

# CITY COUNCIL

25 November 2013



## YES TO HOMES CAMPAIGN

This Council notes that:

<ul style="list-style-type: none"><li>• We are not building enough homes in England to meet housing needs, with most commentators identifying the level of need at around 265,000 homes per annum.</li></ul>
<ul style="list-style-type: none"><li>• Rising house prices mean the dream of home ownership is beyond the reach of millions and the size of a mortgage deposit alone stops many would-be first-time buyers from getting on the housing ladder.</li></ul>
<ul style="list-style-type: none"><li>• One in 12 families in England is now on a social housing waiting list.</li></ul>
<ul style="list-style-type: none"><li>• The average house price in Plymouth in 2012 was £159,281 making the standard 20% mortgage deposit £31,856.</li></ul>
<ul style="list-style-type: none"><li>• Evidence from the 2013 Strategic Housing Market Needs Assessment indicates the median annual earnings to be £23,600 with almost 40% of households earning below £20,000, meaning that £29,829 (with a 10% deposit) is required to purchase a lower quartile house of £116,000 or to afford the average market rent for a two bed property.</li></ul>
<ul style="list-style-type: none"><li>• A lower quartile house costs 6.3 times the income of a household earning a lower quartile salary.</li></ul>
<ul style="list-style-type: none"><li>• 80% of future housing needs are for one and two bedrooms affordable homes.</li></ul>
<ul style="list-style-type: none"><li>• Customers seeking housing advice have increased by 41% and the total housing waiting list stands at 10,100 - all signs of the housing market being under severe stress.</li></ul>
<ul style="list-style-type: none"><li>• The Government have provided assistance with mortgage deposits.</li></ul>

This Council believes that:

<ul style="list-style-type: none"><li>• The solution to the housing shortage is to build more of the right homes, in the right place, at the right price.</li></ul>
<ul style="list-style-type: none"><li>• Public opposition is one of the main barriers to increasing housing supply and all too often the people who actually need homes are missing from local debates.</li></ul>
<ul style="list-style-type: none"><li>• Plymouth City Council needs to take an active role in making the case for building more homes locally, through both the Plymouth Plan consultations and the neighbourhood planning process.</li></ul>

This Council resolves to:

1. Support the Yes to Homes campaign, and commits to increasing the delivery of the right homes, in the right place, at the right price in the Plymouth housing market area.
2. Work with Yes to Homes supporters, local groups, and organisations to actively make the case for new homes and explain the benefits of new homes for the whole community.
3. Invite the Plymouth Housing Development Partnership to hold special hearings on housing to help local people, community groups and businesses to give evidence on the need for more homes, including investigating the reasons why people object to new homes, and report these findings to the Working Plymouth Scrutiny Panel.
4. Inform local people, local Members of Parliament, One Plymouth, the Plymouth Growth Board, the Heart of the South West Local Enterprise Partnership, the Plymouth Housing Development Partnership and the Plymouth Regeneration Forum of this decision.

Proposed by Councillor Mark Lowry

Seconded by Councillor Patrick Nicholson