

AFFORDABLE HOUSING DELIVERY

Working Plymouth 25 September 2013



Background

Demand for housing that is affordable increasingly outweighs supply, and as more and more people struggle to find or afford homes our housing waiting list now stands at over 10,000 households; with over 2,500 identified as having a priority need for housing (bands A to C)

The shortage of new homes keeps house prices high and pushes up mortgage and deposit costs. First time buyers are struggling as even the more 'affordable' market house prices are over 6 times average local incomes. Private rents are also high and are predicted to increase further reflecting growing demand.

The Plymouth Core Strategy and the Housing Plan set out strategic housing and planning objectives to increase the supply, mix and quality of new and affordable homes.

Our new Corporate Plan prioritises accelerated housing supply to meet the housing needs of the city.

Affordable Housing Delivery

The city's strong track record of affordable housing delivery is a reflection of the effective partnership working with our partner Housing Associations and the Homes and Communities Agency (HCA) through the Plymouth Housing Development Partnership (PHDP), developers and other housing providers.

This has been enabled and supported by the Housing Delivery Team and the wider planning department to assist housing providers in delivering viable schemes and the development of a range of new affordable homes by;

- Direct delivery by Housing Associations on acquired or city council sites
- Planning gain through S106 sites
- Bringing empty homes back into use
- Regeneration programmes

The following completions figures and benchmarking information demonstrates our strong track record in the delivery of new affordable housing.

Affordable housing completions and 2 year projections

Year	Affordable Homes Completed	Rent	Low cost homeownership	% of all homes completed
2008/09	290	191	99	26%
2009/10	335	198	137	62%
2010/11	368	240	128	66%
2011/12	276	178	99	45%
2012/13	266	138	128	38%
2013/14	205	157	48	
2014/15	450	300	150	

Our Core Strategy target (CS15) is for at least 30 per cent of new dwellings on qualifying sites to be affordable, subject to viability. This equates to 3,300 new affordable homes by 2021.

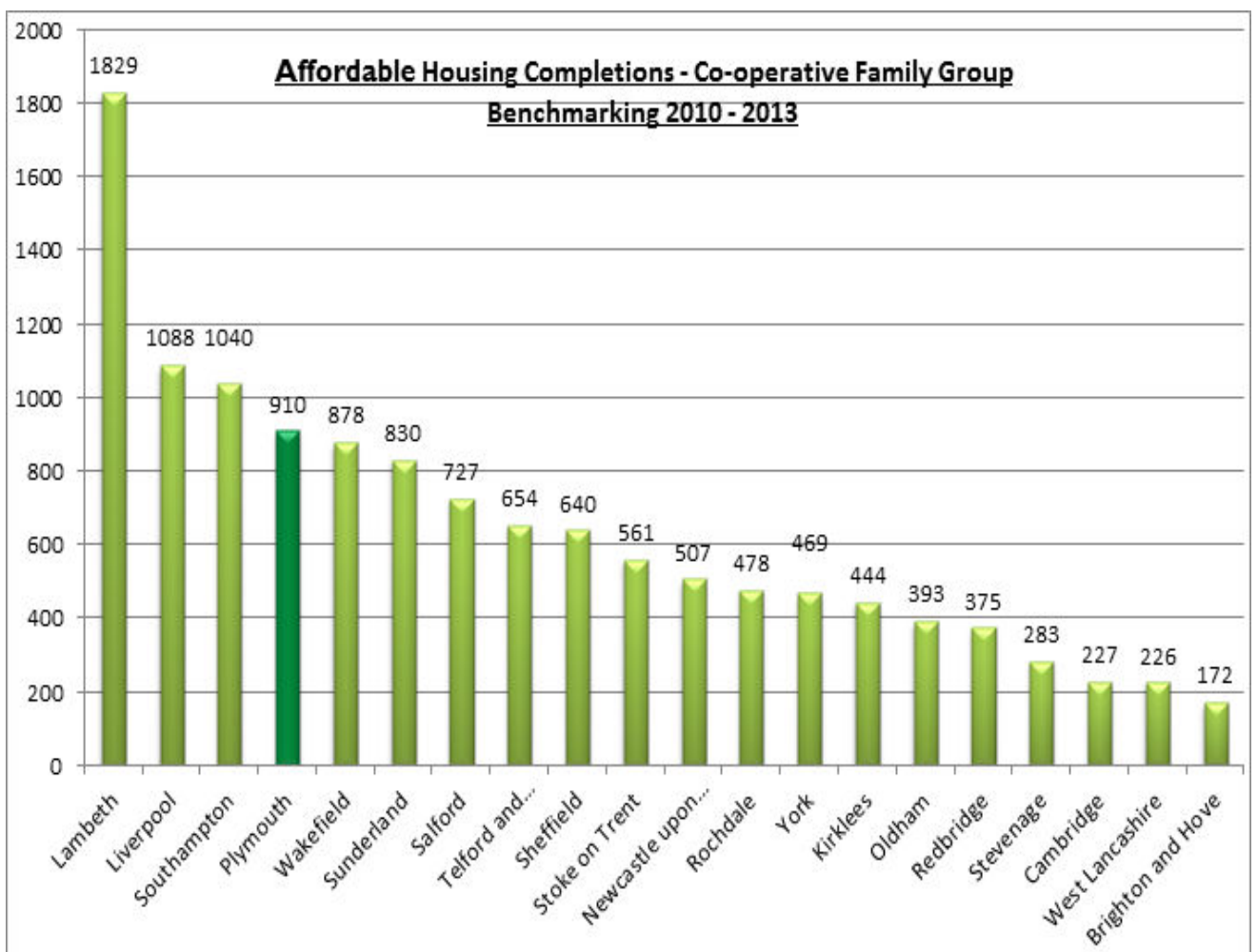
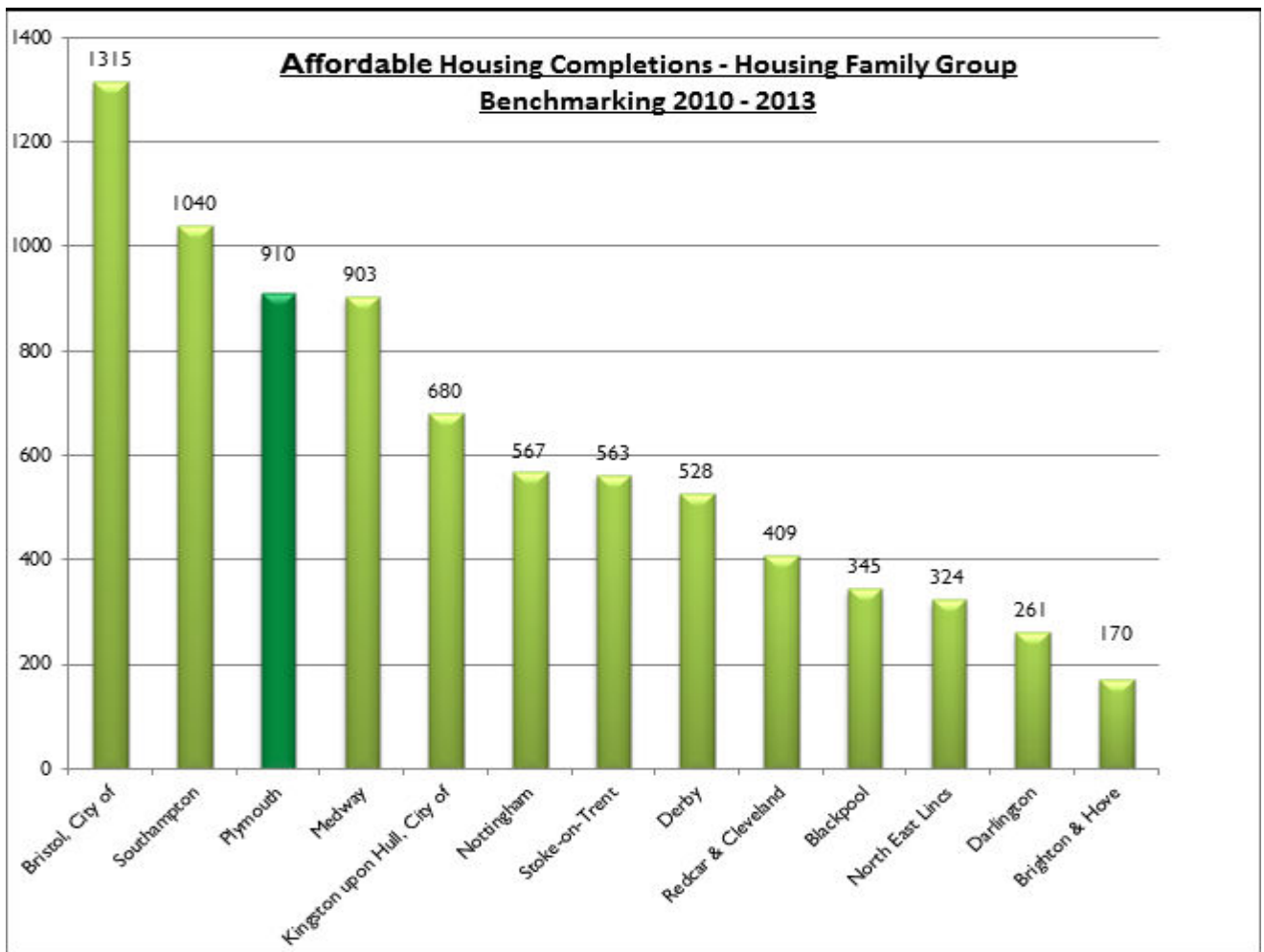
Since 2006 and the start of the Core Strategy plan period a total of 2003 affordable homes have been delivered. This is 36 per cent of all new homes delivered during that time.

Despite the economic downturn and reduction in the availability of grant funding we are on track to exceed the Core Strategy target.

Through our direct work with housing associations and negotiations with developers on S106 development opportunities we aim to ensure that a mixture of different types and sizes of homes are developed to meet the needs of the city. This includes general needs accommodation for single people and families, supported housing projects for vulnerable households, specialist housing projects for people with a range of disability, Lifetime Homes and properties built to full wheelchair standard.

Examples of the range of projects and homes are provided later in the report.

The following tables demonstrate our 'top quartile' affordable housing delivery performance over the past three years when benchmarked against both our Housing Family Group and Co-operative family Group.



Funding for Affordable Housing Delivery

The Housing Delivery Team have been successful in securing significant government funding to support the delivery of affordable housing through the PHDP; demonstrating confidence in investment and delivery in the city.

For the period 2008 – 2011 we attracted £50m of HCA grant funding. This was matched by private borrowing funding from our Housing Association partners.

Government funding for affordable housing has been reduced by over 65% for the 2011 – 2015 National Affordable Housing Programme. However over this period we have managed to secure a further £12m in 2011 and £10m in 2013 from the HCA to support homes being completed by April 2015.

The Government recently announced in 'Investing in Britain's Future' that it is providing £3.3 billion of new funding, though details and a bid timetable are yet to be announced. We will work to ensure we maximise funding to development opportunities in the city.

Recent and current housing delivery projects include;

George House – 2012

A new purpose built hostel on former city council land providing accommodation and support for the single homeless, replacing the outdated SHIP Hostel.

Winner of the CIH UK Large Development of the Year award 2012

Women's Refuge – 2012

A new purpose built refuge on former city council land providing safe accommodation and support for families fleeing domestic abuse.

Devonport Heights – 2012

Extra Care housing for older people, adding to the city's successful track record of providing extra care housing – currently 140 units in the city.

We are progressing with plans for a further 100 extra care units over the next two years.

Garrison Close - 2011

The first properties in the city to be built to Code for Sustainable homes Level 5. The homes are let by Devon and Cornwall Housing at affordable rents and tenants have been specifically selected for their commitment to live a sustainable lifestyle. A proportion of the rental income is used to provide a revenue stream for the Devonport Community Land Trust to enable the Trust to expand its current activities.

Devonport Regeneration

Working with Housing Association partners and developers to complete the transformational change of Devonport, replacing 383 obsolete homes with a mix of new homes helping to rebalance the community and helping create a high quality place to live and work.

North Prospect Regeneration

Working with Plymouth Community Homes and Barratt Homes on the largest regeneration project in the South West, providing new homes and jobs. The programme includes plans for 769 homes to be demolished, 668 new affordable homes to be built alongside 496 new private homes for sale, with a further 302 existing homes refurbished.

A £4m Community Hub is due to fully open in March 2014.

Future innovative projects include;

Hoegate House

Working in partnership with Housing Association Chapter 1 and the Co-op we are working on a proposal to convert empty office space above its food store to provide 30 one and two bedroom affordable flats.

Bickleigh Eco –Village

Working with CornerstoneZed on proposals for Europe's first commercially viable 'Eco-village' to provide 98 new homes and jobs with on-site assembly facility and green enterprise hub

Nelson Project

Proposals are being developed for a Custom Build homes project of 24 homes involving the Community Self Build Association working with ex-service personnel and households with learning disabilities.

Conclusion

We will build upon our existing track record and do more. Providing more decent homes and improving the city's overall housing offer is important in delivering our City Vision.

Through the Get Plymouth Building Programme and the Plan for Homes we are seeking to deliver a significant step change in delivery, to accelerate and increase housing supply to meet the housing needs of the city.

Nick Carter
Housing Delivery Team Leader
Planning Department
25th September 2013

George House



Devonport Views



Garrison Close



Evolve, Ker Street



