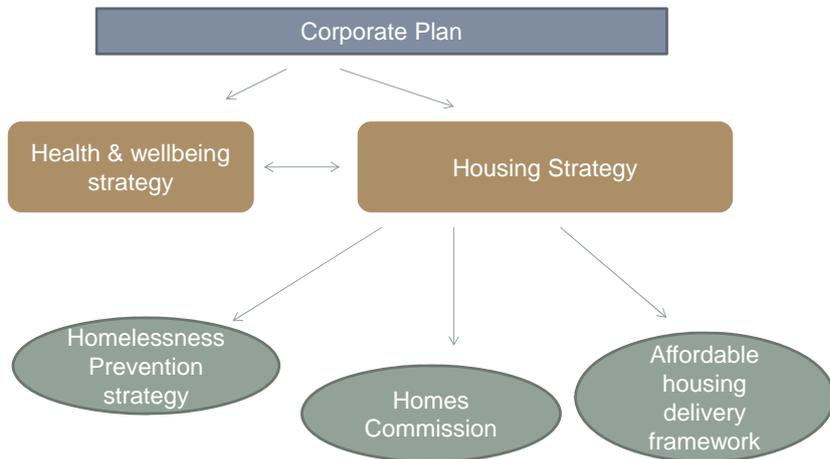


Housing Strategy Family



Next Steps

- H4B response to scenario modelling and emerging themes. Consider policy responses to this in relation to our themes.
- Scrutiny 25/3 (People Scrutiny, with Place and Neighbourhoods invited)
- Draft strategy produced – 5/6
- Consultation period – 8/6 – 28/8
- Full Council/Cabinet - October
- Publish new strategy – End of October

my home is my springboard for life

bristol's housing strategy 2010–2015

Vision: Housing will provide a springboard to achieving a high quality of life and create the opportunity for all to thrive in mixed communities of choice.

Bristol faces a number of key housing related issues over the 2010–2015 period. In quantitative terms there will continue to be a shortage of affordable housing for low-income (particularly younger) households. This needs to be minimised to support the continued economic growth of a successful city, and to ensure that everyone can share in that success.

On the qualitative side much still needs to be done to improve the city's housing stock including:

- Improving thermal insulation to reduce fuel poverty and CO2 emissions.

- Providing aids and adaptations or other options to enable people with disabilities to maintain a good quality of life.

In addition, in a challenging economic environment people need good information and advice to ensure they make the right housing choices.

To be successful, strategic housing work will help link to work undertaken across a range of work areas including: planning; adult health and social care; children's services; community cohesion; community safety; development; regeneration and transport.

The Housing Strategy will contribute to the wider vision for Bristol citizens of a healthy lifestyle, and with a significant improvement in both individual opportunities, and the physical quality of neighbourhoods.

To meet these needs the strategy sets out three themes, seven key outcomes and four 'headline' actions.

Themes	'Mind The Gap': sustain Bristol's economic competitiveness and future prosperity, achieve more balanced housing markets and reduce inequality			'Early Bird': create a high-quality approach to housing advice, early intervention and prevention – deal with problems before they become a crisis		'Healthy Home, Healthy You, Healthy City': improve health through quality housing and places – good housing is good for you and your community	
Outcomes	1 Deliver the properties and tenures in shortage, ensure links to jobs, services and transport options	2 Make best use of existing housing, especially empty homes	3 Contribute to sustainable and cohesive communities; encourage resident involvement	4 Provide advice and intervention across agencies to prevent crisis, increase choice and access	5 Improve housing offer to better meet a range of housing needs	6 Ensure good quality homes with high energy efficiency, safety, minimum standards and effective management /upkeep	7 Improve and maintain independence and inclusion by providing effective support eg for disabled people and other potentially vulnerable groups
Headline actions	A Ensure the delivery of as many new affordable homes as possible for the lifetime of this strategy		B Bring as many empty properties as possible back into use	C Carry out targeted intervention in the private rented sector to better meet housing need		D Develop an accredited, quality advice and intervention standard for all housing agencies in the city	



The Housing Strategy 'My Home is my Springboard for Life' is designed in a way that it:

- is based on sound evidence
- reflects views received in the consultation process
- has fully taken into account its impact on equalities, environmental and health issues
- has identified potential risks and incorporated measures to overcome risks
- has clear actions and indicators for measuring progress
- seeks to deliver value for money



Each chapter of the Housing Strategy is described below.

Introduction	<p>Outlines the strategic context in which the Housing Strategy was developed. Sections cover:</p> <ul style="list-style-type: none"> • the Role of Homes4Bristol (Bristol's Strategic Housing Partnership) • the Bristol Development Framework (key planning document for the city) • environmental issues
Mind The Gap (More homes that people need)	<p>Looks at how housing can help sustain Bristol's economic competitiveness and future prosperity, by achieving more balanced housing markets and reducing inequality. It explains how new housing will be developed and there will be an emphasis on reducing the numbers of empty homes. But the Strategy recognises that housing issues need to be approached in ways tailored to the needs of the different communities in which they are located.</p>
Early bird (Better advice and intervention)	<p>The Strategy aims to create a high-quality, holistic approach to housing advice, early intervention and prevention and to deal with problems before they become a crisis. It seeks to link the work of the council with Third Sector and other organisations to ensure that housing and related problems are identified and dealt with before they turn into a crisis.</p>
Healthy home, healthy you, healthy city	<p>The importance of the linkages between the quality and quantity of housing and its location to individual and community wide health is acknowledged here.</p>
Resources	<p>The Strategy takes a broad view of resources, one that seeks to combine funding from the public sector with that from the private sector. It acknowledges that the funding situation will be difficult during the lifetime of the strategy. Only by working together will the solutions the city needs be delivered.</p>
Impact assessments	<p>The Housing Strategy both in its draft and final versions were subject to impact assessments on Environment, Equality and Health. This chapter summarises these.</p>
Delivery and implementation – action plan	<p>The Action Plan contains a range of actions and performance measures designed to ensure the success of the Strategy. Monitoring these, and delivering the outcomes throughout the period, will be what makes the Strategy ultimately successful or not. Delivery is underpinned by planning to achieve value for money. A performance Report Card has been produced which includes all the actions plus some other key areas of performance.</p>
Additional strategy documents	<p>The Housing Strategy is part of a suite of interlinked documents that support the city's Strategic Housing work. The others are: Evidence Document (sets out Bristol's housing context in early 2010); Public Consultation; Impact Assessments (see above); Risk Assessment and Performance Monitoring.</p>
Contact us!	<p>This summary and all other housing strategy documents can be accessed on the Bristol City Council website www.bristol.gov.uk go to 'housing' and then 'housing strategy'; or contact: Tel: 0117 352 5131 or email: policyandpartnerships@bristol.gov.uk or write to Policy and Partnerships, Amelia Court BS1 5AA</p>

	ACTION	PROGRESS ☺ = target met, ☹ = target partially met, ☹ = target not met	SUCCESS	ISSUES TO ADDRESS/DISCUSS
1	<p>Ensure the delivery of as many new homes as possible for the lifetime of the strategy</p> <p>Deliver 2,000 high quality, sustainable and affordable homes between April 2010 to March 2015</p>	<p><u>Figures</u> 2010/11 – 2012/13 – 1,072 (c) 2010/11-2014/15 – 1,490 (e)</p> <p><u>Explanation</u> Figure has fallen short of expectation, but has led to a step change of Affordable Housing Development Framework (AHDF)</p>	☹	<ul style="list-style-type: none"> - Reflect Homes Commission work + Mayor's commitment of 900 new affordable homes per year. - As part of the Housing Strategy confirm what is needed 2010-15 and what should be built.
2	<p>Bring as many empty properties as possible back into use</p> <p>Through a range of interventions, bring back into use a minimum of 2,000 empty properties between April 2010 to March 2015</p>	<p><u>Figures</u> 2010/11 – Dec 2013: 2,230 homes (c) 2010/11 – 2014/15: 3,248</p> <p><u>Explanation</u> Bristol has the lowest levels of long term empties as a % of total housing stock compared to other LA's in England. Properties empty <2 years (approx 1,000 properties at any one time) the role has been to work with the owner to resolve any problems with them achieving their goal. Properties empty >2 years (approx 400-500 properties) are more difficult to deal with as there are more deep seated issues and usually a psychological barrier. Av. length of time empty reduced from 15 – 7 years.</p>	☺	<ul style="list-style-type: none"> - Working to gain more affordable housing units (perhaps by using empty land/commercial dwellings). - Lack of recording of reasons/issues. Target could be to improve understanding
3	<p>Use loans to assist Private owners (new and existing) to refurbish their homes to meet the Decent Homes Standard and other priorities eg. reduce overcrowding</p> <p>Target: 2010/11 to Dec 2013: 144 loans</p>	<p><u>Figures</u> 2010/11 to Dec 2013: 107</p> <p><u>Explanation</u> No of loans has reduced significantly in the last two years. Interest rates have been low which has meant homeowners can borrow for similar rates without conditions attached to the loan.</p>	☹	<p>Suggestion of changing this into a grant, but loan is currently provided by Wessex Home Improvement loans. A grant would require a 'pot' of money.</p>
4	<p>Incentivise 10 households under occupying larger (4+ bedrooms) social</p>	<p><u>Figures</u> 47 achieved plus 'chain' of other lettings eg. 103 one bed</p>		<p>Investigate how we can establish current issues related</p>

	ACTION	PROGRESS ☺ = target met, ☹ = target partially met, ☹ = target not met	SUCCESS	ISSUES TO ADDRESS/DISCUSS
	housing properties to move to smaller dwellings (link to another action). Use resulting vacancies for overcrowded households by July 2010 Target: 10 by 2010, assume 10 for each year of the project July 2011 to Aug 2013 = 21 in total.	shortage cases, 17 others (inc adaptation), 92 under occupiers. <u>Explanation</u> BCC project visited every severely overcrowded household. Main approach was freeing up under-occupied properties of the right size in the right areas. The project worked hard to encourage BME households to consider areas outside of their normal choices.	☺	to bedroom tax and impact on encouraging tenants to downsize? Targets to be put in place for BCC under occupation scheme?
5	Deliver, to meet identified accommodation need for 24 pitches for Gypsies and Travellers and 8 pitches for travelling showmen by 2016, as per the Gypsy and traveller Accommodation Assessment (GTAA)	<u>Figures</u> Target unmet <u>Explanation</u> Lots of work has gone into this, one potential site identified, but it is a long process, especially at the planning stage.	☹	New targets: 2013 to 2018: 16 pitches 2018 to 2023: 4 pitches 2023 to 2028: 4 pitches There is also need for provision of separate pitches for travelling Show people. The needs for this group are: 2013 to 2018: 1 pitch 2018 to 2023: 1 pitch 2023 to 2028: 1 pitch
6	Bristol's housing benefit performance to be in the top quartile for both accuracy in processing and claim processing times. Target (linked to NI 181): Combined figure for new claims and changes - 14 days by March 2014	<u>Figures:</u> Claim processing times 2010/11: 21.1 days Continued a downward trend until - Dec 2013: 13.3 days 2013/14: 13.9 days Target met even though current figure: 28.97 days Accuracy Average accuracy Mar – Sep 2014: 86% <i>Information requested about whether that places us in the top quartile</i>	☺	Target to be taken forward?
7	Deliver an adequate supply of	<u>Figures</u>		We could explore incorporating

	ACTION	PROGRESS ☺ = target met, ☹ = target partially met, ☹ = target not met	SUCCESS	ISSUES TO ADDRESS/DISCUSS
	<p>permanent accommodation for households receiving housing support in temporary housing. Deliver a pathways commissioning plan to prevent homelessness/repeat homelessness and maximise independence.</p>	<p>Not relevant <u>Explanation</u> 1. Move on policy developed, which includes changes to the Priority Move on Scheme (PMOS) as well as other initiatives. An action plan has been developed and concentrates on:</p> <ul style="list-style-type: none"> • Increasing move on rates • Increasing levels of those maintaining independent tenancies • Increasing availability of PRS & shifting attitudes amongst clients and providers towards it • Fairly prioritised allocation of social housing. <p>Step change in terminology from permanent to 'settled' accommodation. 2. Pathways (pathway from homelessness to settled accommodation) model in place for high-level, low level and floating support services. Medium level and rough sleeping by end of 2014. The pathway manages the lettings of 1172 commissioned units and 660 floating support placements</p>	<p>☹</p> <p>☺</p>	<p>the move on action plan into the new strategy? All services commissioned – do we need further action on this? How do we keep services meeting current need?</p>
8	<p>Achieve the target of delivering 600 flats of Very Sheltered (extra care) Housing citywide by 2011</p>	<p>Figures 615 units delivered by May 2012</p>	<p>☺</p>	<p>As part of its transformation programme, the Council has a strategic aim, to dramatically increase the number of ECH units from its current base of 600. Plans are to deliver 222 units of social housing/shared ownership and a further 764 private sale units by 2023. Review how older people are supported within their own</p>

	ACTION	PROGRESS ☺ = target met, ☹ = target partially met, ☹ = target not met	SUCCESS	ISSUES TO ADDRESS/DISCUSS
				home and provision of sheltered housing in the City as sheltered housing increasing hard to let.
9	Build an exemplar green new build housing scheme in one of the Single Conversation Priority Areas	<u>Figures</u> Target unmet. Victim of the credit crunch. As a council we decided not to take land to the market and to wait until the market stabilised in order to maximise money to the capital receipts.	☹	BCC land has been released and to tie in with European Green Capital, the Dunmail school site is expected to satisfy this action by 2015/16
10	By 2012 establish vehicle(s) to maximise high quality, affordable and sustainable housing as part of the Knowle West Framework and other housing development schemes. Could include Local Housing Company and/or community Land Trust/s	<u>Figures</u> Target unmet <u>Explanation</u> Focus has been on Filwood Green Business Park. Some money remains: £4m Target unmet	☹	Do we commit to area based regeneration within the new strategy and if yes need to produce achievable targets in line with Place strategy direction. Need to reflect back to Homes Commission
11	Establish a 'lettings agency' of private landlords who will let to 'would be' social housing tenants; market research the option of extending the HomeChoice Bristol (HCB) website as advertising for these private landlords	<u>Figures</u> Not relevant <u>Explanation</u> 1. Lettings agency project dismissed as did not stack up as a business. 2. No take up from private landlords towards advertising via HCB. Market research carried out, but only to 'known' landlords Projects abandoned Target unmet	☹ ☹	Role of home turf and chapter 1
12	Increase the supply of purpose built private rented accommodation through the Homes & communities Agency's (HCA) work with investors	<u>Figures</u> 2013/14: 46 2014/15: 64 2015/16: need confirmation <u>Explanation</u>	☺	

	ACTION	PROGRESS ☺ = target met, ☹ = target partially met, ☹ = target not met	SUCCESS	ISSUES TO ADDRESS/DISCUSS
		Market rent gradually taking off, eight actual potential locations, six providers ¹		
1 3	Encourage all social landlords in Bristol to let their properties on a flexible tenure basis	<p>Figures</p> <p>Target not met</p> <p>Explanation</p> <p>This related to flexible tenure not tenancies and allowed tenants to step up into home ownership and down into rent as required by their personal finances. Affordable Rent Tenancies and flexible tenancies came in shortly after and the timing was wrong to bring it in.</p>	☹	<p>Sovereign have now brought in something similar in the South of England – is this worth pursuing?</p> <p><i>Contact made to Sovereign to confirm</i></p>
1 4	<p>Develop a quality advice and intervention standard for all housing agencies in the city</p> <p>Carry out a review of housing related advice, intervention and prevention in the City; link into existing reviews. Then, establish and ‘umbrella’ standard in getting people the right advice and intervention as early as possible. Encourage new advice/info providers through accreditation</p>	<p>Figures</p> <p>Target unmet</p> <p>Explanation</p> <p>Accreditation was dismissed as impractical. The standard colloquially known as ‘early bird’ was never sufficiently ‘nailed down’ and has been unsuccessful. Move to develop a diagnostic tool was also abandoned following development of a business case.²</p>	☹	<p>Revisit Business case is there any work we can carry out to create a diagnostic tool for housing advice.</p> <p>Full scale review of housing and other advice needed</p>
1 5	Maximise resources and reduce waiting times in delivery of aids and adaptations to vulnerable people (more quantifiable targets to be developed by Sept 2010)	<p>Figures</p> <p>2010/11 – Dec 2013: 8,875 households assisted to live independently.</p> <p>2013/14: 3,189 people assisted to live independently</p> <p>Rehousing used as an alternative to adaptation saving over £1,000,000 in the first two years.</p> <p>Explanation</p>		Is there anywhere else to go with this? More capital

¹ Five locally operating RPs and one RP which doesn't have other stock in Bristol

² Though BCC Customer Services are now looking at the diagnostic idea as part of a wider corporate plan and there is the possibility of looking at the external market place.

	ACTION	PROGRESS ☺ = target met, ☹ = target partially met, ☹ = target not met	SUCCESS	ISSUES TO ADDRESS/DISCUSS
		Home Adaptations team became Accessible Homes in June 2012 bringing together staff from H&SC and housing to provide a single service for the provision of adaptations. Changing the way the different functions operated has led to a more consistent approach with better results for the customer.	☺	
1 6	Develop a new 'Bristol Housing Quality And Management Standard' for all properties across the City.	<u>Figures</u> Target unmet <u>Explanation</u> Too ambitious in the current climate. Replaced with action below	☹	
1 7	Carry out a targeted intervention in the private rented sector (PRS) to better meet housing need	<u>Figures</u> Not relevant <u>Explanation</u> Discretionary licencing scheme has been introduced in the Stapleton Road area of Easton to tackle poor quality housing conditions and poor property management in the PRS. A significant proportion of households housed through housing options & advice are placed into accommodation in these areas. Landlord expo continues as a regular forum to discuss issues with PRS landlords and tenants	☹	Could this be extended for future? Too early for full evaluation Need to review all measures to 'manage' PRS
1 8	Establish standards for all landlords to welcome tenants to their new home and locality. This incentive will include standards for making BME households welcome in new areas	<u>Figures</u> Not relevant <u>Explanation</u> A welcome pack was produced and distributed to PRS landlords, but cannot check use. Most social landlords have 'welcome' procedures in place for new tenants, increasingly to ensure tenancies are sustainable. Target: partially met, but standards not in place across all	☹	Intervention into the private sector is difficult, focus instead on tenant preparedness, but focus on social landlords and work carried out by housing solutions rather than private landlords?

	ACTION	PROGRESS ☺ = target met, ☹ = target partially met, ☹ = target not met	SUCCESS	ISSUES TO ADDRESS/DISCUSS
		landlords		
1 9	Develop an exemplar, retrofit scheme for a group of existing properties. This will build on expertise from Home Action Zones and link to the HQ&MS	<u>Figures</u> One property renovated to Passivhaus standards <u>Explanation</u> A pre-1919 terraced home was renovated by Self Help community housing association and partners in 2011. <i>Information needed as to why further properties weren't renovated following that? Speak to TS?</i>	☹	Is this a cost effective piece of work need the evaluation from the one property that was done? This will be picked up by New Energy co and Green Deal
2 0	Develop a pilot in areas of the City where housing development, lettings and other levers can be used to better balance housing tenure and housing/income mix. Precise area/s to be agreed after consultation.	<u>Figures</u> Target unmet. Credit crunch preceded this and meant it was unachievable	☹	The creation of local lettings is more often being considered with new developments.
2 1	Work with BCC landlord services and RSL's to achieve a continuous reduction in the level of overcrowding in the City – initially in social housing (link to action 4)	<u>Figures</u> No's of severely overcrowded households on the HR:- Jan 2012: 118 Jul 2013: 126 Jan 2014: 121 <u>Explanation</u> Managed to keep severely overcrowding 'capped', but not reduced. Figures (in action 4) show that 10 severely overcrowded households and 103 overcrowded households were moved.	☹	Can we achieve anything in this area with current legislation around overcrowding hazards, stock availability and resources? Enforcing overcrowding legislation only works if larger properties are available.
2 2	For the duration of the strategy work to increase the number of properties with increased insulation measures installed as a result of intervention by the Council or its partners (continuous improvement)	<u>Figures</u> 2010/11 to Oct 2012 (start of Green Deal), 3,811 homes provided with insulation through BEES scheme = 136 per month Target met.	☺	Link to Green deal and Energy Co.
2	Increase the number of vulnerable	<u>Figures</u>		ECH programme is in place to

	ACTION	PROGRESS ☺ = target met, ☹ = target partially met, ☹ = target not met	SUCCESS	ISSUES TO ADDRESS/DISCUSS
3	<p>people who receive housing support in mainstream housing who achieve independent living (Baseline and definitions to be confirmed, various NI's in the areas, seeking continuous improvement.</p>	<p>600 Extra Care Housing (ECH) placements <i>xnumber?</i> people with Learning Difficulties/mental Health Community Support Accommodation (CSA)placements <u>Explanation</u> Clearer routes to supported housing have been set up through the HSR. Housing related support services have been remodelled so that support continues from temporary home to settled home in order to help with initial settling in period. Success is being measured.</p>		<p>build a further x number of ECH placements. CSA has now been mainstreamed. Need to link to early intervention project, Accommodation strategy and move on policy for homelessness.</p>