

## Plan For Homes 3 – delivery framework

objectives	interventions	priority outcomes
<p><b>1. We will deliver the right homes in the right places</b></p>	<p>To support the delivery of the Joint Local Plan housing numbers</p> <p>To identify, acquire and where necessary secure planning on sites for new homes</p> <p>To prepare and add value to sites to sell to the market or develop through either Joint Venture or other delivery models, which could include a housing company</p> <p>To invest in the infrastructure required to unlock developable and stalled sites</p> <p>To make viability assessments publically available to improve transparency</p> <p>To develop a Small Sites initiative recognising the role small sites and SME's have in delivering new homes in communities</p>	<p>The delivery of 1,000 new homes a year over five years</p> <p>Meeting identified housing needs for a range of homes, recognising the high need for smaller homes as well as larger family homes</p> <p>Seeking to achieve a stretch of an additional 1,000 affordable homes over five years</p> <p>Accelerated new homes delivery and meeting targets faster</p> <p>Diversification in housing partners and products</p>
<p><b>2. We will deliver more truly affordable housing</b></p>	<p>To deliver more social rented homes and provide financial support to housing associations to improve viability</p> <p>To develop Housing Deals with partner housing associations to maximise investment and activity in the city</p> <p>To explore the concept of a 'Plymouth Affordable Rent' with housing association partners to link affordable housing costs to local incomes</p> <p>To purchase market homes to convert into increase levels of affordable housing for rent and sale</p>	<p>A programme of Social Rent homes with partner housing associations</p> <p>Local Housing Deals established to support increased delivery</p> <p>Improved affordability of homes for rent and sale to meet a range of housing needs</p>
<p><b>3. We will tackle and prevent homelessness by focusing on prevention and early intervention</b></p>	<p>To support the implementation plan of the Plymouth Alliance and support them to deliver their accommodation strategy</p> <p>To deliver a broad range of accommodation solutions to avoid the use of emergency accommodation</p> <p>To monitor and adapt to impact and changes under Homelessness Reduction Act Work with the Plymouth Alliance and partners to identify emerging trends and develop plans to</p>	<p>Stop the use of B&amp;B for families with children</p> <p>Fewer people sleeping rough</p> <p>Fewer people in Emergency accommodation</p> <p>Provide increased 'move-on' accommodation</p>

**4. We will improve housing conditions for those in private rented housing**

**reduce rough sleeping**

**To improve Early Intervention pathways to prevent homelessness**

**To improve Young Person's Homelessness and Support pathway**

**To carry out our own direct development**

**To continue to proactively reduce the numbers of long term empty homes**

**To support landlords to convert shared housing into family homes**

**To develop new and innovative plans to improve the quality and provision of Private Rented Sector homes.**

**To take robust enforcement action to improve the condition and management of existing rented properties**

**To work with tenants to help them sustain tenancies in the private rented sector and to help them understand their rights and responsibilities**

**To develop HMO licensing in line with legislation to support our work in raising standards in the private rented sector**

**To work with the Health and Well Being Board and external partners to ensure that the quality of existing homes across all tenures is recognised as a key determinant of health and well-being**

**5. We will deliver an increased range of housing solutions including specialist homes to those in greatest need**

**To provide age related housing including bungalows and extra care facilities**

**To provide more accessible and specialist homes for those that need them**

**To support people to maintain independence by delivering adaptations to enable them to remain in their own homes**

**To develop a programme of veterans housing projects / veterans village**

**To focus on prevention and early intervention to deliver and support independent living**

**Fewer empty homes and vacant buildings**

**Number of properties improved**

**Number of Cat 1's and Cat 2's hazards removed**

**Increased number of trained and accredited landlords and agents**

**Improving the mix of homes to meet a range of identified housing needs**

**Providing downsizing opportunities and making better use of the existing stock**

**Better housing choices for the most vulnerable households**

**Veterans Housing Steering Group established to oversee the provision of**

**6. We will improve communities through regeneration**

**To support people to access decent, safe and affordable homes that are suited to their needs**

**To provide housing delivery, planning and financial support to complete the regeneration of North Prospect**

**To work with housing association partners to support the regeneration of homes at Barne Barton**

**appropriate housing choices to help meet identified housing needs of our veterans**

**The programme of estate regeneration at North Prospect completed**

**A programme of Estate regeneration at Barne Barton commenced**

**Decent homes, improved housing choices and wider social and economic benefits to communities**

**7. We will encourage the development of more homes for everyone in the city centre**

**To develop a City Centre Programme to encourage and support homes for everyone**

**To encourage and support the provision of purpose built Private Rented Sector homes at scale in the city centre**

**To lead and pilot projects to help create the market for city centre living**

**To support Living Over The Shop opportunities**

**Improve the vibrancy of the heart of our city**

**A better understanding of housing demand and needs for city centre living.**

**Demonstrate delivery and viability of city centre living and act as a catalyst to other residential schemes**

**8. We will explore and promote innovation in housing delivery**

**To improve the quality and design of new homes including modular and modern methods of construction**

**To encourage custom and self build opportunities**

**To improve the energy efficiency and sustainability of new and existing homes**

**To encourage new delivery models including Community Led & Co-operative housing, rent to buy homes and new partnerships**

**Increased innovation and use of modern methods of construction and modular to provide quality and sustainable homes**

**Meet the identified demand for custom and self-build homes**

**Tackling fuel poverty**

**Improved diversification of types of homes and mix of partners to increase and accelerate housing delivery**

**9. We will work in partnership to deliver this Plan**

**To work in partnership with Homes England, housing associations and institutional funders to maximise funding and capacity into new affordable homes**

**Proactive engagement and partnership working to ensure capacity and funding to help make this happen**

**To improve engagement with SMEs and support them to deliver more on small sites**

**To engage with land owners and house builders to improve policy compliant delivery on JLP allocated sites**

**To work with Building Plymouth to help tackle skills gaps and skills shortages in the construction industry**

**To encourage and engage with communities to deliver co-operative housing / community land trust models of delivery**

**A growing skilled construction workforce**