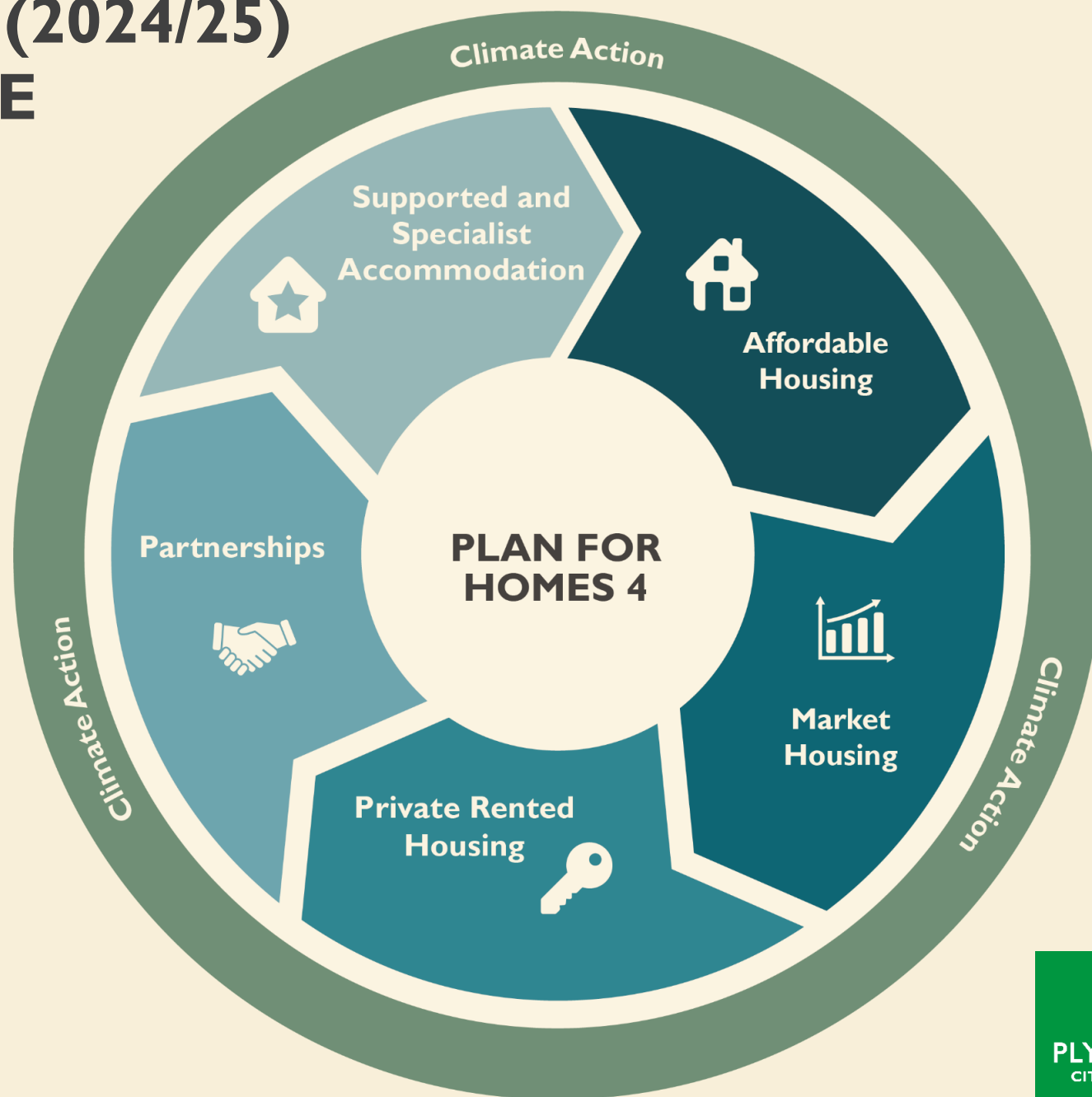


PLAN FOR HOMES 4 ACTION PLAN YEAR I (2024/25) UPDATE



1. Increase and accelerate the delivery of new homes



2. Reduce Homelessness and its impact



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



4. Maximise Inward investment



5. To meet specialist and supported priority housing needs



6. Provide increased housing choices in the City Centre



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



8. Support the delivery of estate regeneration priorities



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



10. Ensure we have effective partnerships to deliver the plan



I. Increase and accelerate the delivery of new homes



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

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

2. Reduce Homelessness and its impact



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

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

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

2.11	BCHA delivering family housing	26 units	Housing Delivery Team/ Community Connections	Mar-25	All units acquired and occupied	Completed BCHA have delivered LAHF 1 and 2 Allocation. LAHF1 – 16 family homes LAHF2 - 10 family homes
2.12	LAHF 3	21 Units	Housing Delivery Team/ Community Connections	Mar-25	LAHF 3 and LAHF 3B have been awarded to PCC. Funding will be delivered in partnership with PATH and BCHA for: 17 temporary accommodation units including 4 Afghan family units. LAHF 3B was signed in May 2025 and the expected completion date for this programme of work will be March 2026.	On track
2.13	Devonport House Review Project Review of Salvation Army owned accommodation at Devonport House supported accommodation for single homeless.	Retain 60 units	Community Connections/ Alliance Leadership Team	Mar-25	The building condition survey indicates useful life of the building, without significant investment, is limited. Steering group in place to consider options and viability to meet needs in the city.	On track
2.14	Specialist Housing Needs Assessment Also see 5.5	Specialist Housing Needs Assessment and Plan to be implemented	Head of Strategic Commissioning	Oct-24	This is being progressed, to ratify and compare the numbers to ensure clarity around the Housing Need	Behind schedule Final Draft - proof to design and final checks

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



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

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

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

4. Maximise inward investment in new and affordable housing



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

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

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

5. To meet specialist and supported priority housing needs



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

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

6. Provide increased housing choices in the City Centre



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

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

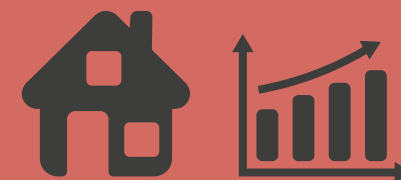
7. Deliver more low carbon and net zero carbon new build homes



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

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

8. Support the delivery of estate regeneration priorities



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

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

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



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

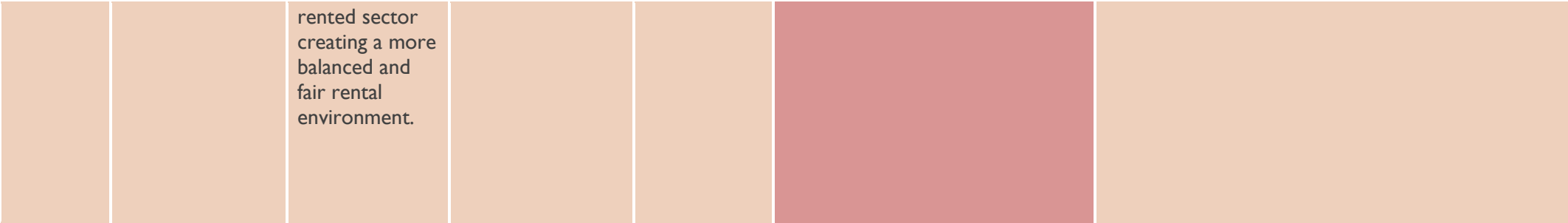
					Going into the next year there is a focus to develop a new post a job application, where users can simply upload a brief of the works and approved contractors can tender for works.	
9.3	Deliver mandatory HMO Licencing in Plymouth.	Ensure compliance in the city's 1,300 licensable HMO	Head of Housing Standards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

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

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

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

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





10. Ensure we have effective partnerships to deliver this plan

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

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

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