



**Plymouth**  
Britain's Ocean City

**New Plan for Homes**  
Brexit, Infrastructure and Legislative Change OSC  
6<sup>th</sup> March 2019



# JOINT LOCAL PLAN 2014 - 2034



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CITY COUNCIL

## The Spatial Strategy



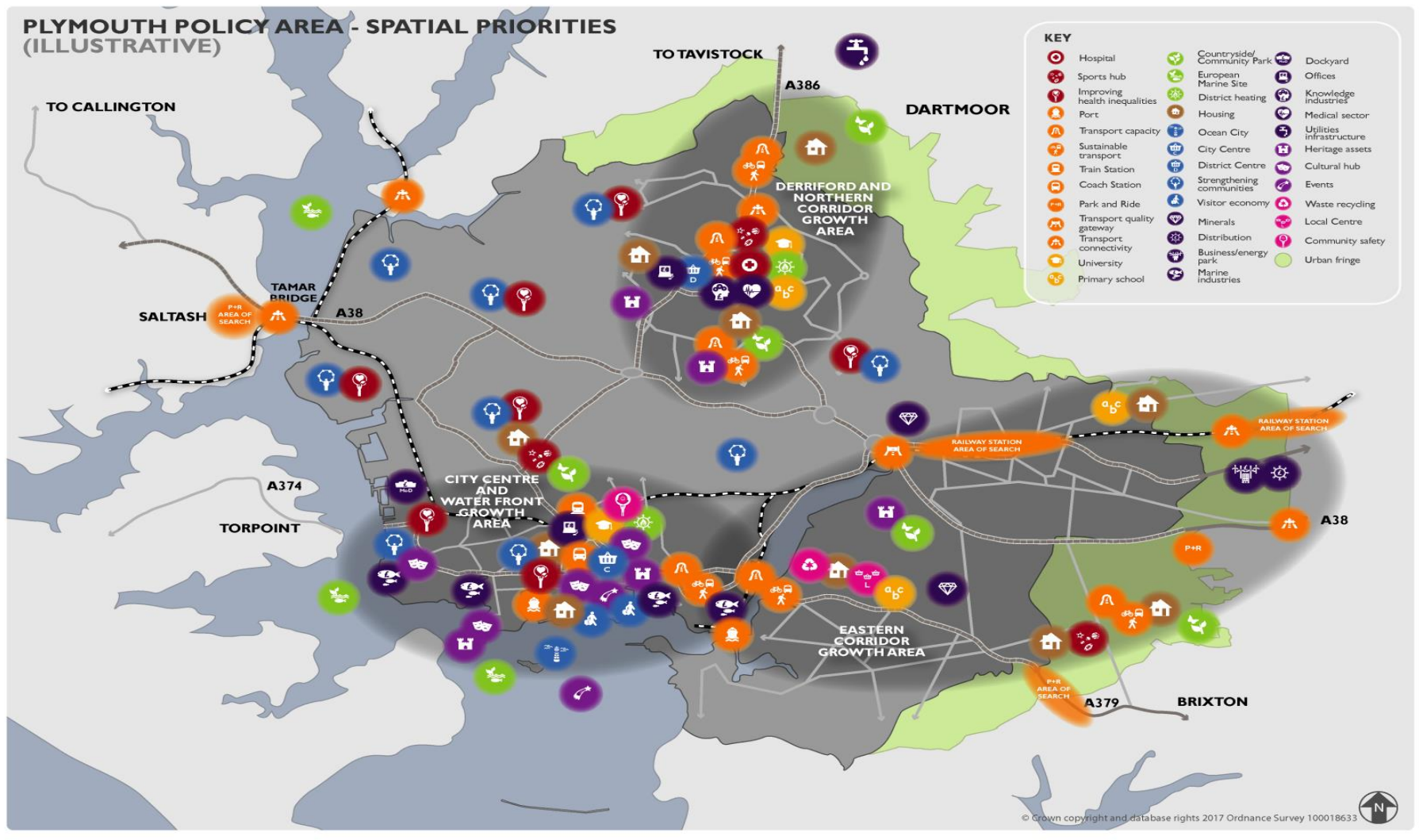
- **Two Policy Areas – Plymouth Policy Area and Thriving Towns and Villages**
- **26,700** new homes
- **6,600** new affordable homes
- Meeting needs of the HMA **in full**
- **19,000** new homes to be built in the Plymouth Policy Area (71% of total)
- **7,700** new homes to be built in the Thriving Towns and Villages Policy area
- **13,200** new jobs across the JLP area requiring **312,700 sq m** of new employment space

# SPATIAL PRIORITIES



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## PLYMOUTH POLICY AREA - SPATIAL PRIORITIES (ILLUSTRATIVE)

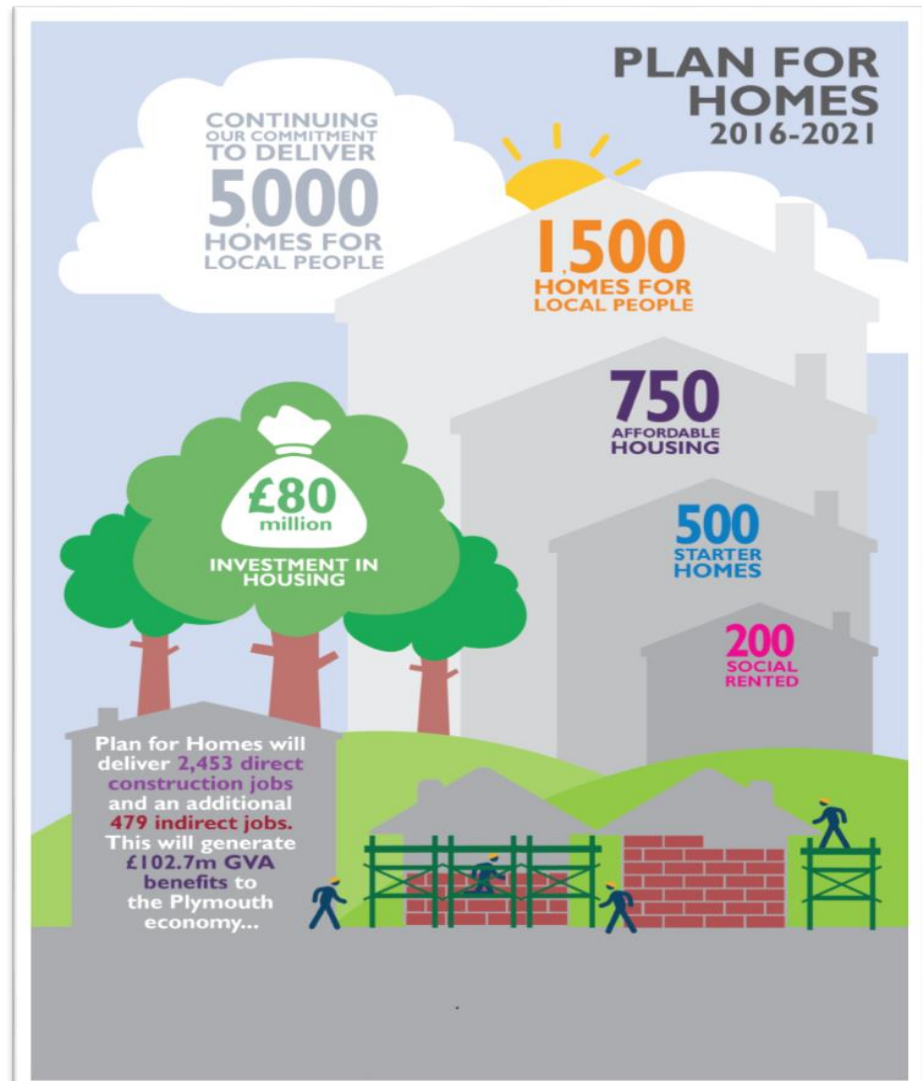
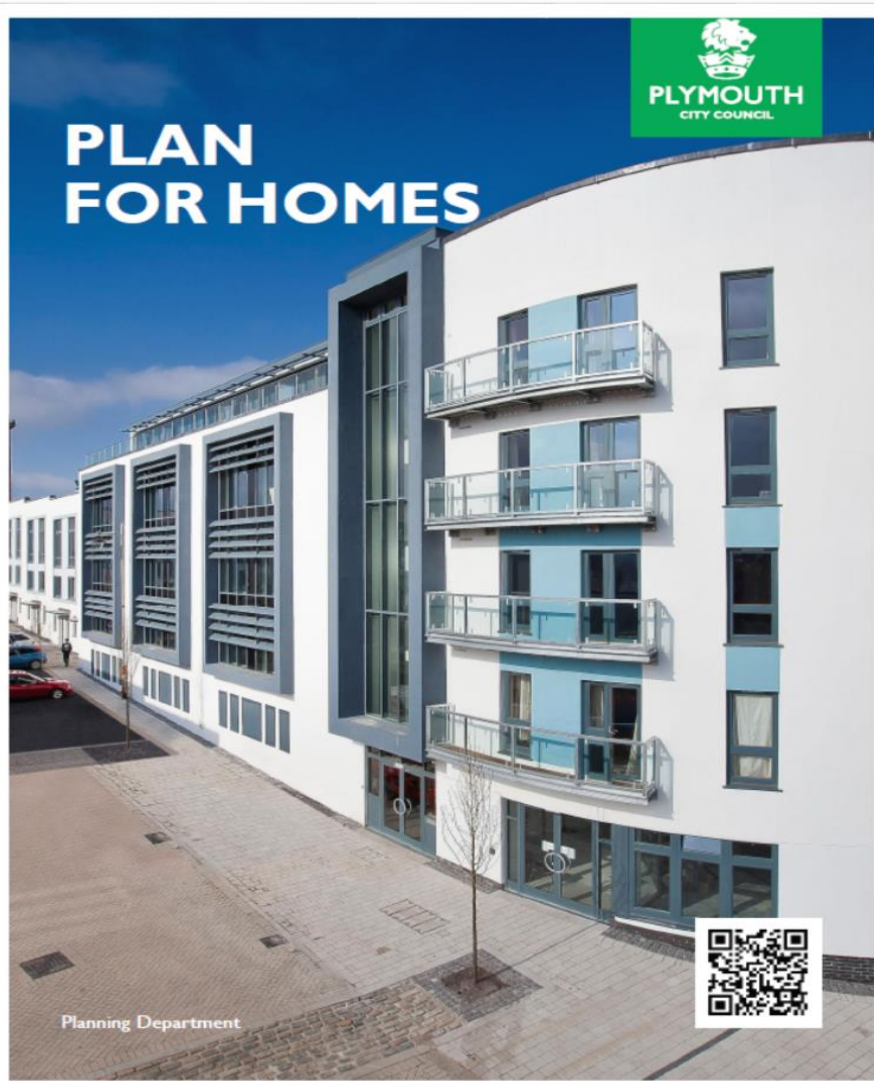


# LOCAL HOUSING PRESSURES



- 12,794 households on housing waiting list of which 8,560 are in priority need
- Increases in homelessness and families in temporary accommodation
- Average house price £184,665. Average earnings £23,369
- Housing Affordability ratio of 7.9 (Home Truths 2017/18)
- Growing and ageing population; demands for extra care and age related housing
- 20.4% of population with a long term health or disability (SHMNA 2017)
- 330 households requiring wheelchair accessible housing (PCC report)
- 550 DFG applications each year
- Over a third of all private rented housing is non-decent – occupied by over 7,500 households
- 715 Long Term Empty Homes (Oct 2018)

# PLAN FOR HOMES 2013 REFRESHED 2016



# PLAN FOR HOMES PROGRAMME



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- Commitment to increase and accelerate housing supply with the ambition to deliver **5000 new homes** over five years
- Range of initiatives under themes of **Finance, Land, Infrastructure, Community Engagement and Leadership**; what PCC will do to enable a step change in delivery
- On track - supported delivery of **4,460 in first four years**
- Centrepiece – streamlined & targeted approach to **PCC land disposals**

# STREAMLINED AND TARGETED LAND RELEASES



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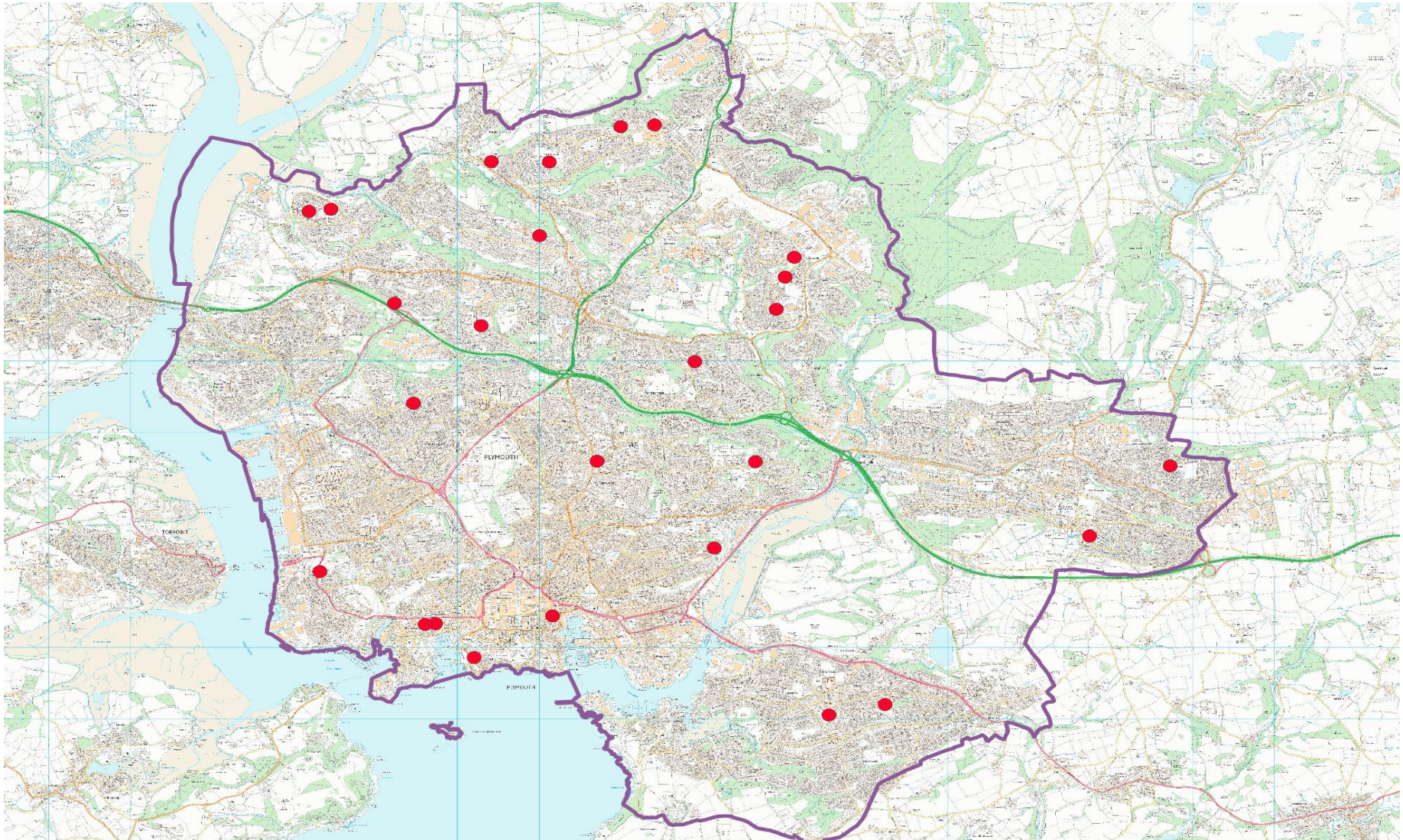


- Released **33 council owned sites** for housing in 18 months, totalling 138 acres of land - planned to deliver **1,697 new homes** of which **856 are affordable (50.4%)**
- **Enabling delivery** - to date **787 homes completed** on 22 sites and **250 homes under construction** on 6 sites
- **Accelerating delivery** - Lead in times on these 28 sites from date developer appointed to start on site is **2.25 years**, compared to national average lead in time of 3.5 years

# PLAN FOR HOMES 1,046 HOMES ACROSS 27 SITES

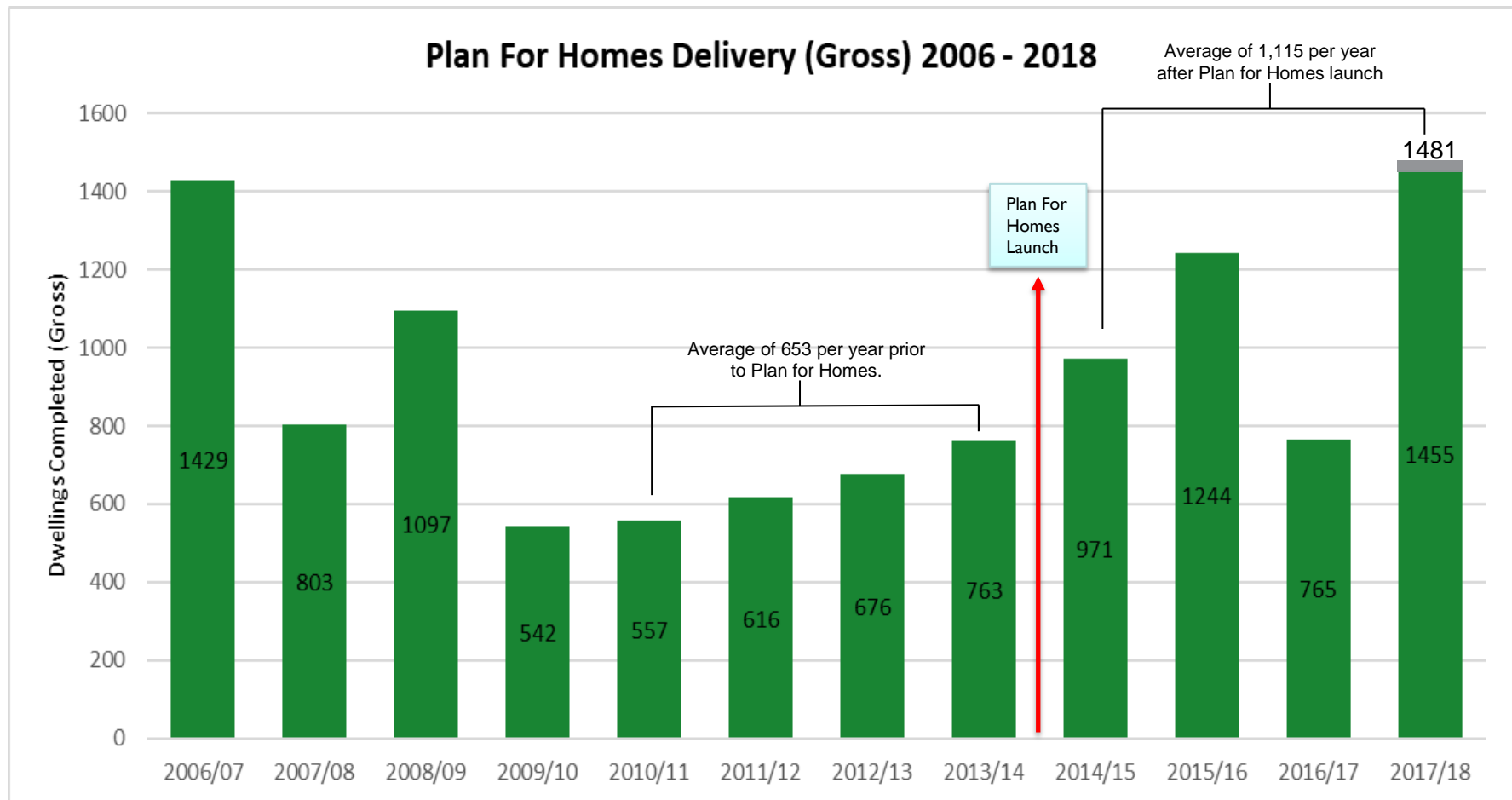


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# PLAN FOR HOMES DELIVERY (Gross) 2006-2018



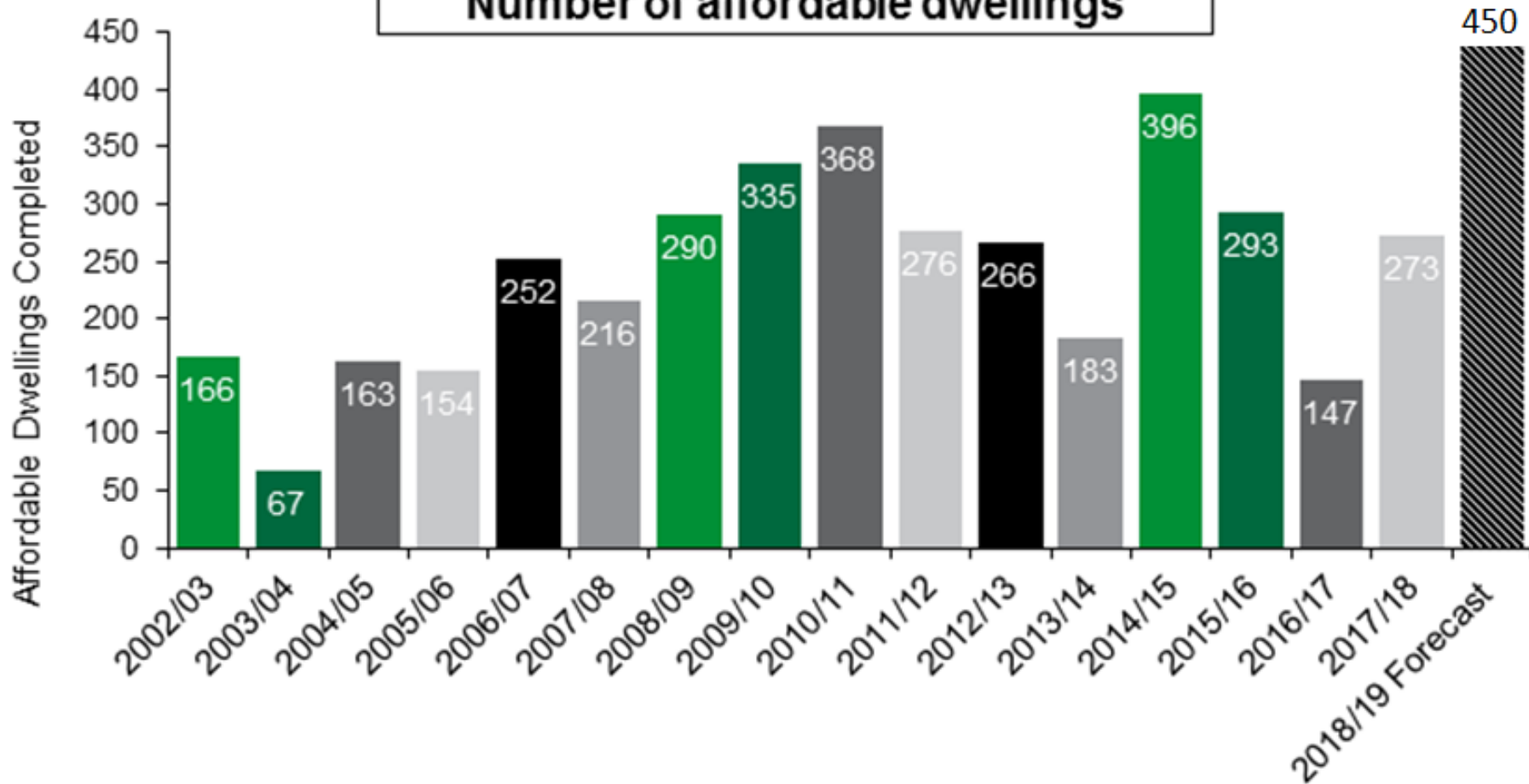
# AFFORDABLE HOUSING DELIVERY 2002 – 2019



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## Affordable Home Completions 2002 - 2019

Number of affordable dwellings

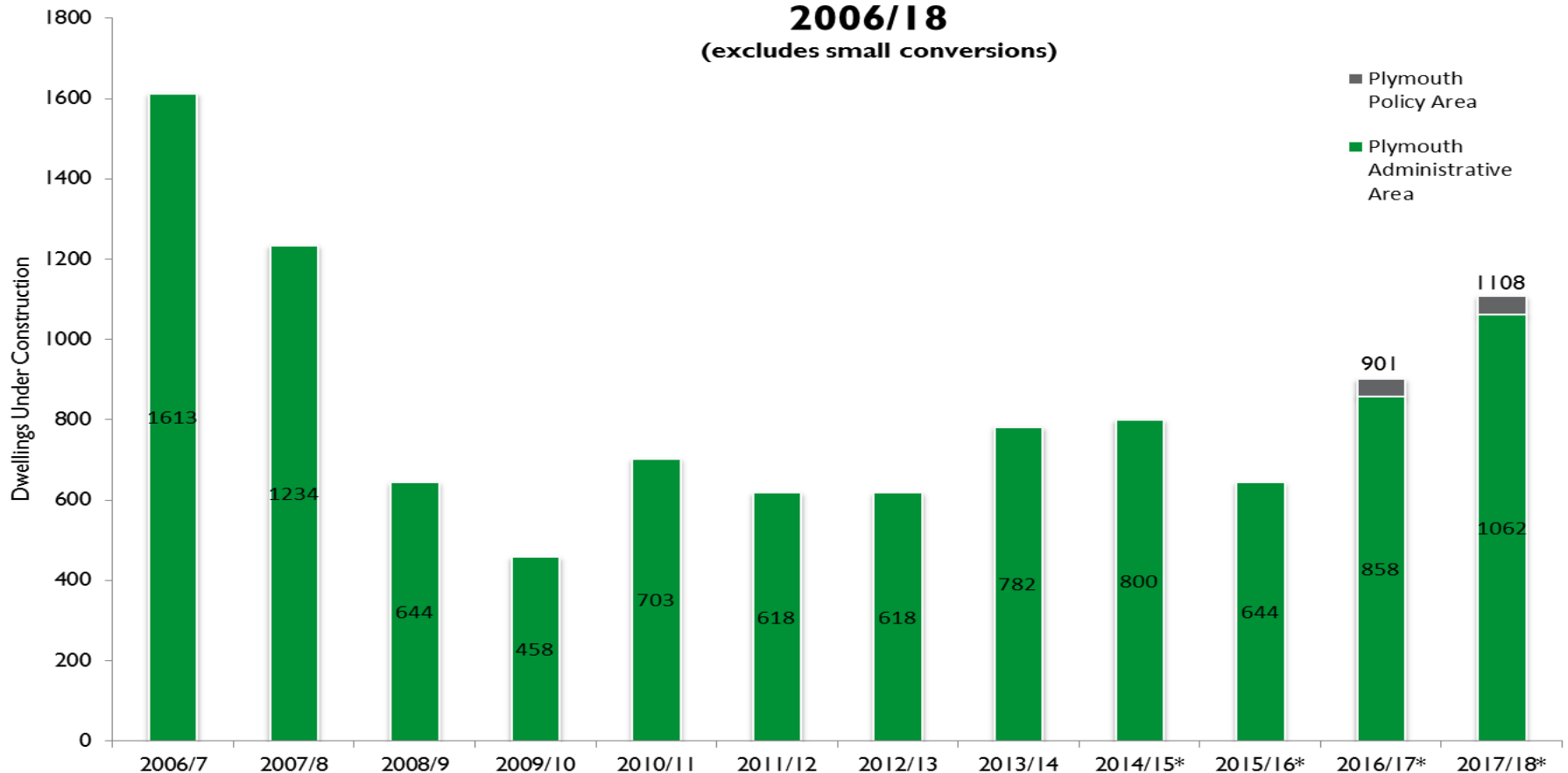


# NUMBER OF DWELLINGS UNDER CONSTRUCTION 2006-2018



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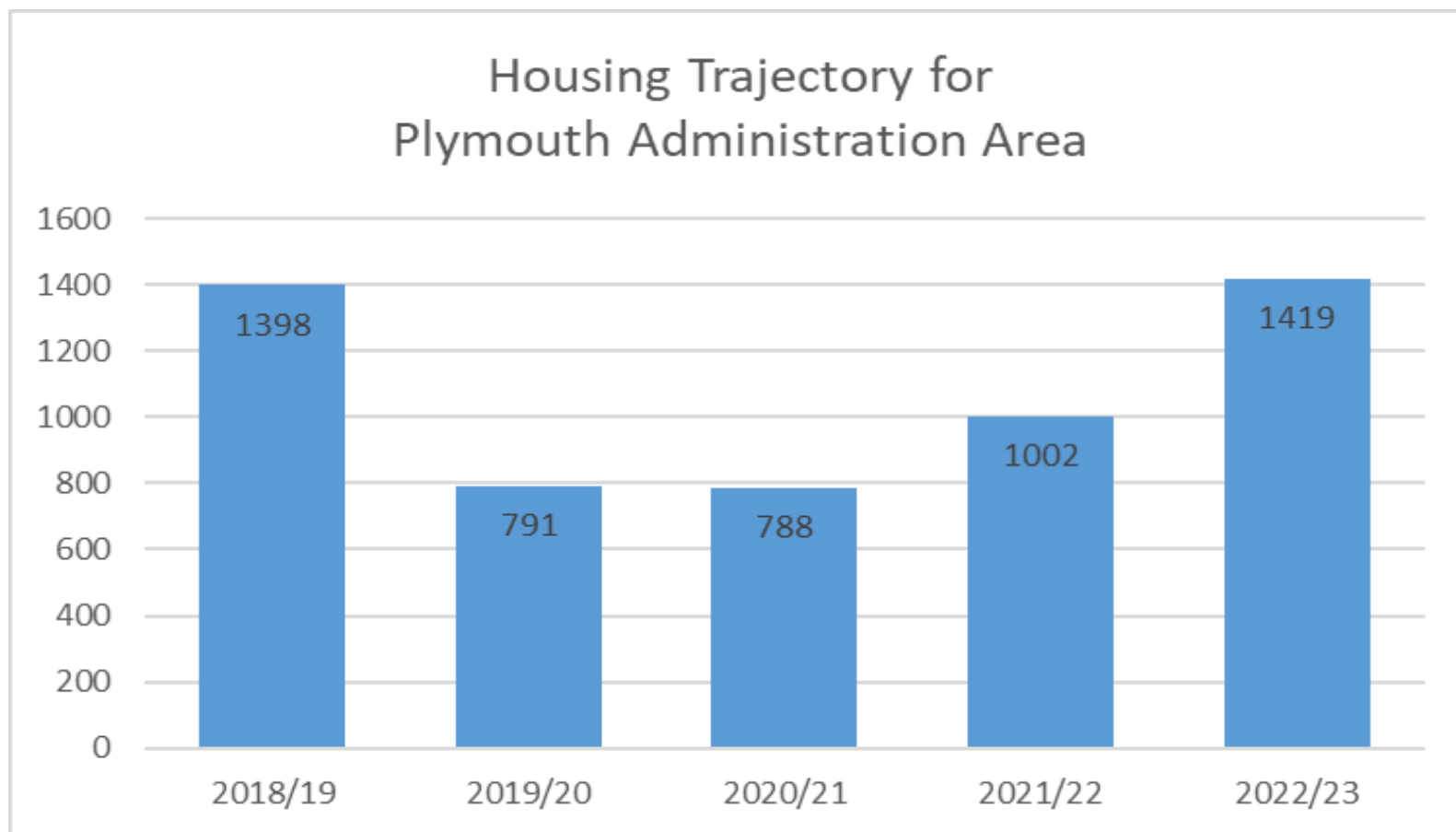
**Plymouth Number of Dwellings Under Construction 2006/18**  
(excludes small conversions)



2006-2013/14 includes provision of student cluster units

\*2014/15 onwards excludes student accommodation

# PLYMOUTH NET ADDITIONS 2018/19 – 2021/22



Identified net supply over next 5 years = 5,398\*

\*Figure takes demolitions in to account and does not account for empty homes returned to use.



Homes  
England



TAMAR  
HOUSING



sovereign



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Plymouth  
Community Homes



LiveWest

A home for everyone

bcha

find a way forward [bcha.org.uk](http://bcha.org.uk)

Rentplus



the  
guinness  
partnership



CLARION  
HOUSING GROUP



westward



Sanctuary  
Housing



Plymouth  
Housing  
Development  
Partnership

A S T E R

GROUP

# ENHANCED HOUSING OUTCOMES



- Achieving **best value in terms of housing outcomes** and meeting a wide range of housing needs;
- **Extra Care housing** for older people and people with learning disability,
- Flagship **service veterans** self build project at Nelson Project
- **Wheelchair and accessible** homes
- Overall **above policy levels of affordable housing (50%)**
- **Larger family homes, rent to buy** models,
- High proportion of **rented** homes
- Largest affordable **Passivhaus** scheme in the country

# EXCELLENCE IN HOUSING DELIVERY – NELSON PROJECT



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# STIRLING PROJECT DESIGN STAGE



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# ENHANCED SUSTAINABILITY STANDARDS - PRIMROSE PARK



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# WORKING WITH HOMES ENGLAND



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- To bring forward third party sites for new homes and regeneration – acquisition of **Coypool** Site PLY53 (master planning to accelerate delivery of over 400 new homes)
- **PCC acquisition of three sites** to deliver over 500 new homes under the Starter Homes Land Fund
- **Joining all the funding queues;** Starter Homes Programme, Accelerated Construction Funding, Housing Infrastructure Funding, Land Release Funding, Affordable Housing Programmes, Community Housing Fund.
- **Securing £50m** HE funding to support delivery of over **3,000 new homes**

# UNLOCKING STALLED SITES



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RUD SAWERS ARCHITECTS



# ESTATE REGENERATION NORTH PROSPECT



- 12 year programme rebalancing local housing market
- 798 demolitions / 1150 new homes & 300 refurbs / 600 completions to date
- Phase 3 – nearing completion 159 homes
- Phase 5 – on site demo completed on 98 and start on site to build 146
- Phase 4 – planning submitted for 195 homes. Funding package being agreed.



# ESTATE REGENERATION

## BARNE BARTON



- 226 flats Clarion identified for redevelopment - planning permission due for 205 new homes (mix of family houses & flats)
- 120 flats Sanctuary Housing - community consultation developing plans



# ESTATE REGENERATION DEVONPORT



- 15 year programme rebalancing local housing market
- 600 demolitions / 1500 new homes when complete
- Now in final delivery stages at Mount Wise. Vision completed.



# TACKLING EMPTY HOMES & BUILDINGS



- Good track record of activity.
- £1m budget for 18/19 will deliver;
- 26 units brought back into use (in 14 buildings)
- Estimated £16k pa council tax liability
- Highlights include converting a derelict former church hall into 6 HMOs, converting vacant space above shops in the city centre and Stoke into 7 new flats, and converting a former post office that had been empty for >20 years into 2 flats

# CUSTOM & SELF BUILD PLOTS WOODWAY PLYMSTOCK





# PLAN FOR HOMES 3



## PLYMOUTH'S PLAN FOR HOMES 3

## PLAN FOR HOMES 3

**OUR VISION** to deliver quality homes in sustainable neighbourhoods for everyone. Plan for Homes 3 sets out our priority objectives across three themes that will directly support the delivery of 1,000 new homes per year over the next five years, supporting a range of housing delivery and service initiatives, tackle housing needs, homelessness and poor housing conditions.

## STRATEGIC HOUSING THEMES

1	2	3
<b>Improving housing conditions and broadening choice</b>	<b>Supporting the delivery of the Joint Local Plan housing numbers</b>	<b>Housing Investment Fund</b>
Tackle and prevent homelessness by focusing on prevention and early intervention  Improving housing conditions within the private rented sector  Deliver an increased range of accommodation solutions including specialist housing  Reusing empty homes  Neighbourhood regeneration  A range of social rent homes	Housing site infrastructure and viability interventions  Building up the housing delivery pipeline  Supporting the private sector and housing associations to deliver	Funding to support the overall activities of Plan for Homes 3  Intervening in the market to ensure homes meet identified needs  Short term land acquisitions  Long term land acquisitions  Generate future capital receipts and revenue streams  Maximise external funding
<b>City Centre Housing Programme</b>		

## OUR PRIORITY OBJECTIVES

1. Deliver the right homes in the right places
2. Deliver more truly affordable housing
3. Tackle and prevent homelessness by focusing on prevention and early intervention
4. Improve housing conditions for those in private rented housing
5. Deliver an increased range of housing solutions including specialist homes to those in greatest need
6. Improve communities through regeneration
7. Encourage the development of more homes for everyone in the city centre
8. Explore and promote innovation in housing delivery
9. Work in partnership to deliver this Plan