



**Plymouth**  
Britain's Ocean City

**Plan for Homes: The First Five Years**  
Brexit, Infrastructure and Legislative Scrutiny  
25<sup>th</sup> September 2019



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# CORE STRATEGY 2007



Figure 6: Plymouth Spatial Strategy

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# BARRIERS TO HOUSING DELIVERY



- It's the planning system – stupid!
- Lack of political will to deliver homes in face of increasing sophisticated resident opposition
- Public Sector Land Management
- Insufficient land released for housing
- Ineffective Infrastructure Planning
- Structural changes in who builds homes
- The operation of the land market
- The limited role of the State in delivering homes
- Levels of Government investment in house building

# LOCAL HOUSING PRESSURES



**9,413** households on housing waiting list of which **2,535** are in priority need



Increases in single homeless but families in temporary accommodation reducing

**£184,665** is average house price  
Average household income is **£23,369**

Plymouth Housing affordability ratio **6.03**  
*(Home Truths 2017/18)*

Joint Local Plan affordability ratio **9.36**  
*(ONS, April 2018)*

Growing and ageing population; demands for extra care and age related housing



**20.4%** of population with a long term health or disability

**330** households requiring wheelchair accessible housing



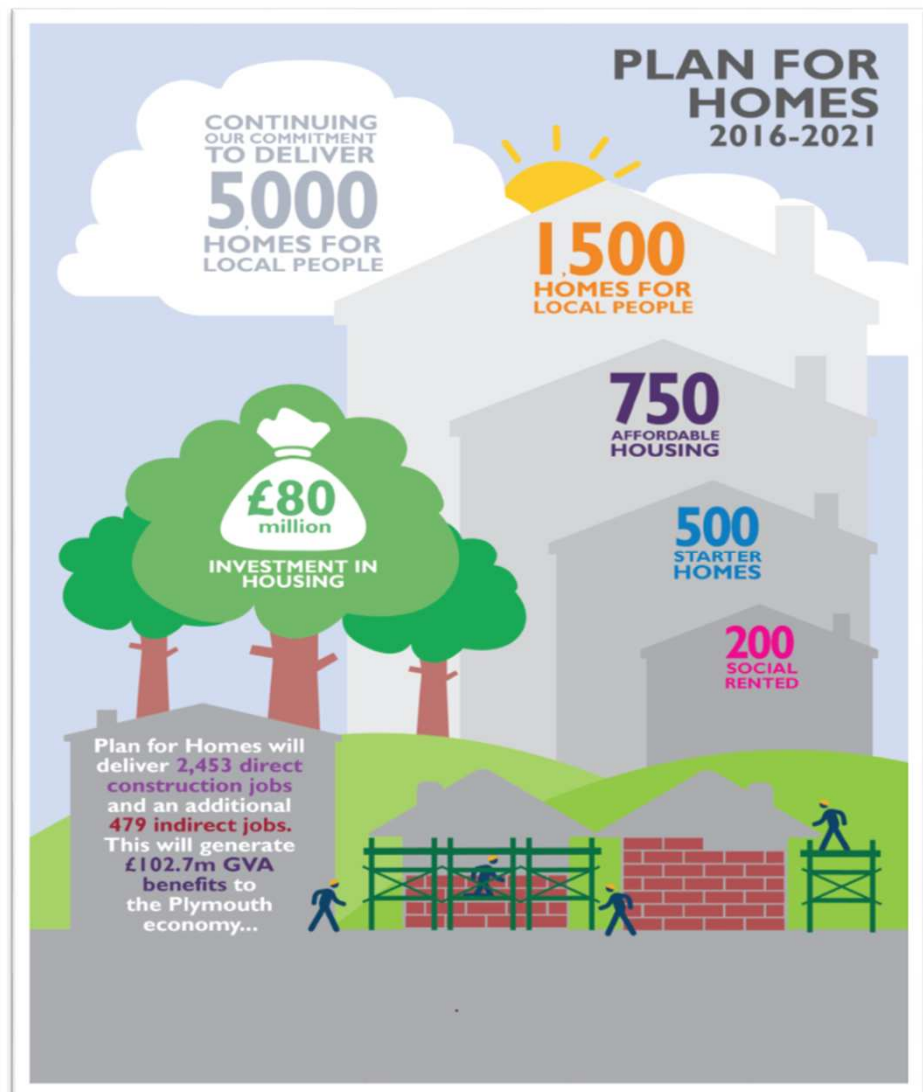
**520** Disabled Facilities Grant applications each year

**57%** of all private homes in the city are below the minimum standard for energy efficiency to prevent fuel poverty

**715** long term empty homes, *(October 2018)*

**80** 'right to buy' sales per annum over the last five years

# PLAN FOR HOMES 2013 REFRESHED 2016





# PLAN FOR HOMES PROGRAMME



Ambition to deliver

**5000**

new homes over  
**five years**



Range of initiatives:  
Themes of **Finance, Land, Infrastructure, Community Engagement and Leadership**

**Increase and accelerate** new homes;  
Greener Innovation Intervention Infrastructure



**Centrepiece:** Streamlined and targeted approach to PCC land disposals

# STREAMLINED AND TARGETED LAND RELEASES



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 **922** homes completed on **23** sites and **115** homes under construction on **5** sites

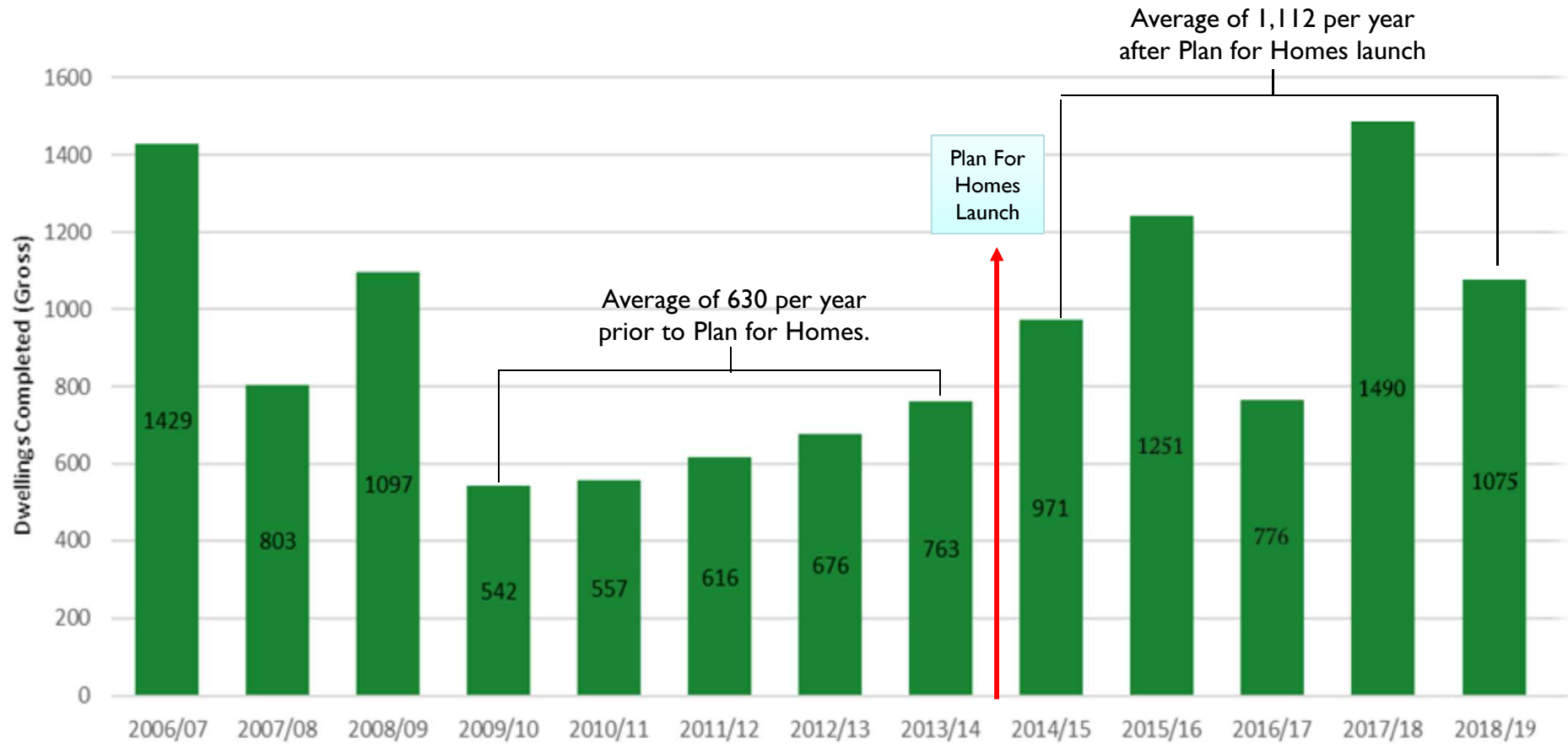
**Accelerating delivery** – lead in times on these **28** sites from date developer appointed to start on site is **2.25** years, compared to national average lead in time of **3.5** years

# LAND DISPOSAL MODEL

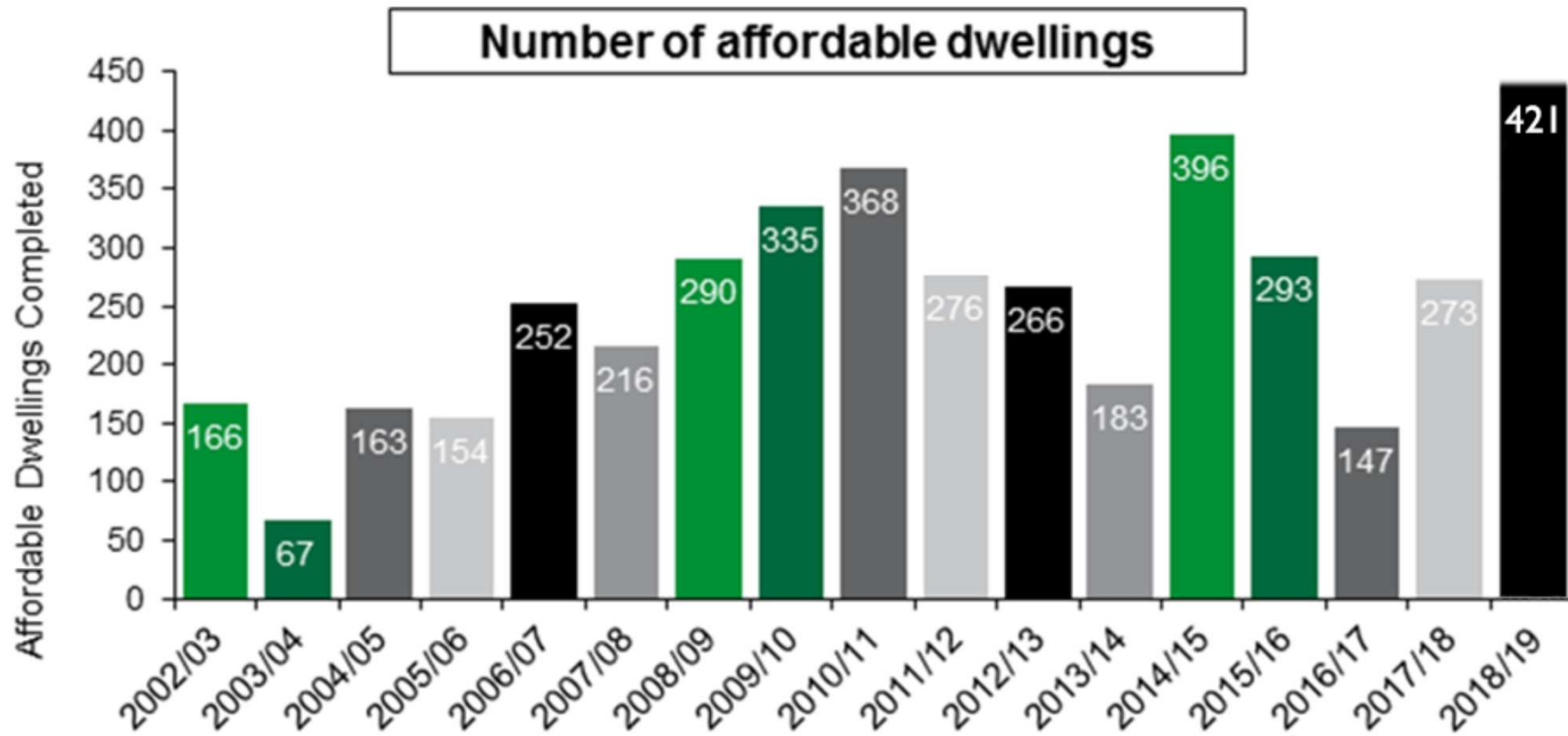




# PLAN FOR HOMES DELIVERY (Gross) 2006-2019

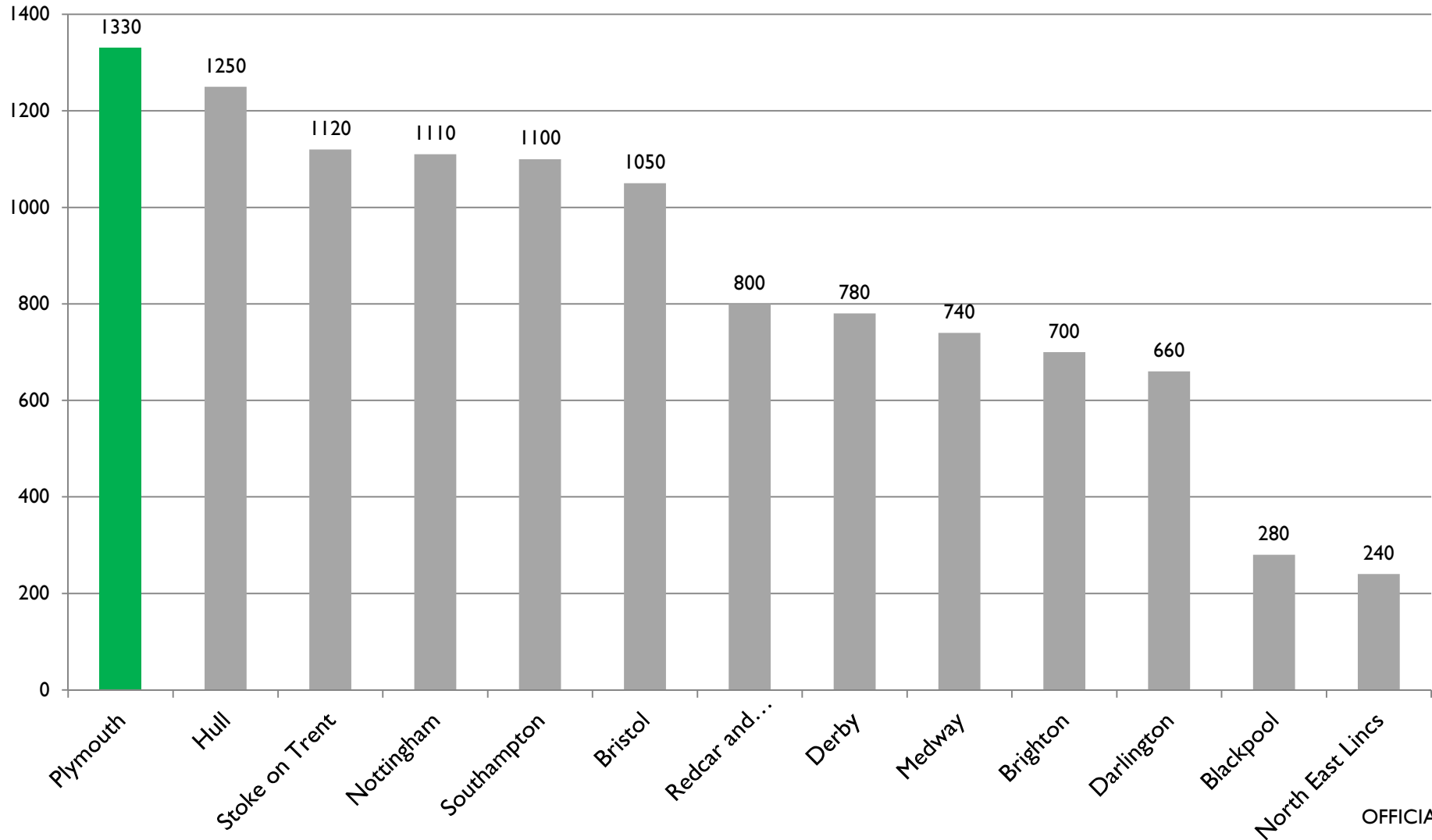


# AFFORDABLE HOUSING DELIVERY 2002 – 2019



# HOUSING FAMILY GROUP

Affordable Housing Completions 13/14 - 17/18



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# AFFORDABLE HOMES DELIVERY

## 13/14 – 18/19



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**1,526** affordable homes delivered (gross), of which:

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**229** (15%) were social rented



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**818** (53%) were affordable rented

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**436** (32%) were shared ownership or other LCHO

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**19** were wheelchair user homes

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# GROWTH DIVIDEND



For the **5,563 homes** completed during the first five years of Plan for Homes:

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**£28,840,000**

New Homes Bonus



Total projected NHB

**£40,600,000**

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**£9,000,000**

Council Tax generation per annum.

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**Empty Homes Blitz** activity has secured circa **£9,500,000** in New Homes Bonus that would have otherwise been lost.



# PLYMOUTH HOUSING DEVELOPMENT PARTNERSHIP



# ENHANCED HOUSING OUTCOMES



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Achieving best value in terms of housing outcomes and meeting a wide range of housing needs

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Overall above policy levels of affordable housing (**50%**)

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Wheelchair user and accessible homes

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High proportion of rented homes



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Flagship service veterans self build project at the Nelson Project

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Largest affordable Passivhaus scheme in the country

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Larger family homes, rent to buy models

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Extra Care Housing for older people and people with learning disability



# EXCELLENCE IN HOUSING DELIVERY – NELSON PROJECT



**PLYMOUTH**  
CITY COUNCIL





# SERVICE VETERANS: STIRLING PROJECT





# PRIMROSE PARK SUSTAINABLE HOMES



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# MEETING A RANGE OF HOUSING NEEDS



- Ernesettle Extra Care: 40 homes
- Millbay Extra Care: 80 homes
- The Beacon: 39 homes for older people
- How Street extra care for LD: 12 homes
- 19 wheelchair user / 650 accessible homes
- Bungalows for social rent for older people

# WORKING WITH HOMES ENGLAND



- To bring forward third party sites for new homes and regeneration – acquisition of **Coypool** – outline application for up to 490 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 new homes



# UNLOCKING STALLED SITES: PRINCE MAURICE ROAD





# REGENERATION: BATH STREET



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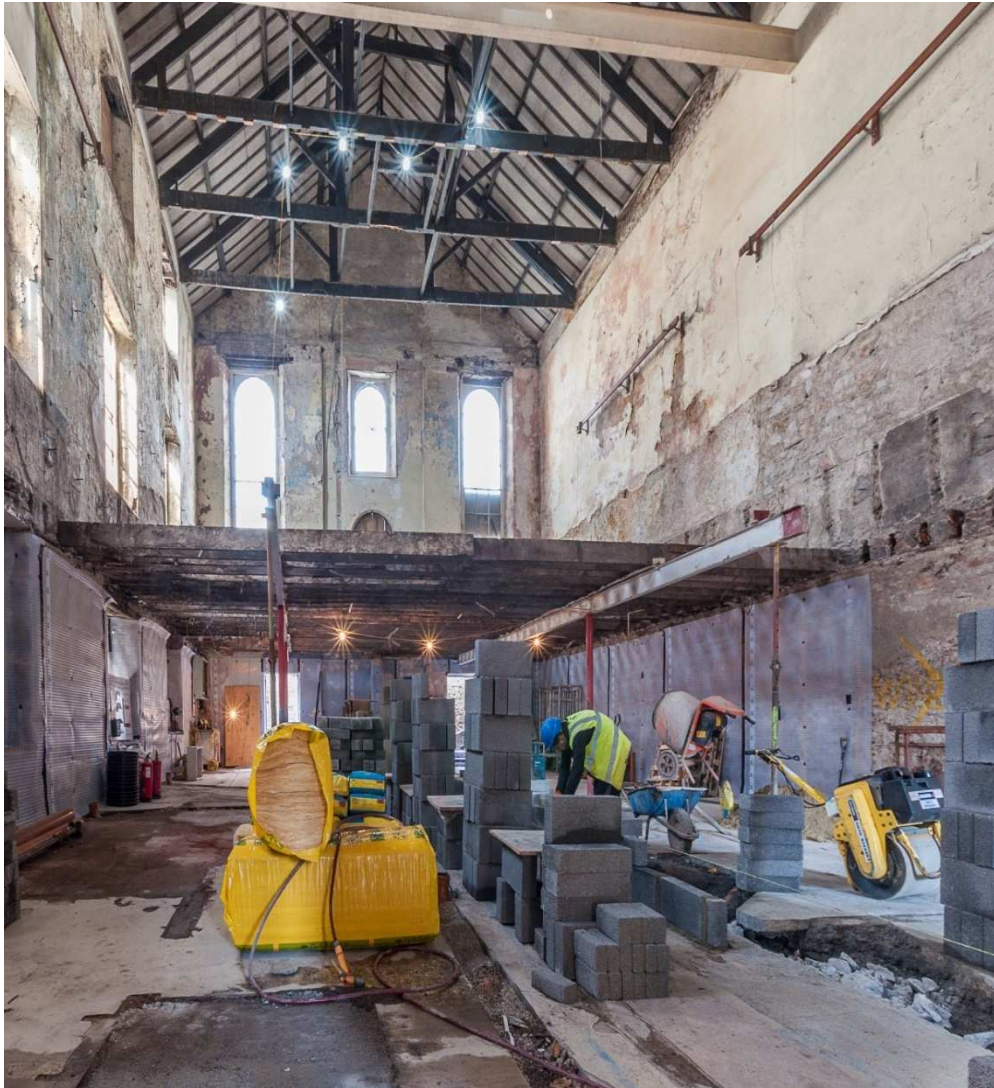
# REGENERATION: COLIN CAMPBELL COURT



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# TACKLING EMPTY HOMES & BUILDINGS



- 281 long term empty homes returned to use since over past 5 years - average of 56 per year.
- These *collectively had been empty for 1,277 years*
- £1M financial assistance budget for 18/19 resulted in 14 units brought back into use, to provide 26 new homes through **loan funding** and additional £17k p.a. in council tax liability
- Empty Homes Blitz has secured circa **£9.5m** in New Homes Bonus that would have otherwise been lost.

# TACKLING EMPTY HOMES & BUILDINGS



## Highlights include:

- Converted Plymouth's longest empty home (25+ years) in to two modern flats
- Converted a derelict church hall in to 6 HMOs
- Converting vacant space above shops in city centre and Stoke into 7 new flats
- **Enforcement action:**  
2 successful CPO's & 4 started but owners complied; 3 Enforced Sale successful & 4 started but owners complied



# LESSONS LEARNT



- Having a clear vision
- Need Political and Executive leadership
- Multi-disciplinary One Team Approach
- Partnership working and innovation are key
- Understanding the evidence and design multiple interventions
- Viability challenges on brownfield sites

# LESSONS LEARNT



- Need to intervene to delivery specialist housing
- Pioneering can be painful
- Homes England are key players
- Selecting the right delivery partners
- Clear communications strategy and maintain the conversations
- Celebrate success!



**AWARD WINNING**



# AWARD WINNING



## PLAN FOR HOMES

RTPI Awards for Planning Excellence: Silver Jubilee Cup 2016 and Excellence in Delivering Housing

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## NELSON PROJECT

RTPI Awards for Planning Excellence in 2018 and Inside Housing Best Affordable Housing Scheme

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## PRIMROSE PARK

Inside Housing Sustainable Project of the Year 2019

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## BEST COUNCIL FOR SELF AND CUSTOM BUILD

Build It Awards 2017

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## EMPTY HOMES

Empty Homes Network Award for Practitioner of the Year 2017

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## RENTPLUS

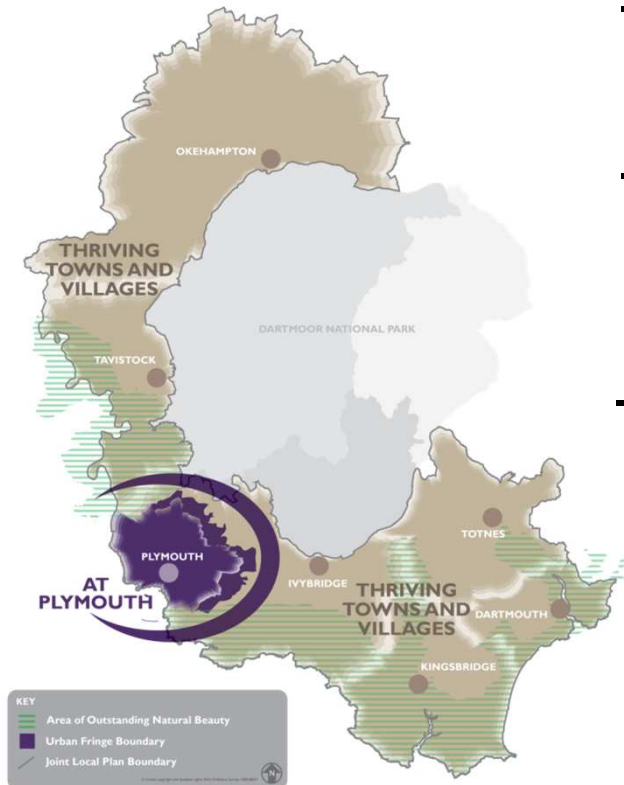
Nat Housing Fed: National Award for Best Innovative Affordable Home Ownership Solution 2019

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# JOINT LOCAL PLAN 2014 - 2034



## Two Policy Areas: Plymouth Policy Area and Thriving Towns and Villages



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**26700** new homes  
across the JLP area

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**19000** of new homes  
to be built in Plymouth  
Policy Area (**71% of total**)

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**7700** new homes to  
be built in Thriving Towns  
and Villages Policy area

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**6600** new affordable  
homes, of which **4550** in  
Plymouth Policy Area

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**13200** new jobs across  
JLP area requiring **313k sq m**  
of new employment space

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Meeting needs of the  
Housing Market Area in full



# PLYMOUTH'S PLAN FOR HOMES 3



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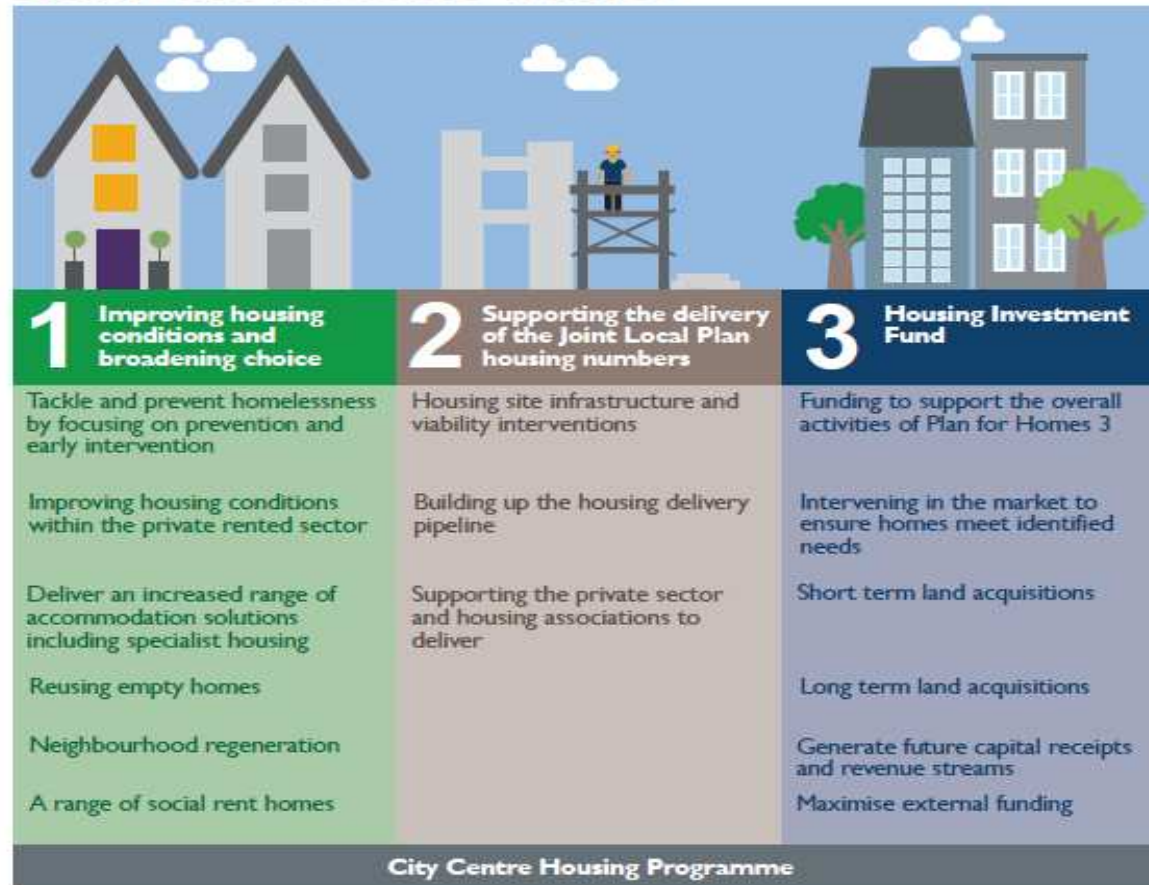


## PLAN FOR HOMES 3

**OUR VISION:** to deliver the homes Plymouth people need.

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



### 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