PLYMOUTH CITY COUNCIL

PLAN FOR HOMES 2016-2021

CONTINUING OUR COMMITMENT TO DELIVER **5,000** HOMES FOR LOCAL PEOPLE OVER NEXT FIVE YEARS

1,500 HOMES FOR LOCAL PEOPLE

£80 million

INVESTMENT IN HOUSING

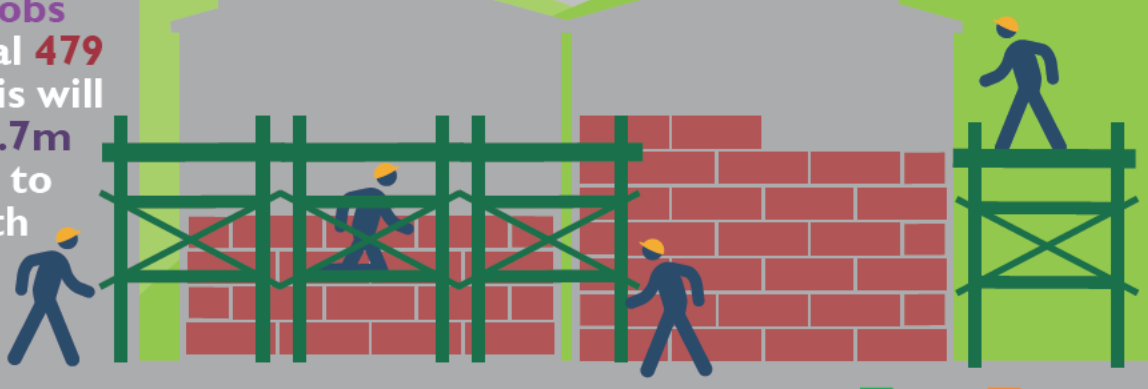
TO DELIVER 1500 NEW HOMES IN SUPPORT OF THE OVERALL COMMITMENT OF 5000 HOMES

750 AFFORDABLE HOUSING

500 STARTER HOMES

200 SOCIAL RENTED

Plan for Homes will deliver 2,453 direct construction jobs and an additional 479 indirect jobs. This will generate £102.7m GVA benefits to the Plymouth economy



DELIVERING THE PLYMOUTH PLAN

FINANCE - creatively using local authority and Homes and Community Agency resources to support housing projects and initiatives in Plymouth

1 We will continue to support **more flexible land and Section 106 payments** to improve development cash flows to enable the earliest possible start on site

2 We will continue to provide loans through the **Affordable Housing Loan Facility** to support Plymouth Housing Development Partnership projects



3 We will launch the **Plymouth Empty Homes Initiative** to support projects and bringing long term empty homes and disused commercial spaces back into effective residential use, supported by a capital fund of **£1 Million**

4 We will invest **£500,000** through a **Specialist Housing Programme** to enable the development of bespoke homes to meet a wide range of individual unmet housing needs, such as wheelchair, accessible and larger homes

5 We will provide short term financial support and bridging loans through **a £500,000 Self-Build Funding Scheme** to support people wishing to self or custom build their own home and appoint a Self-Build Champion for the City

LAND - Continuing to release City Council land and other public land for housing in the most streamlined and targeted way, and acquiring new land for housing

6 We will undertake a second **Strategic Land Review** to identify Council owned sites for new homes, including land that could support custom and self-build opportunities

7 Together with the Homes and Communities Agency (HCA), we will create a **Land Acquisition Fund of £30 Million** to buy up stalled and lapsed sites to accelerate housing delivery, contributing our asset value where we own land which forms part of a housing scheme, with net land receipts being shared with the HCA according to equity contribution

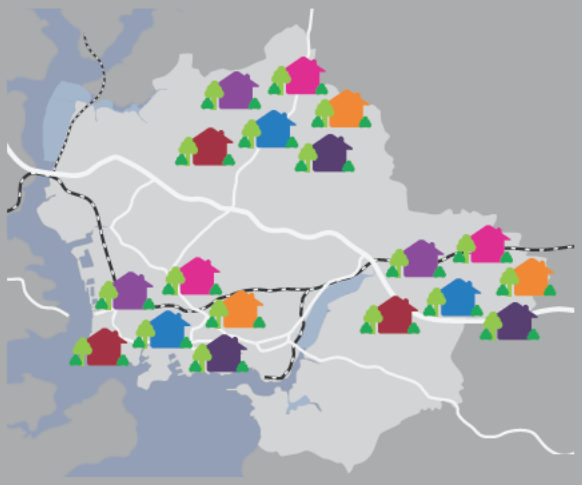
INFRASTRUCTURE - proactively working with institutional investors to support housing projects in Plymouth and aligning our own strategic planning and capital programme to support accelerated housing delivery

8 We will produce a **Plymouth Housing Propectus** that lists potential development sites, including all sites with planning permission, stalled and lapsed sites, and their potential housing outcomes to attract private sector investment

9 We will explore **new approaches to housing delivery** to secure a sustained increase in supply, including investigating new private rented housing models

10 We will enable opportunities to **deliver specialist housing** to meet the particular housing needs of communities including Gypsy and Traveller sites, Extra Care and Supported Housing

11 We will create a **£3 Million Housing Infrastructure Fund** to support housing delivery prioritising opportunities in the 3 Growth Areas set out in the Plymouth Plan



12 We will **review the City Council's Capital Programme** to maximise the funding available for housing and to ensure that, where appropriate, both existing and planned projects support housing outcomes

COMMUNITY ENGAGEMENT - continuing the proactive dialogue with local ward councillors and local communities on identifying appropriate sites for housing

13 We will commission the Plymouth Housing Development Partnership to lead a **"Homes for Plymouth" campaign** to increase the support for housing in the city

14 We will continue to work with local communities through the **Plymouth Plan and Neighbourhood Plans** to identify sites for homes that meet local needs

15 We will work with local communities and housing providers through a **Downsizing Programme** to help local people move to houses that better meet their future needs



LEADERSHIP - Continuing to work proactively with partners, the City Council will provide positive strategic leadership of the housing agenda in advocating the need for more homes to meet the needs of future generations.

16 We will deliver **5,000 new homes for people in Plymouth by April 2021**

17 We will implement **two year planning consents** with immediate effect to tackle developer land banking and encourage the delivery of sites that already have planning permission

18 We will create a **Cabinet Advisory Group on Planning, Housing and Infrastructure,** maintaining the cross-party work of the Housing Needs Working Group, and extend this to include the Chair of the Plymouth Housing Development Partnership and the Homes and Community Agency

19 We will establish **Homes for Plymouth,** a new housing company, to directly deliver more homes by taking control over the development process, developing new funding solutions, and be vesting at least **10 new City Council sites** together with a **£10 Million loan facility** to enable 500 market, affordable and social rented homes to be delivered by 2021

20 We will continue to provide proactive, fast track approach to planning on all sites, and we will implement **further planning innovation** such as a Charter for House Building, a Housing Barrier Busting Initiative, a Business Relationship Programme for major house builders and a new streamlined decision making process

IF YOU WOULD LIKE TO HELP US DELIVER ANY OF THESE INITIATIVES PLEASE CONTACT:
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BUILDING PLYMOUTH .CO.UK

Helping to deliver Plymouth Plan policies: 2, 4, 12, 15, 20, 29, 39, 40 and 45