete a serviced plots pilot and follow up with further releases of council owned land in the form of plots or serviced plots for self-builders.
- 6 We will help bring forward housing on **small sites** by helping to unblock development barriers and proactively encourage housing providers to take a fresh look at sites with less than 15 homes.

**7** We will work to ensure that increased and accelerated housing delivery takes place on the 10 **city council owned sites** that have been ring-fenced to provide over 600 new homes of which 43% will be affordable and Code for Sustainable Homes level 4; which is well above current policy and what the market is currently providing.

**8** We will identify **new funding mechanisms**, explore new models of delivery and seek to maximise government funding opportunities to help deliver a step change in the quantity and quality of new homes delivered in the future. The development and launch of RENTplus in Plymouth aims to deliver 500 homes over the next five years.

GPB aims to bring forward around 2,000 homes and over 800 jobs in local construction and supply chains over the next 2-3 years by taking an innovative approach to housing and planning for homes. This in turn will lead to a boost in regeneration momentum in the city. At the time of its launch GPB was estimated to have a total value of development benefitting the local economy of £213.7 million.

This report provides an update of progress after the second year of the GPB programme.

## Stalled Sites

In August 2012 there were 5,179 homes across 96 sites with planning permission yet to be built.

### What we said we would do

We said we would review all 96 sites working with developers and landowners. We also committed to fast tracking conditions discharging and reserved matters in order to facilitate commencement on site. Finally on larger development we said we would work with developers to remove any barriers to development. This included reviewing the density of schemes, the mix of uses, the tenure balance, the phasing of construction and the timing of Section 106 payments.

### What we have done

Whilst improving market conditions will account for some completions on these sites, we have taken a very proactive role in contacting and working with the Plymouth Housing Development Partnership (PHDP), developers, landowners and agents to discuss how we can support delivery on these sites.

<b>Progress to Nov 2014</b>	<b>No. of Sites</b>	<b>Dwellings</b>
Completed	7	415
Under Construction	3	42
Projected	1	5
<b>Total</b>		<b>462</b>

By August 2015 we expect 462 homes to have been built on former stalled sites.



## Lapsed Sites

In August 2012 there were 489 approved dwellings on 33 sites which landowners and developers allowed to lapse.

### What we said we would do

We have taken action to tidy up a number of development sites where planning permission has lapsed. We have also encouraged some temporary improvements to boundary treatments and been encouraging developers to support temporary uses where it is unlikely development will come forward in the short term. We said we would focus our efforts on the top 3 lapsed sites at Colin Campbell Court, Millbay Marina and the former Crescent Cars site.

### What we have done

We have reviewed all of the lapsed sites and provided updated advice and guidance to landowners to encourage new planning applications to be made.

<b>Progress to Nov 2014</b>	<b>No. of Sites</b>	<b>Dwellings</b>
Completed	1	10
Under Construction	0	0
Projected	1	70
<b>Total</b>		<b>80</b>

We have progressed two of the three largest lapsed sites at Crescent Cars and Millbay Marina. Crescent Cars recently secured planning permission for 348 student bed spaces (approximately 70 cluster flats) and we are currently discharging planning conditions to enable a start on site. The developer aims to complete construction by August 2015. A new application has been submitted for 142 homes at Millbay Marina however these will not be completed within the timeframe of GPB.

## Area Action Plan Sites

Plymouth has six adopted Area Action Plans (AAPs) in addition to the Derriford and Seaton AAP, which has not been adopted. These identify opportunities to build in the region of 11,233 new homes.

### What we said we would do

We said we would review all of these AAP sites and hold discussions with landowners to see how they could be brought forward as planning applications quickly.

### What we have done

We have reviewed all the AAP sites and held discussions with landowners on a number of them.

<b>Progress to Nov 2014</b>	<b>No. of Sites</b>	<b>Dwellings</b>
Completed	5	243
Under Construction	6	273
Projected	3	143
<b>Total</b>		<b>659</b>

We expect 659 homes to be completed in the timeframe of GPB. The remaining AAP sites will be reviewed as part of the Plymouth Plan process.

## **Call for Sites**

On 19<sup>th</sup> November 2012 Councillor Mark Lowry made a call for new sites for housing to be brought forward by the development industry.

### **What we said we would do**

We committed to prioritise housing proposals at pre-application stage and respond quickly to new housing schemes coming forward in response to the call for sites.

### **What we have done**

We received a disappointing response from the local development industry. A planning application has been submitted for 24 dwellings at St Georges CRC. A decision is imminent although the development will not complete within the timeframe of GPB.

<b>Progress to Nov 2014</b>	<b>No. of Sites</b>	<b>Dwellings</b>
Completed	1	4
Under Construction	0	0
Projected	0	0
<b>Total</b>		<b>4</b>

By August 2015, 4 homes will have been built on land brought forward in response to the call for sites issued in November 2014.

## **Self-Build**

Self-build currently represents only about 10% of house completions in the UK, significantly lower than the 50% average of most European countries. As part of GPB, the Portfolio Holder wished to encourage more choice and better affordability of housing by developing the city's self-build offer. This would not only increase supply – albeit modestly – but could help to deliver self-reliance and wider social skills, improving life chances for those in most need. When GPB was launched, people interested in self-build were invited to contact the City Council to explore self-build opportunities.

**What we said we would do**

We said we would develop a self-build offer by undertaking a review of opportunities within the city and, in discussion with national partners such as the Homes and Communities Agency and the Mutual Housing Group, develop imaginative planning approaches to how sites are developed. We also said we would support the Nelson Project as part of a clear commitment to the Military Covenant.

**What we have done**

Self-build sites have been identified as part of the Strategic Land Review and land disposal process. A programme to deliver 102 self-build units on City Council sites has been planned as follows:

- Serviced Plots model: 2 sites = 8 serviced plots
- Self-build plots: 5 sites = 6 units
- West Park: at least 22 serviced plots
- Land at Kings Tamerton: at least 20 self-build units through mutual self-build co-operative
- Chaucer Way: 4 serviced plots
- Nelson Project: 12 Custom Build homes through Community Self Build Association
- Bickleigh: at least 30 provided as serviced plots for Custom Build

<b>Progress to Nov 2014</b>	<b>No. of Sites</b>	<b>Dwellings</b>
Completed	0	0
Under Construction	0	0
Projected	0	0
<b>Total</b>		<b>0</b>

Two serviced plots have secured planning consent and we are currently preparing advertising and business plans. Five self-build plots will be placed on the market in December 2014. These will deliver six homes although it is unlikely these will complete in the final year of GPB.

**Small Sites**

In August 2012 there were 498 dwellings on 128 small sites (less than 15 units), either with planning permission or where it had lapsed.

**What we said we would do**

The small sites initiative aims to help smaller developers bring forward housing on sites with planning permission. We said we would contact all developers with planning permission on small sites which would deliver between 4 and 15 dwellings to offer support and advice to get the permissions implemented.

**What we have done**

We have undertaken mass emails to local agents and landowners, issued regular communications via twitter, raised small sites at the Plymouth Regeneration Forum, the Local Agents Forum and the Plymouth Housing Development Partnership, and had direct discussions with Registered Providers to link them up with landowners.

Over the last two years, 41 homes have been built on small sites and 92 are under construction. Longfield House (Greenbank Ambulance Station), which had permission for 11 homes, has a new consent for 65 student cluster flats. These are under construction and expected to complete in 2015. The former small site at 273 Tavistock Road, which had permission for 13 units, was superseded by a new consent for 22 homes. Eleven of these were under construction as of April 2014. We expect all 22 to be complete by March 2015.

<b>Progress up to Nov 2014</b>	<b>No. of Sites</b>	<b>Dwellings</b>
Completed	17	41
Under Construction	9	92
Projected	1	11
<b>Total</b>		144

By August 2015 we therefore expect 144 homes to have been built on small sites.

**City Council Sites**

On 20<sup>th</sup> February 2013 Councillor Mark Lowry announced the release of 10 city council sites to support the GPB programme. The 10 sites were: Former Aster Centre, Lipson (AJM), Mannamead Centre, Mannamead (Pillar Developments), Former Plym View, Efford (Spectrum), PLUSS Centre, Southway (Westward), Former Ernesettle Centre, Ernesettle (Aster), Former Tamerton Vale School, Tamerton (DCH), Former Southway School, Southway (PCH/Barratts), Former Chaucer Way School, Manadon (Spectrum), Former West Park School, Former West Park (Trathen Properties) and Former Woodlands/Hillside Schools (Sanctuary).

**What we said we would do**

We prepared streamlined Site Planning Statements for all sites to enable a fast track approach to identifying development potential. Across all 10 sites the expectation was that in the region of 616 homes would be delivered of which 43% would be affordable and built to Code 4. This exceeds Core Strategy policy and current market delivery. The proposed schemes would secure £3.9m of HCA grant for the City through the PHDP and will generate approximately £4.8m of New Homes Bonus which will support the future regeneration of the City.

### What we have done

We have worked closely with our development partners to expedite planning applications across the sites; 5 have secured planning permission and will deliver 150 homes over the next 1-2 years. A sixth application is imminent whilst the other sites are working up plans through the Development Enquiry Service.

We have accepted propositions worth £4,511,084 that will deliver 635 new homes, of which 322 (51%) will be affordable and built to Code 4 or above. Our approach to land releases in both the GPB and the Plan for Homes programmes has been cited by the former Housing Minister, Kris Hopkins, as an example of best practice in the foreword to the recently published Affordable Housing Programme 2015 – 2018 Prospectus.

Progress up to Nov 2014	No. of Sites	Dwellings
Completed	0	0
Under Construction	4	121
Projected	0	0
<b>Totals</b>		121

We therefore expect 121 dwellings to be delivered across the 10 City Council sites within the 3 year GPB period. The remainder of units will follow in 2016/2017 and 2017/18.

### New Funding Mechanisms

It was important to attract new ways to fund increased housing delivery as part of the GPB programme. GPB therefore committed to exploring new models of housing delivery and finance to help secure additional housing in the city.

### What we said we would do

We said we would research alternative funding mechanisms and models of delivery in order to accelerate housing supply. We indicated that we had worked with the Commission for Cooperative Housing and the Mutual Housing Group to develop cooperative homes for greater local ownership, linked to Pledge 55. We wanted to work more positively with housing associations to help alleviate housing shortages. Finally we said we would instigate meetings with institutional investors to explore longer term strategic funding mechanisms to deliver more affordable housing.

### What we have done

We have been working with external housing providers and investors to review a number of funding models – and are delivering on 3 of these. On 18<sup>th</sup> June 2013, we successfully launched a new model of affordable housing funding and delivery called RENT*plus* with a local entrepreneur (Pillar Land Securities) and a local Registered Provider (Tamar Housing).

RENT*plus* is a brand new innovative approach to affordable housing and a first for the UK. Rather than rely on government subsidy, RENT*plus* brings in private sector funding from the institutional investment market through capital investors.

RENT*plus* aims to deliver 500 homes over the next 5 years with the first 12 due to be completed in 2015/16 on the city council site in Mannamead. RENT*plus* will offer people on the housing register new homes with affordable rent. The tenants will also be given cash towards their deposit to help them buy their RENT*plus* home.

Secondly, we are also looking at the QSH Investment Agency Rent-to-Buy, Deferred Purchase and For-Rent models. QSH are the selected partner for the conversion of the former SHIP hostel into 10 new apartments. We expect these dwellings to be built in 2016/17.

Thirdly, we are also exploring a pilot for the Opt-to-Buy scheme. This model involves building new homes and allowing people to rent whilst improving their credit histories and saving for a deposit before buying.

In addition to the above, we have reinvigorated the Plymouth Housing Development Partnership. Registered Providers active in Plymouth are now more aware of the need to deliver additional homes in Plymouth. Currently Registered Providers manage and maintain over 22,400 homes in the city and are developing 621 new affordable homes under the Affordable Housing Programme, which will create 1,103 jobs. As Registered Providers in Plymouth have an annual turnover of £119.1 million, employing 1,110 people, it is important that Strategic Planning and Infrastructure supports, engages and challenges them to maximise delivery. To this end a new programme of “account management” at a senior management level was commenced at the time of the GPB launch.

We continue to explore other funding opportunities and have recently secured over £10 million of funding for various housing projects in the city. In addition a £32 million loan to support the early deliver of 5,500 homes at Sherford has been secured.

<b>Progress up to Nov 2014</b>	<b>No. of Sites</b>	<b>Dwellings</b>
Completed	0	0
Under Construction	0	0
Projected	0	0
<b>Totals</b>		0

However because of the due diligence processes required to develop these creative funding models, although RENT*plus*, QSH and the Opt to Buy models will deliver additional affordable housing in Plymouth in the future, they will not be able to deliver any homes during the time period of the GPB programme.

## Conclusions

At the Working Plymouth Scrutiny meeting on 5<sup>th</sup> March 2013 the following actions were recorded:

- (a) the Former Southway Primary School, with the proposal of 156 dwellings, was still at the pre-application stage however discussions had commenced with the focus on addressing the Section 77 issues. Section 77 related to the re-provision of education facilities, specifically playing pitches, with the Department for Education;
- (b) officers were proactively working with the Department for Education to take forward the Former Southway Primary School site;
- (c) Officers were trying to work with developers during the pre-application process to speed up housing delivery in city council sites;
- (d) the Assistant Director for Strategic Planning and Infrastructure would inform Members with how the Committee could help accelerate housing delivery and monitor progress through the scrutiny process;
- (e) the Assistant Director for Strategic Planning and Infrastructure would inform Members in relation to Ward Members involvement in pre application discussions.

On (a) and (b) Section 77 approval has now been secured on the former Southway Primary School site. Pre-application discussions are nearing completion and a planning application is expected in summer 2015.

On (c) pre-application discussions have started on all 10 sites, with 6 of these already completed and developments underway on 4 sites; with a fifth site due to start in January 2015.

On (d) Working Plymouth could support delivery of housing through its 2015/2016 work programme by ensuring that projects support the GPB objectives. In addition, Working Plymouth could consider requesting progress statements from landowners and developers on specific sites that are stalled to review delivery issues. Our housing programmes will promote consultation events on all PCC site releases. Ward councillors could broker meetings with community representatives to help manage engagement between planning / housing and local residents for particular sites. This has already been done on some of the existing sites that have been released, for example on the land at Kings Tamerton.

On (e) ward councillors are advised of non-confidential Development Enquiry Service pre-application submissions and have been involved in discussions on the land releases on some of the 10 sites.

Since the GPB programme was launched in August 2012, a proactive approach to housing delivery and the innovative use of planning powers have resulted in:

- 713 homes being built on identified stalled, lapsed, AAP and small sites.
- 528 homes currently under construction on sites forming part of the programme.
- A further 229 homes projected to be built by August 2015 on sites yet to start construction.

By the end of the final year we expect GPB to have delivered 1,470 homes over a 3 year period.

Status	Stalled Sites	Lapsed Sites	AAP Sites	Call for Sites	Self-Build Sites	Small Sites	PCC Sites	Funding Models	TOTAL
<b>Completed</b>	415	10	243	4	0	41	0	0	713
<b>U/C</b>	42	0	273	0	0	92	121	0	528
<b>Projected</b>	5	70	143	0	0	11	0	0	229
<b>TOTAL</b>	<b>462</b>	<b>80</b>	<b>659</b>	<b>4</b>	<b>0</b>	<b>144</b>	<b>121</b>	<b>0</b>	<b>1,470</b>

Looking at the wider pattern of development in the city during the first 2 years of the GPB programme, 1,402 new homes have been completed in Plymouth. A further 782 dwellings are also currently under construction. Therefore by the end of the final year of GPB we expect 2,184 new homes to have been built in the City. With this in mind we can conclude that the GPB programme has successfully contributed to the delivery of over 2,000 homes in 3 years.

Status	Number of homes
<b>2012/13 Completions</b>	668
<b>2013/14 Completions</b>	734
<b>2013/14 Under construction</b>	782
<b>TOTAL</b>	<b>2,184</b>

It is clear from the second year of the 3-year GPB programme that a proactive and innovative planning approach has made a very real difference to delivery on the ground. This has achieved the desired momentum that lay behind the announcement of the initiative by the Portfolio Holder for Finance.

**It is recommended that the Working Plymouth Scrutiny Panel note the progress with the Get Plymouth Building Programme.**

**Paul Barnard**  
**Assistant Director of Strategic Planning & Infrastructure**  
**Strategic Planning & Infrastructure Department**  
**10<sup>th</sup> December 2014**



# THE PLAN FOR HOMES

Working Plymouth 10<sup>th</sup> December 2014



## Background

On 18<sup>th</sup> July 2013 Councillor Mark Lowry, Cabinet Member for Finance, announced the intention to prepare the Plan for Homes which seeks to facilitate a transformational step change in housing delivery in Plymouth. The Plan for Homes is one of the key initiatives agreed as part of the new Corporate Plan on 22<sup>nd</sup> July 2013 (Minute 28). On 25<sup>th</sup> September 2013 the initial ideas being explored for the Plan for Homes was reported to the Working Plymouth Scrutiny Panel, who strongly supported the initiative (Minute 18).

On 1<sup>st</sup> November 2013 the Plan for Homes was formally launched as part of a major regional housing conference held at Devonport Guildhall. The Plan for Homes, containing 16 initiatives was formally agreed by Cabinet on 12<sup>th</sup> November 2013 (Minutes 62 and 62a) with funding approved by the City Council on 25<sup>th</sup> November 2013 (Minute 63).

The Working Plymouth Scrutiny Panel received a first update on 5<sup>th</sup> March 2014, providing progress on the delivery of the 16 initiatives. It was reported that 2 initiatives had been completed, 9 were progressing well and 5 required further progress to be made. It was agreed that a further progress report was made around the first anniversary of the launch of the Plan for Homes.

## Progress with The Plan for Homes

The overall ambition of the Plan for Homes is to increase housing supply by 1,000 homes per annum for a 5 year period. It is expected it will create 2,000 jobs and put £45.3 Million into the local economy. The reporting period for the 5 year housing delivery programme is from 1st April 2014 to 31st March 2019.




As at 10th December 2014, 13 initiatives have been completed, 2 are progressing well, and 1 has been abandoned.




Headline outputs on the City Council land releases are:



- 37 council owned sites have been agreed for release for housing, totalling 138.28 acres of land.
- The 36 sites in the city are planned to deliver 1,236 new homes of which 622 are affordable (50.3%).



- The one site outside the city is planned to deliver up to 750 new homes of which 300 are projected to be affordable (40%).
- Of the 36 sites in the city 63.7% of homes will be on brownfield land.
- Development has commenced on 4 sites with the first completions expected in March 2015.





Progress on each of the initiatives of the Plan for Homes is set out in the table below:

Initiative	Progress	Delivery Status
<p>We will create an <b>Affordable Housing Loan Facility of up to £50 million</b> to the Plymouth Housing Development Partnership.</p>	<p>Inclusion of a £50 million loan facility into the Capital Programme was agreed at the City Council meeting held on 25<sup>th</sup> November 2013.</p> <p>The loan facility criteria have been co-designed with the Plymouth Housing Development Partnership and the application and approval process has now agreed with Finance.</p> <p>The Affordable Housing Loan Facility is now 'Open for Business' and applications are invited from Registered Provider partners, Housing co-operatives and Community Land Trusts to support delivery of new and affordable homes.</p>	
<p>We will <b>waive planning pre-application fees</b> for all self-build projects, Code Level 4, 5 and 6 schemes and for affordable housing developments that meet our policy requirements.</p>	<p>A new Departmental Fees Policy incorporating these provisions has been the subject of consultation with the Plymouth Regeneration Forum and Local Agents Forum and was introduced on 2<sup>nd</sup> December 2013.</p>	
<p>Where appropriate, we will consider <b>more flexible land and Section 106 payments</b> to improve development cash flows to support a start on site by an agreed date.</p>	<p>The new process to consider future requests for Section 106 variations has been agreed which will apply to planning applications validated from 1<sup>st</sup> April 2014.</p>	

Initiative	Progress	Delivery Status
<p>Where the objective of sustainable linked communities is not prejudiced within a particular neighbourhood, we will consider <b>off-site affordable housing contributions</b> to unlock stalled sites, provided developers commit to starting on site by agreed date.</p>	<p>Initial scoping of sites was completed in December 2013. The Working Plymouth Scrutiny Panel on 5<sup>th</sup> March 2014 expressed some concerns about this initiative. The Portfolio Holder for Finance considered these concerns on 28<sup>th</sup> May 2014 and decided that he did not want to pursue this initiative any further, except where justified in one-off cases.</p>	
<p>We will work with the development industry to complete a <b>Strategic Housing Land Availability Assessment</b> to identify sites to substantially increase the supply of housing with planning permission.</p>	<p>A Strategic Market Housing Needs Assessment was completed in October 2013 and published in November 2013. The Strategic Housing Land Availability Assessment was commenced in August 2013 and completed in June 2014.</p> <p>The assessment sits alongside other evidence documents to inform the development of the Plymouth Plan.</p>	
<p>We will release over <b>100 acres of land for housing</b> by completing a Strategic Land Review by March 2014 to identify every possible city council-owned site suitable for housing development. We commit to release these sites in phases and as quickly as possible.</p>	<p>A Strategic Land Review was completed in March 2014 where 847 sites were considered, with 184 being assessed in more detail. Following detailed assessment, 40 sites were recommended by officers as potentially suitable for housing development.</p> <p>Following a series of meetings with ward councillors to seek their views on the proposed sites, the Portfolio Holder for Finance and the Portfolio Holder for Co-operatives, Housing and Community Safety have agreed to the release of 17 of these sites for housing.</p> <p>To date the Portfolio Holders for Finance has agreed to release a total of 37 council owned sites that will result in 138.28 acres of land being released for housing.</p>	

Initiative	Progress	Delivery Status
<p>We will develop a <b>“flagship” scheme</b> on a city council-owned site to encourage innovation and greater input from Registered Providers.</p>	<p>A call for schemes was made as part of the launch of the Plan for Homes at the Plymouth Housing Summit on 1<sup>st</sup> November 2013. Several schemes have been considered as potential flagship projects.</p> <p>It has been agreed that the Nelson Project, to be developed at the former St Georges Day Care Centre, is the flagship scheme to be delivered under the Plan for Homes.</p>	
<p>We will create a dedicated Sherford Delivery Team to enable a <b>start on site at Sherford</b> in 2014.</p>	<p>The Sherford Implementation Team had its first meeting on 17<sup>th</sup> October 2013. A planning permission and signed Section 106 was issued on 12<sup>th</sup> November 2013. Red Tree signed land deals during January 2014.</p> <p>A detailed development programme has been prepared with tree planting and highway infrastructure works starting from March 2014.</p> <p>The first reserved matters application for 170 homes was submitted on 31<sup>st</sup> October 2014. Construction of the first homes is expected to start in May 2015 and first occupations expected in December 2015.</p>	
<p>We will incentivise the delivery of city centre housing by creating a <b>‘city centre density bonus’</b> in order to provide more homes, as well as encouraging a broader mix of house types including one-bed properties.</p>	<p>The Working Plymouth Scrutiny Panel on 5<sup>th</sup> March 2014 expressed some concerns about this initiative. The Portfolio Holder for Finance considered these concerns on 28<sup>th</sup> May 2014 and decided that he did not want to pursue this initiative further.</p>	

Initiative	Progress	Delivery Status
<p>We will make more city council-owned <b>land available for self-build</b> and establish a streamlined planning process to deal with subsequent planning applications.</p>	<p>Self-build sites have been identified as part of the Strategic Land Review and land disposal process. A programme to deliver 102 self-build units on City Council sites has been planned as follows:</p> <ul style="list-style-type: none"> <li>• Serviced Plots model: 2 sites = 8 serviced plots</li> <li>• Self-build plots: 5 sites = 6 units</li> <li>• West Park: at least 22 serviced plots</li> <li>• Land at Kings Tamerton – at least 20 self-build units through mutual self-build co-operative</li> <li>• Chaucer Way – 4 serviced plots</li> <li>• Nelson Project: 12 Custom Build homes through Community Self Build Association</li> <li>• Bickleigh: at least 30 provided as serviced plots for Custom Build</li> </ul>	
<p>We will work with institutional investors to <b>attract new investment</b> into infrastructure for housing within Plymouth and consider how a “build now pay later” scheme could support housing delivery.</p>	<p>The following models are being implemented as part of the Plan for Homes: RENTplus and QSH.</p> <p>Planning permission was granted on 14<sup>th</sup> August 2014 for the first RENTplus scheme at Mannamead Centre.</p> <p>QSH have been selected for the conversion of the former SHIP hostel into new apartments.</p>	
<p>We will develop a <b>Local Infrastructure Prospectus</b> to support future infrastructure provision to support housing and regeneration projects.</p>	<p>Following a review of future potential infrastructure and other capital projects by Portfolio Holders, an initial framework for the Prospectus will be presented to the City Council Investment Board on 15th December 2014. This will be further developed through the budget setting process leading to the meeting of Council in February 2015. The Prospectus will demonstrate why Plymouth is an attractive place to invest, will clearly articulate the capital investment priorities (infrastructure and development opportunities) of the city, show the extent of the city’s commitment to the priorities, and seek (financial and other) investment from partners and prospective partners / investors.</p>	

Initiative	Progress	Delivery Status
We will use the <b>Neighbourhood Plans</b> process in conjunction with local communities to identify sites for homes to meet local needs.	Officers continue to support groups in Barne Barton, Whiteleigh and Devonport who are being proactive in identifying housing and employment sites in their local area through the Neighbourhood Planning process. There have also been discussions with ward councillors in Plympton on suitable sites for the Plymouth Plan.	
We will appoint a <b>Relationship Manager</b> for each Registered Provider and large developers to encourage further investments in Plymouth and work more closely with local communities.	Relationship Managers have been identified for each registered provider, larger developers and other relevant organisations.  One-to-One meetings commenced in April 2014.	
We will support the <b>“Yes to Homes” campaign</b> and proactively make the case for additional accelerated housing to meet Plymouth’s needs.	The “Yes to Homes” Campaign was considered under a Motion on Notice at the Full Council meeting on 25 <sup>th</sup> November 2013 and agreed unanimously. The Plymouth Housing Development Partnership has signed up to the “Yes to Homes” campaign.	
We will seek a step change in housing investment by developing partnership, joint venture and new funding models with the <b>Plymouth Housing Development Partnership</b> .	The enhanced role expected of the Plymouth Housing Development Partnership was discussed at meetings held on 5 <sup>th</sup> December 2013, 7 <sup>th</sup> March 2014 and 27 <sup>th</sup> June 2014. This resulted in a detailed Action Plan programme being prepared and agreed which is now being implemented. This includes priorities to engage with local communities in making the case for housing for those in housing needs and supporting delivery of new homes and jobs.	

## **Conclusion**

Very good progress has been made with regard to the delivery of the 16 initiatives that make up the Plan for Homes, with their continuing implementation helping achieve ambitious new homes aspirations. The Portfolio Holder for Finance and the Portfolio Holder for Co-operatives, Housing and Community Safety receive a monthly monitoring report on progress with each of the initiatives and specific sites or issues are discussed regularly at Portfolio Holder One-to-One meetings.

**Paul Barnard**  
**Assistant Director for Strategic Planning & Infrastructure**  
**Strategic Planning & Infrastructure Department**  
**10<sup>th</sup> December 2014**

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# WORKING PLYMOUTH

## Terms of Reference



### OUR MISSION STATEMENT

To scrutinise matters relating to our specified responsibilities with a view to improving services, reducing inequalities and improving outcomes for the people of Plymouth.

### OUR CORPORATE PLAN

The panel is committed to the Plymouth City Council corporate values of *democratic, responsible, fair and partnership* and through its work will ensure that the council and its partners are working to achieve our vision to make Plymouth 'One of Europe's most vibrant waterfront cities where an outstanding quality of life is enjoyed by everyone'.

### OUR CORPORATE COMMITMENT THEMES

- Working Plymouth
- Living Plymouth
- Open Plymouth
- Safer Plymouth
- Greener Plymouth
- Pride in Plymouth
- Moving Plymouth
- Vibrant Plymouth

### RESPONSIBILITY FOR

- The Growth and Economic Development of Plymouth
  - Development planning
  - Green spaces, Culture, Heritage and Events (to include Mayflower 2020)
  - Highways and Car Parking
  - Plymouth and Peninsula City Deal
  - Regional and local economic strategy
  - Social enterprise support
  - Strategic Housing Delivery
  - Sustainable Transport policies and strategies
  - Tamar Bridge and Torpoint Ferry
  - Waste management, recycling and street scene

The panel will review new and existing policies for the areas as set out above and consider how they may be improved and developed. The panel will also assist the Co-operative Scrutiny Management board by monitoring the budget and performance of the Cabinet Members, Service Areas and partners to ensure that improvements in the areas set out above are being delivered upon.

### PARTNERSHIP LINKS

- Growth Board
- Heart of the South West Local Enterprise Partnership
- Plymouth and Peninsula City Deal Steering Group

**MEMBERSHIP** - The Chair and Vice Chair of the panel shall serve on the Co-operative Scrutiny Board. All members of the panel will adhere to the general rules of Overview and Scrutiny. There are 12 members of the panel including the Chair and Vice Chair. The Vice Chair is from the opposite political group to the Chair.

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# WORKING PLYMOUTH

Tracking Resolutions and Recommendations  
2014 - 2015



Date, agenda item and Minute number	Resolution	Target date, Officer responsible and Progress	
21a. Controlled Parking Zones: On Street Parking Scrutiny Review Progress Update	<u>Agreed</u> that –  (a) the Controlled Parking Zones policy is circulated to Members via email including details as to how this is made accessible to the public;	Date:	15 October 2014
		Officer:	Mike Artherton
		Progress: An email requesting this information has been sent.	
21b. Controlled Parking Zones: On Street Parking Scrutiny Review Progress Update	<u>Agreed</u> that –  (b) Members would be advised of the Council's policy for using Council resources to produce information for residents canvassing their opinions upon the requirement for a Controlled Parking Zone;	Date:	15 October 2014
		Officer:	Mike Artherton
		Progress: An email requesting this information has been sent.	
22. Plan for Parking	<u>Agreed</u> that an update would be provided to Members on the Plan for Parking.	Date:	15 October 2014
		Officer:	Mike Artherton
		Progress: Since this meeting the Cooperative Scrutiny Board agreed that 'updates' would not be listed as separate agenda items at scrutiny meetings. Updates would instead be provided in written format attached to the Tracking Resolutions agenda item. This item is included on the agenda.	

**Recommendations sent to the Cooperative Scrutiny Board.**

<b>Date, agenda item and minute number</b>	<b>Working Plymouth Recommendation</b>	<b>Corporate Scrutiny Board Response</b>	<b>Date responded</b>
15.10.14 Minute 23. City Centre BID Ballot (March)	(1) <u>Agreed</u> to recommend to the Cooperative Scrutiny Board that the recommendations contained within the report are supported going onto Cabinet in December 2014;	The Board <u>agreed</u> the recommendation received from the Working Plymouth Panel to support the recommendations contained within the City Centre Business Improvement District ballot which will be submitted to Cabinet in December 2014.	22.10.14
15.10.14 Minute 23. City Centre BID Ballot (March)	(2) <u>Agreed</u> to recommend to the Cooperative Scrutiny Board that the Working Plymouth panel are permitted to respond to the city centre BID consultation process.	The Board <u>agreed</u> the recommendation that the Working Plymouth panel are permitted to respond to the city centre BID consultation process.	19.11.14

**Recommendation/Resolution status****Grey** = Completed item.**Red** = Urgent – item not considered at last meeting or requires an urgent response.

# WORKING PLYMOUTH

Economic Development



## Plan for Jobs

10 December 2014

### Background

The Plan for Jobs was considered and agreed by the Growth and Prosperity Overview and Scrutiny Panel on 20 February 2013. The Plan brings together 19 different job creation projects, covering a variety of interventions and led by a variety of partners (including the Council). It had a target to create 2,000 jobs (ft/pt jobs and apprenticeships lasting more than six months) by the end of 2014.

A Plan for Jobs Task Force was established to identify job creation projects that could come forward quickly, push projects that had stalled, provide support for business getting off the ground and encourage existing business to expand. The Task Force oversees the delivery of projects (Appendix I has a list of members), and Task Force members are responsible for championing individual projects within the Plan.

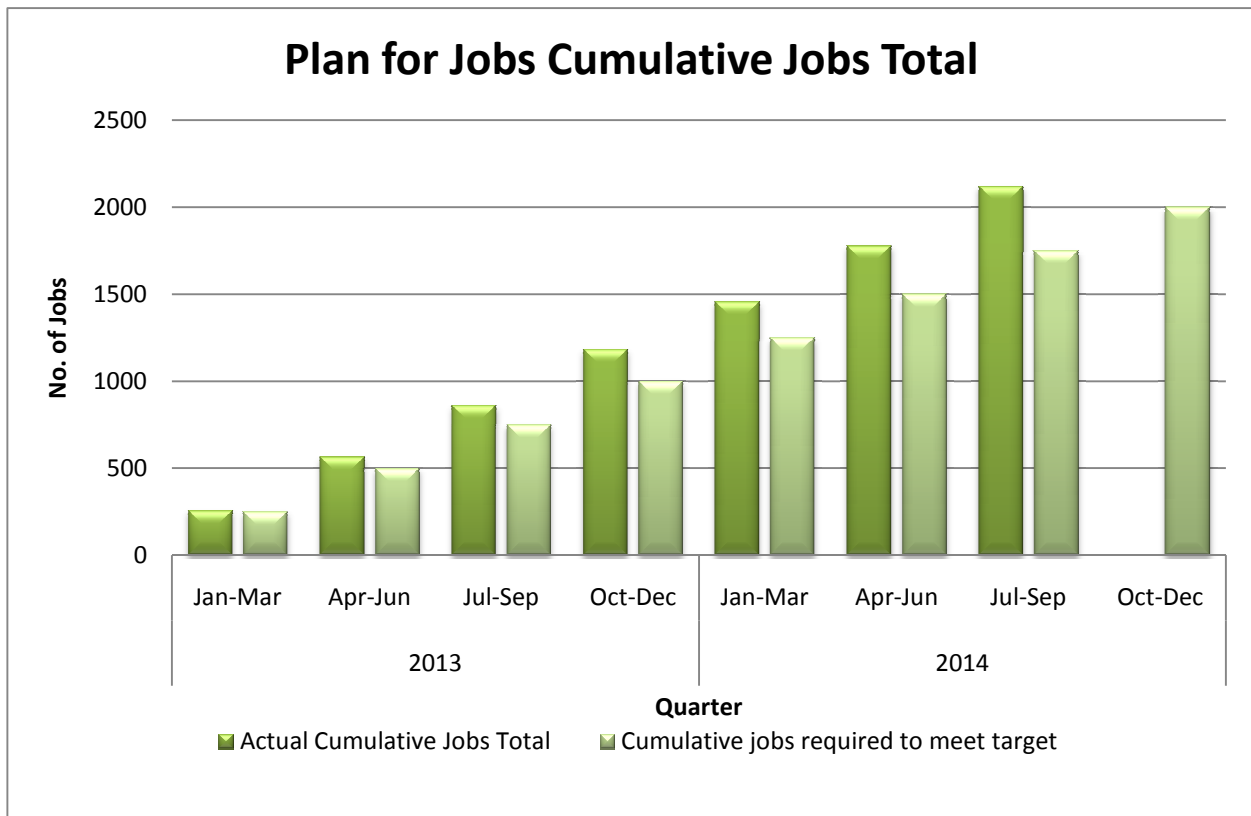
The Economy, Enterprise and Employment Team lead on the co-ordination of Plan for Jobs.

### Progress

In September 2014, the city met its Plan for Jobs target and had created over 2,000 new jobs; this was achieved three months ahead of schedule.

In order to reach the 2,000 jobs created target at the end of 2014 there needed to be an average of 250 jobs per quarter since the start of the Plan. Every quarter superseded this target, demonstrating the strong progress of the Plan right from the outset.

Graph I and Table I (see page 2) demonstrate the total jobs created up until the end of September 2014, which was the last reporting period against all 19 projects.

**Graph 1 – Plan for Jobs Cumulative Jobs Total****Table 1 – Job total of individual projects within Plan for Jobs**

Project		2013	Jan-Mar 2014	Apr-June 2014	July-Sept 2014	Total
1	West End Accelerated Development	60	0	0	0	60
2	Plymouth Pavilions / Home Park	0	0	0	0	0
3	Get Plymouth Building	0	0	0	18	18
4	Bickleigh	5	0	0	0	5
5	Provision of Enterprise Hubs	0	3	5	14.5	22.5
6	Proactive Approach to Planning	18	18	3	4	43
7	1000 Club	714	105	139.5	64.5	1,023
8	Apprenticeship Training Agency	8	16	29	8	61
9	Making Waves	1	0	0	0	1
10	Increasing Inward Investment	71.5	41	8	28	148.5
11	PWGF2	57.5	34	28	16.5	136
12	Fredericks Foundation	5.5	1	2	0	8.5
13	Outset Plymouth / Finance	53	5	18.5	14	90.5
14	GAIN	87	29	16	23	155
15	Digital Connectivity	47	13	16	11	87
16	Business Engagement	10.5	0	19	0	29.5
17	Pursuing Public Finances for Jobs	5	1	3	0	9
18	PCC Procurement	35	5	31	150	221
19	Plymouth Investment Fund	0	0	2	0	2
<b>TOTAL</b>		<b>1,178</b>	<b>271</b>	<b>320</b>	<b>351.5</b>	<b>2,120.5</b>

## Discussion

A total of **2,120.5** jobs have been created since the start of Plan for Jobs. This target has been achieved three months ahead of schedule.

Plan for Jobs had 19 separate initiatives, and there have been some notable successes, including:

- The 1000 Club has led to over 1,000 young people securing employment. Before the 1000 Club started there was the need for a simpler way for those looking for work and business wanting to give young people a chance to get in touch with each other; the 1000 Club has proved to be this link.
- 148 jobs created by increasing inward investment activities.
- 136 new jobs in small businesses through the Plymouth Western Morning News Regional Growth Fund.
- 43 jobs created through a more pro-active approach to planning – Plymouth’s YourSpace scheme is unlocking land for employment use and developers are being encouraged to ensure skills development is part of planning consent agreements.
- In neighborhoods where historically there has been less work, Outset Plymouth have been working with people who want to start their own business – so far 90 jobs have been created – but importantly, the aspirations raised.
- 221 jobs created through the Council’s commitment to increase spend with local business and with SME’s.
- Investments made through the Council’s Building for Jobs Investment fund have resulted in a pipeline of over 1,200 jobs, including 100s of construction and longer term jobs.

Plan for Jobs also included some larger building projects to ensure that these were progressed as quickly as feasible and would result in local job creation. Even though some of these have not seen significant job creation during the timeframes of the Plan (and it was always anticipated that this may have been the case), job creation has started and the Plan has set the basis for significant further job creation in the months and years ahead. This includes the ‘Get Plymouth Building’ initiative that has already resulted in 18 new construction jobs created during the last Plan for Jobs reporting period (July-Sept 2014), with significant further job creation in the pipeline.

## Additional Job Creation Projects

As well as Plan for Jobs projects, there are also other job creation and regeneration initiatives happening in the city. Some of these may not have been captured as part of the Plan’s monitoring, so were recorded as part of the quarterly updates to the Jobs Task Force. Recent updates include:

### a) **Growth Deal**

From Growth Deal 1, the Heart of the South West LEP has secured £130.3m from the Government’s Local Growth Fund, with £49.2m for 2015/16 and £42.8m for 2016/17. This will bring forward at least £140m of additional investment and, by 2021, will create at least 13,000 jobs and allow 8,000 homes to be built. Specific projects within Plymouth that will receive Growth Deal funding include: Transport improvements along the Plymouth Northern Corridor; Transport improvements along the Plymouth Eastern Corridor; The development of a purpose built facility for learning centers of excellence in STEM, creative and digital technologies and marine engineering at City College Plymouth; Plymouth Science Park Phase 5; Revenue funding for Growth Hub.

The Heart of the South West LEP has recently submitted its Growth Deal 2 to Government.

**b) RGF Round 6**

RGF round six closed on 30 September. Plymouth supported a total of seven businesses with Letters of Support from PCC, the Growth Board and the Chamber and statistical information. The grant funding applied for could create over 450 jobs in Plymouth and over 1700 jobs in Plymouth and the wider Southwest peninsula. The outcome of this round will be announced in early 2015.

**c) Plans for Bretonside**

Terms and conditions agreed by British Land and the Council to provide a 12-screen cinema, restaurant complex and car park on the Bretonside bus station site. British Land will also make funding available to help build the new coach station in the West End. The two schemes will need an investment of around £40 million, which will also create almost 350 operational jobs and around 260 construction jobs.

## Next Steps

Plan for Jobs has enabled many projects and initiatives to be delivered quickly and efficiently to immediately address some of the city's needs. Whilst the target has been met, projects that have been started through the Plan will continue to create significant job opportunities in the months and years ahead. This includes the 'Get Plymouth Building' initiative which could lead to 100s more construction jobs and employment through the local building supply chain; the Investment Fund which has a pipeline of 1,200 new jobs; and the Council's continuing inward investment initiatives.

In addition, the recently launched 'Building Plymouth' initiative will create new job opportunities in the construction sector. According to our own research, approximately 10,000 jobs will be needed in the construction sector over the next 10 years. The current lack of available construction workers presents a real challenge for the city, and Building Plymouth has been started to resolve this issue, and aims to:

- Increase investment in skills through planning and procurement.
- Remarket construction to make it more appealing as a career choice.



## **Appendix A**

### **Plan for Jobs Task Force Members:**

1. Cllr Evans - Plymouth City Council (Chair)
2. Prof. Julian Beer – Plymouth University
3. James Brent – Akkeron Group
4. Ian Brokenshire – KPMG
5. Simon Chamberlain – Plymouth Science Park
6. Phil Davies – City College Plymouth
7. Peter Flukes – Wolseley Trust
8. Gareth Hart – Plymouth Social Enterprise Network
9. Bev Hurley – Outset
10. Roger Pipe – Millfields Trust
11. Judith Reynolds – Plymouth University
12. Clive Turner – Plymouth Community Homes

## Appendix B

## Most recent Plan for Jobs Monitoring Report (July-Sept 2014)

# PLAN FOR JOBS

## Plan for Jobs Quarterly Update:

### July - Sept 2014

#### Background

This report is the seventh quarterly update on progress for all 19 Plan for Jobs projects, covering the last quarter (July - Sept 2014), Q3 in the table below.

Create jobs for local people by unlocking or speeding up major development projects, including housing			2013 & Q1, Q2 2014	Q3 (2014)	TOTAL
1	West End Accelerated Development <b>David Draffan</b>	Discussions with developers are continuing regarding the Civic Centre. Detailed building inspections undertaken, and a decision should be made on the way forward by early 2015. Council staff continue to be relocated to Ballard House and the new First Stop public inquiry centre will be opened at 71 New George Street in the City Centre, in November 2014.  A developer has entered into contractual arrangements to acquire a portfolio of properties around Colin Campbell Court by February 2015. It is anticipated that a comprehensive redevelopment scheme for the site will be discussed following these acquisitions.			
<b>TARGET: 100+</b>			60	0	60
2	Plymouth Pavilions/Home Park <b>James Brent</b>	Update to follow at Task Force meeting.			
<b>TARGET: 750</b>			0	0	0

3	<p>Get Plymouth Building</p> <p><b>Clive Turner</b></p>	<p><u>First Phase of 10 Sites</u></p> <ul style="list-style-type: none"> <li>• Four sites have commenced development. A fifth likely to start on site before Christmas. So far, 18 permanent construction jobs created and 181 construction jobs supported.</li> <li>• Two sites planning application has been submitted or approved; The other four sites have commenced DES Service.</li> </ul> <p><u>Second Phase of 10 Sites</u></p> <ul style="list-style-type: none"> <li>• One site granted planning permission, construction to start early next year; One site submitted a planning application; The DES has begun on a further four sites.</li> <li>• Developers of two other sites working through preliminary issues before the design process begins in earnest.</li> <li>• Two sites currently on hold or under review pending further consultations with residents and local members.</li> </ul> <p><u>Third Phase of 7 Sites</u></p> <ul style="list-style-type: none"> <li>• Advertised on the Council's website, the closing date for offers is 31st Oct 2014. Decisions on preferred proposals expected before Christmas 2014.</li> </ul> <p><u>Further Land Releases</u></p> <ul style="list-style-type: none"> <li>• A future release of PCC owned sites expected before Christmas 2014.</li> </ul> <p><u>Other Matters</u></p> <ul style="list-style-type: none"> <li>• A further three PCC owned sites where a direct deal has been agreed with a developer.</li> </ul>			
<b>TARGET: 75</b>			0	18	<b>18</b>
4	<p>Bickleigh</p> <p><b>Cllr Evans</b></p>	<p>The numbers of jobs are unchanged for this quarter. Talks with the Homes and Communities Agency have taken longer than expected so that the start date on site is now projected as spring 2015 rather than autumn 2014. The level of provisional sales is encouraging, and although the source of public funding has changed there is willingness by the Council and the HCA to see this project delivered as soon as possible.</p>			
<b>TARGET: 79</b>			5	0	<b>5</b>

5	Provision of Enterprise Hubs <b>Bev Hurley</b>	<p><u>Millfields Trust</u> - Good progress continues to be made. The final elements of glazing were due to be completed by 30th September; installation of stone cladding continues; roof covering complete; progress of the internal areas is ahead of programme on the upper floors. Works are on contract programme for completion on 26th January 2016. Eight FTE construction jobs, plus four apprentices appointed in the construction phase.</p> <p><u>Ocean Studios</u> - Contractor selected to undertake the stonework repairs. A new programme has been devised that ensures a May 2015 completion date – involves a fully wrapped designed scaffold installed on all elevations which allows the roof, stonework and fit out works to run concurrently. 2.5 FTE construction jobs to date.</p>			
<b>TARGET: 106</b>			8	14.5	22.5
6	Proactive Approach to Planning <b>Cllr Evans</b>	<p>Through Plymouth Your Space, Effervescent has created a further three FTE.</p> <p>MVV – MED created one new FTE finance post, filled by a local person. Key sub-contractors have had 147 new staff start on site, of whom 73 are local. SAR's sub-contractor Enemona are using a specialist employment agency in Plymouth and have provided work for 25 local electricians during this period. SAR have now employed the student they took on (from Plympton) and are planning to award him a full-time position at the end of the project.</p> <p>Second tier sub-contractors have had 295 new staff start on site, of whom 218 are local.</p>			
<b>TARGET: 11-50</b>			39	4	43
<b>Help the city's unemployed gain skills and experience to help them get work as well as retain talented graduates</b>			<b>2013 &amp; Q1, Q2 2014</b>	<b>Q3 (2014)</b>	<b>TOTAL</b>
7	1000 Club <b>Gareth Hart</b>	<p>A further 33 new businesses have joined the Club and, in addition to the jobs created, the following increases occurred:</p> <p>Graduate Internship – 1</p> <p>GBW Work Experience – 180</p> <p>School Work Experience - 4</p>			
<b>TARGET: 430</b>			958.5	64.5	1023
8	Apprenticeship Training Agency <b>Phil Davies</b>	<p>Since commencement of ATA, 87 companies visited and 1036 letters/correspondence to employers. In Q3 attended five visits to Working Links students, two job fairs as well as open days.</p> <p>The sectors / apprenticeships for the ATA: Construction, Retail (Distribution), Media (Business Admin), Hospitality, IT, beauty Therapy, Customer</p>			

		Service and Engineering. 43% of jobs have been in either the Construction or Engineering sectors. Currently working with 3 companies with a view to starting a total of 7 apprentices in Q4.			
<b>TARGET: 65</b>			53	8	61
9	Making Waves Cllr Evans	The project concluded at the end of September 2014 with the removal of the trail. As explained in the previous update there were no FTE positions engaged on the project. The auction of the statues took place on the 18th of Sept, raising £12890 which after all costs have been removed will be ring-fenced for a citizen science reporting scheme based in Plymouth Sound.			
<b>TARGET: 93</b>			1	0	1
<b>Pro-actively sell the city, its businesses, its products and its people</b>			<b>2013 &amp; Q1, Q2 2014</b>	<b>Q3 (2014)</b>	<b>TOTAL</b>
10	Increasing Inward Investment Simon Chamberlain	<p><u>Business support</u></p> <ul style="list-style-type: none"> <li>The number of subscribers to the business newsletter has increased by 689 to 1,519 representing an 83% rise in 14 months.</li> <li>Ten businesses visited as part of the business relationship programme.</li> </ul> <p><u>City Deal</u></p> <ul style="list-style-type: none"> <li>The transfer of land at South Yard from the MOD to Plymouth City Council is on track; handover is anticipated for April 2015. The Growth Hub- over 10,000 businesses have been engaged and the scheme has created 600 jobs. Launched the Wage Progression Pilot.</li> </ul> <p><u>Investment</u></p> <ul style="list-style-type: none"> <li>GOD TV – jobs numbers tbc</li> <li>Hymec Aerospace – 22 new jobs and six apprentices taken on.</li> </ul> <p><u>Marketing and Comms</u></p> <ul style="list-style-type: none"> <li>Various events held, e.g. Japan400, and also upcoming events including MIPIM UK.</li> <li>Over 1000 twitter followers for @InvestPlymouth</li> <li>A new website dedicated to investment in the city.</li> </ul>			
<b>TARGET: 100</b>			120.5	28	148.5
<b>Unlock access to finance and provide support to enable job creation</b>			<b>2013 &amp; Q1, Q2 2014</b>	<b>Q3 (2014)</b>	<b>TOTAL</b>

11	Plymouth Western Morning News Growth Fund 2 <b>Julian Beer/Simon Chamberlain</b>	Actual jobs claimed so far amounts to 5.5, with a further forecast of 11 when all claims are finalised. The target for the year has been exceeded.			
<b>TARGET: 64</b>			119.5	16.5	<b>136</b>
12	Fredericks Foundation <b>Bev Hurley</b>	'The Seahorse' Fish & Chip Restaurant application successful at panel but funds not yet drawn down due to problems with premises and asset finance for equipment.  Projected number of jobs for Oct to Dec 2014 - is five FTE.			
<b>TARGET: 24</b>			8.5	0	<b>8.5</b>
13	Outset Plymouth / Outset Finance <b>Bev Hurley</b>	Outset Plymouth - the number of businesses created has jumped from 225 to 242. The North Prospect Engagement activity has performed well with the October Information Session already having 15 people booked to attend. Onward referrals from Working Links was positive with 75 people of whom 54 attended a workshop.  Outset Finance - achieved its Gross GVA target having now achieved £1,437,429 against a target of £1,363,808.  Additional 28 clients have secured funding of £163,500. The majority of this funding was sourced from The Start Up Loan scheme with additional funds via the SWIG Microcredit fund.			
<b>TARGET: 49</b>			76.5	14	<b>90.5</b>
14	GAIN <b>Julian Beer/Simon Chamberlain</b>	The job creation numbers reported include three new businesses moving onto the Park.			
<b>TARGET: 166</b>			132	23	<b>155</b>

15	Digital Connectivity <b>Cllr Evans</b>	<p>The Wi-Fi concession has been awarded to BT.</p> <ul style="list-style-type: none"> <li>Phase 1. Limited pilot network Nov 2014.</li> <li>Phase 2. City Centre and Waterfront network Spring 2015 Feb/March.</li> <li>Later Phases – will connect any ‘holes’ that the network has in practice.</li> </ul> <p>Digital Inclusion - In its first year Get IT Together took 747 people through a basic web course. In second year will start to look at delivering training in the workplace.</p> <p>A report will be produced by the Digital Plymouth group to map the digital academies that are being worked up in the city.</p>			
<b>TARGET: 95</b>			76	11	<b>87</b>
16	Business Engagement <b>Ian Brokenshire</b>	10 businesses have been visited this period. Most notable is Applied Automation that are expanding and have potential to take on more staff.			
<b>TARGET: 30</b>			29.5	0	<b>29.5</b>
17	Pursuing Public Finances for Jobs <b>Peter Flukes</b>	<p>The next round of Growth Deal funding was submitted on 6 October after Government brought forward the deadline. Regarding ESIF funding, the first calls are expected to open in the New Year – currently working with the LEP to develop a potential list of first calls.</p> <p>RGF round six closed on 30 September. Seven businesses supported from Plymouth. The total grant funding applied for could create over 450 jobs in Plymouth and over 1700 jobs in Plymouth and the wider Southwest peninsula. The outcome of this round will be announced in early 2015.</p> <p>Plymouth is eligible for several Interreg programmes, with a total value of over EUR 1.3bil over the next seven years. We have started working on this.</p>			
<b>TARGET: 75</b>			9	0	<b>9</b>
<b>Use the Council's assets, influence and buying power to increase jobs by using local supply chains and local goods where possible</b>			<b>2013 &amp; Q1, Q2 2014</b>	<b>Q3 (2014)</b>	<b>TOTAL</b>

18	PCC Procurement <b>Gareth Hart</b>	<p>The jobs created during this quarter is 150, with 80% of these having been created in September, when the amount of PCC spend within the PL postcode area almost doubled from July, with over 50% of this increase coming from one large transaction.</p> <p>The proportion of PL postcode spend has increased relative to total spend, and has exceeded the Council's target of 34% for the current financial year, by around 16%.</p> <p>The Council aims to continue their efforts to engage more with local suppliers and SMEs in particular, therefore higher targets of PL spend have been set for forthcoming years.</p>			
<b>TARGET: 11-50</b>			71	150	<b>221</b>
19	Plymouth Building for Jobs Investment Fund <b>Cllr Evans</b>	<p>Over £13.5million worth of investments and grants made so far, with further investments in the pipeline. Investments so far result in a pipeline of over 1,200 new jobs. Specific updates for this quarter include:</p> <ul style="list-style-type: none"> <li>• Ocean Studios – currently underway (£800,000 investment, 1,900sqm of workspace, 70 jobs).</li> <li>• Plymouth Energy Community – (£500,000 investment, 15 jobs). The community share offer was very successful (over subscribed).</li> <li>• Social Enterprise Fund – Six applications recently approved, totaling nearly £360,000 of grants and loans. This will create 28 jobs, three buildings back into use, and one new building..</li> </ul>			
<b>TARGET: 51-100</b>			2	0	<b>2</b>
			<b>1,769</b>	<b>351.5</b>	<b>2,120.5</b>



**WORKING PLYMOUTH****DRAFT**

Work Programme 2014 - 2015

**PLYMOUTH**  
CITY COUNCIL

**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 and is subject to approval at the Cooperative Scrutiny Board.**

For general enquiries relating to the Council's Scrutiny function, including this committee's work programme, please contact Helen Rickman, Democratic Support Officer, on 01752 398444.

<b>Date of meeting</b>	<b>Agenda item</b>	<b>Purpose of the agenda item</b>	<b>Reason for consideration</b>	<b>Responsible Officer</b>
<b>10.6.2014</b> <b>(Business meeting)</b>	Overview of Priorities for Working Plymouth	To help inform the work programme and cooperative review discussion.		Anthony Payne – Strategic Director for Place
	Presentation on G.A.M.E Transformation Business Case	To help inform Members of the G.A.M.E. business case	Overview presentation to update Members.	Nigel Gooding - GAME Programme Manager.
	Growth and Assets Full Business Case	To enable Members to scrutinise the business case before it is submitted to Cabinet on 17 June 2014.	Transformation Key Decision.	Nigel Gooding - GAME Programme Manager.
<b>22.7.2014</b> <b>(Review)</b>	Mayflower Coach Hub Review	For Members to be advised of proposals for the Mayflower Coach Hub.	Referred from the Cooperative Scrutiny Board.	Paul Barnard/ Juli Wileman
<b>8.8.2014</b> <b>(Review)</b>	Waste Collection Re-organisation Business Case - Transformation	For Members to be advised of the proposed Waste Collection re-organisation Business Case before its submission to Cabinet.	Part of the Transformation Programme	Simon Dale/ Tom Cox
<b>28.8.2014</b> <b>(Review)</b>	Commercialisation Business Case/ Fleet Services Business Case and Street Services Business Case – Transformation	For Members to be advised of the proposed Commercialisation/ Fleet Services and Street Services Business Cases before their submission to Cabinet.	Part of the Transformation Programme	Simon Dale/ Tom Cox/ Lee Pundsack
<b>3.9.2014</b> <b>Meeting postponed</b>	Controlled Parking Zones: On Street Parking Scrutiny Report	To update Members of the result of the Controlled Parking Zones: On Street Parking Scrutiny Review.	Monitor progress	Mike Artherton
<b>15.10.14</b> <b>(Business meeting)</b> <b>NEW</b>	Controlled Parking Zones: On Street Parking Scrutiny Report	To update Members of the result of the Controlled Parking Zones: On Street Parking Scrutiny Review as well as its progress through Cabinet.	Monitor progress	Mike Artherton
	City Centre BID Ballot	Members will be provided with the outline proposals for the renewal of the City Centre BID.		David Draffan/ Stefan Krause
	Plan for Parking (Parking strategy)	For Members to receive the scope, context and information on the consultation programme for the Plan for Parking Strategy.		Mike Artherton/ Phil Heseltine
	Waste Collection reorganisation	To update Members on preparations.		Tom Cox

Date of meeting	Agenda item	Purpose of the agenda item	Reason for consideration	Responsible Officer
<b>10.12.2014 (Business meeting)</b>	Market Recovery Scheme		Performance Review	
	Get Plymouth Building – 2 <sup>nd</sup> Annual Report	For Members to be provided with the second annual report.	Performance Review	
	Plan for Homes – 1 <sup>st</sup> Annual Report	For Members to be provided with the first annual report.	Performance Review	
	Plan for Jobs (update via tracking document)			David Draffan
<b>18.3.2015 (Business meeting)</b>	Inward Investment			David Draffan
	Strategic Property Review (update via tracking document)	Monitoring progress	The Cooperative Scrutiny Board agreed at its 27 November 2013 meeting that the Strategic Property Review is included on the Working Plymouth work programme for 2014/15.	
<b>NEW – items not yet allocated a date</b>				
Highways Maintenance Services				
Growth Deal 2				
Added to this work programme by Cooperative Scrutiny Board				
Plymouth Employment and Skills Plan				
Added to this work programme by Cooperative Scrutiny Board at 19 November meeting.				
Major Events 2015				
Added to this work programme by Cooperative Scrutiny Board at 19 November meeting.				
<b>Scrutiny Review Proposals</b>		<b>Description</b>		