

Natural Infrastructure and Growth Scrutiny Panel



Date of meeting:	09 July 2025
Title of Report:	Plan for Homes 4 – Year 1 update
Lead Member:	Councillor Chris Penberthy (Cabinet Member for Housing, Cooperative Development, and Communities)
Lead Strategic Director:	Glenn Caplin-Grey (Strategic Director for Growth)
Author:	Nick Carter (Head of Housing and Regeneration)
Contact Email:	nick.carter@plymouth.gov.uk
Your Reference:	NJCI
Key Decision:	Yes
Confidentiality:	Part 1 - Official

Purpose of Report

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

Plan for Homes 4 was launched in March 2024 with the overall ambition to deliver a minimum of 5,000 new homes in the city over the next five years. It builds upon the successful Plan for Homes programme which has provided a housing delivery framework since first launched in November 2013. Building more homes for both social and affordable homeownership is a corporate priority. Plymouth is in the midst of a housing crisis and needs more homes to meet our identified housing needs.

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

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

Recommendations and Reasons

1. To note the report
Reason: To receive Plan for Homes 4 Year 1 update
2. To maximise the impact of the South West Housing and Construction Conference, to promote development opportunities, overcome challenges to delivery and secure inward investment.
Reason: To get Plymouth building homes, to engage and retain housebuilders and the wider supply chain, and secure inward investment in new homes and infrastructure.

Alternative options considered and rejected

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

Relevance to the Corporate Plan and/or the Plymouth Plan

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

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

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

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

Implications for the Medium Term Financial Plan and Resource Implications:

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

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

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

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

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

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

Financial Risks

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

One existing risk in the overall Plan for Homes 4 is that if the Council do not receive the full £1.920m from the profiled Right to Buy receipts before the end of 2029 it would leave a shortfall in funding. If this were to be the case, in mitigation of this risk the Council would seek to reprofile the wider Plan

for Homes programme to ensure financing comes from actual RTB receipts already secured. We therefore consider the risk to the Council of having a shortfall of funding to be low.

Legal Implications

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

Carbon Footprint (Environmental) Implications:

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

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

** When considering these proposals members have a responsibility to ensure they give due regard to the Council’s duty to promote equality of opportunity, eliminate unlawful discrimination and promote good relations between people who share protected characteristics under the Equalities Act and those who do not.*
Plan for Homes 4 will help address housing challenges for residents in the city who are disadvantaged due to low income or by disability, by providing more high quality, affordable and energy efficient housing, including homes that are both accessible and adaptable to address mobility needs. The emphasis on improving energy efficiency of the new homes will have the added benefit of helping to address fuel poverty for low-income households at a time of high energy costs, and cost of living inflation challenges. This will create a net positive impact on child poverty for those households benefitting from the additional and improved homes the plan envisages.

Appendices

**Add rows as required to box below*

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

Background papers:

**Add rows as required to box below*

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

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

Sign off:

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