

# Cabinet

## Supplementary Information



**Date:** Tuesday, 5 March 2024

**Time:** 4.00 pm

**Venue:** The Council Chamber - City Hall, College Green, Bristol, BS1 5TR

### 27. Goram Homes - Pipeline of Housing Development Sites

This item will now be taken under PART B – Key Decisions.

**(Pages 2 - 20)**

**Issued by:** Amy Rodwell, Democratic Services

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**Date:** Tuesday, 27 February 2024



# Cabinet Decision Pathway – Report

**PURPOSE:** Key decision

**MEETING:** Cabinet

**DATE:** 05 March 2024

<b>TITLE</b>	<b>Goram Homes - Pipeline of Housing Development Sites</b>		
<b>Ward(s)</b>	City-wide		
<b>Authors:</b> Louise Davidson	<b>Job titles:</b> Head of Housing Delivery, Housing Delivery Service		
<b>Cabinet lead:</b> Cllr Tom Renhard, Cabinet Member Housing Delivery and Homelessness	<b>Executive Director lead:</b> John Smith, Interim Executive Director, Growth and Regeneration		
<b>Proposal origin:</b> <span style="background-color: #e1eef6; padding: 2px;">BCC Staff</span>			
<b>Decision maker:</b> <span style="background-color: #e1eef6; padding: 2px;">Cabinet Member</span>			
<b>Decision forum:</b> <span style="background-color: #e1eef6; padding: 2px;">Cabinet</span>			
<b>Purpose of Report:</b>			
<ol style="list-style-type: none"> <li>1. To provide an update on the pipeline of housing development sites approved by Cabinet in September 2018, March 2021, 2022, and 2023 for allocation to Goram Homes, the Council’s wholly owned housing company.</li> <li>2. To approve the addition of Dovercourt Road Gas Works to the Goram Homes pipeline.</li> </ol>			
<b>Evidence Base:</b>			
<ol style="list-style-type: none"> <li>1. Goram Homes Ltd, the Council’s housing development company, was incorporated on 1 October 2018, following Cabinet Approval in September 2018 to establish a wholly-owned housing company. This approval included the transfer of an initial two Council-owned sites to Goram Homes, at Romney House in Lockleaze (now known as One Lockleaze) and at Baltic Wharf.</li> <li>2. The Council subsequently identified a further pipeline of Council-owned sites to be developed by Goram Homes and its partners, to deliver new market and Affordable Homes.</li> <li>3. In March 2021 Cabinet approved the allocation to Goram Homes of a further pipeline of 9 sites, and an additional 2 sites were approved by Cabinet in both March 2022 and 2023, along with the removal of the previously allocated Blake Centre in March 2023. These approvals also confirmed that Cabinet would receive annual updates on the pipeline of sites.</li> <li>4. Appendix A1 sets out the sites that have been approved by Cabinet in previous years for allocation to the Goram Homes development pipeline and provides an update on the current status of these sites, which Cabinet is asked to note.</li> <li>5. Cabinet is requested to approve the addition of the council owned Dovercourt Road Gas Works site to the Goram Homes development pipeline, as outlined in Appendix A2. This site was purchased by the Council in December 2022 using Housing Infrastructure Fund (HIF) from Homes England. The commitment to achieving a minimum of 50% council-owned Affordable Housing at Dovercourt Road Gas works will increase the supply of high-quality Affordable and market-sale housing to meet housing need in the city.</li> <li>6. The Growth and Regeneration Senior Management Team will review and prioritise further sites which have the potential to deliver housing and related mixed-use and community development and recommend the most appropriate delivery route to bring forward these sites for development.</li> <li>7. The sites listed in Appendix A1 which have been approved by Cabinet to be allocated to the Goram Homes development pipeline, are at various stages of progress, with work to ‘de-risk’ the sites ready for development, and then bring forward the new housing developments, being undertaken by Goram Homes and/or its Partners.</li> </ol>			

8. The sites listed in Appendix A1 and A2 will be subject to further due diligence work including site feasibility investigation, public and other stakeholder engagement, the required planning approvals and vacant possession.
9. At the appropriate point in the development process, the ownership of each site will potentially be transferred from the Council to Goram Homes at market value, via a land transfer process overseen by the Council's Property Services Team, and subject to approval by the Growth and Regeneration Executive Directors Meeting (EDM), the Cabinet Member for Housing Delivery and Homelessness and the Cabinet Member for Finance, Governance and Performance.
10. The Council's Property Services Team have advised that all the additional sites for potential disposal to Goram Homes will all be disposed of at market value; some of these sites have existing income streams and will consequently have an adverse impact on the Council's General Fund, for example through any resulting temporary or long-term loss of parking fee income; and that such impacts should be included in the detailed financial assessment of any business cases which follow for these sites.
11. It should be noted that sites referred to in Appendix A1 as Baltic Wharf, Car Park adjacent to SS Great Britain, A & B Bond, The Grove, Prince St car park and Western Harbour form part of the harbour estate and disposal will be subject to agreement by the Harbour Authority.

**Cabinet Member / Officer Recommendations:**

That Cabinet

1. Note the update on the current status of each site previously approved for allocation to the Goram Homes pipeline, as set out in Appendix A1.
2. Approve the allocation of Dovercourt Road Gas Works site to the Goram Homes development pipeline as set out in Appendix A2
3. Note that the disposal of sites referred to in Appendix A1 as Baltic Wharf, Car Park adjacent to SS Great Britain, A & B Bond, The Grove, Prince St car park and Western Harbour will be subject to agreement by the Harbour Authority.

**Corporate Strategy alignment:**

Contributes to achieving the goals set out in the Council's Corporate Strategy 2022 to 2027, in particular 'Theme 5 - Homes and Communities', which includes 'Housing Supply' and 'Modern Methods of Construction (MMC)'.  
Contributes to the 'Project 1000 – Bristol's Affordable Housing Delivery Plan' commitment to accelerate home-building in the city, building over 2000 homes a year, of which at least 1,000 will be Affordable Homes, by 2024.

**City Benefits:**

The Goram Homes pipeline facilitates the greater supply of market and affordable housing which will be of benefit to the whole city. The lack of affordable housing causes homelessness, and the people who are owed a homelessness duty by the council are disproportionately young people, disabled people, Black Asian Minority Ethnic people, and lone parents who are mainly women. Lack of accessible housing mainly affects older people and disabled people.

**Consultation Details:**

All development sites will be subject to planning approval and relevant public consultation in the future, as they progress through the development lifecycle.  
The Goram Homes 2024 Business Plan, which includes the updated development pipeline of sites, was reviewed at Overview and Scrutiny Commission in February 2024.

**Background Documents:**

- March 2021 Cabinet Report 'Land Disposals to Goram Homes to Support Housing Delivery'  
Link to [Cabinet Report](#)

Link to [Cabinet Decision](#)

- March 2022 Cabinet Report 'Goram Homes – Pipeline of Housing Development Sites'

Link to [Cabinet Report](#)

Link to [Cabinet Decision](#)

- March 2023 Cabinet Report 'Goram Homes – Pipeline of Housing Development Sites'

Link to [Cabinet Report](#)

Link to [Cabinet Decision](#)

<b>Revenue Cost</b>	N/A	<b>Source of Revenue Funding</b>	
<b>Capital Cost</b>	N/A	<b>Source of Capital Funding</b>	
<b>One off cost</b> <input type="checkbox"/>	<b>Ongoing cost</b> <input type="checkbox"/>	<b>Saving Proposal</b> <input type="checkbox"/>	<b>Income generation proposal</b> <input type="checkbox"/>

**Required information to be completed by Financial/Legal/ICT/ HR partners:**

**1. Finance Advice:**

The report seeks cabinet approval for the allocation of additional sites to the Goram Homes development pipeline as set out in Appendix A2 under the same terms as outlined in the March 2023 Cabinet approval. Agreement of the financial terms for each respective site, which may include loan notes plus interest and deferred capital receipts, is to be delegated to the Director of Finance (S151).

The proposal increases the Goram Homes pipeline of allocated sites, therefore facilitating greater supply of market and affordable housing, which will be of benefit to the whole city. The actual value of these sites will be at Market Value determined at the appropriate time to ensure that the Council can achieve the optimum land value uplift.

The transfers would be subject to Growth & Regeneration EDM and Goram Homes Board approval.

It should be noted that the sites listed include Council storage depots, lease sites car parks and listed buildings, as well as a number of sites whose disposal is subject to approval by the Harbour Authority. Development of these sites or, indeed, cancellation of these sites once development has commenced could have a consequent adverse impact on the Council's General Fund, resulting in temporary or long-term loss of income. However, it is anticipated that the General Fund will be reimbursed for any loss of income through the income/receipts generated from the development.

All schemes will be subject to due diligence and viability appraisals.

The full financial impact to the General Fund will need to be quantified and included in the detailed financial assessment of the business cases for these sites.

**Finance Business Partner:** Martin Johnson, Finance Manager – 27 February 2024

**2. Legal Advice:**

In general terms earmarking additional sites for potential disposal to Goram Homes (or removing sites previously earmarked) raises no particular legal issues at this stage. All disposals will be at market value so there should be no issues over complying with obligations in connection with achieving best consideration or public subsidy in connection with disposals. As with previous cases any associated funding arrangements will need to be mindful of potential state aid/public subsidy requirements.

It must be noted that sites referred to in Appendix A1 as Baltic Wharf, Car Park adjacent to SS Great Britain, A & B Bond, The Grove, Prince St car park and Western Harbour form part of the harbour estate and will require agreement from the Harbour Authority. The Harbour Authority is under a statutory obligation to achieve best value for its assets and can only dispose of its assets if they are surplus to operational requirements.

<b>Legal Team Leader:</b> Andy Jones – Team Manager, Property, Planning and Transport Team; Eric Andrews – Team Manager, Commercial and Governance Team – 27 February 2024
<b>3. Implications on IT:</b> I can see no implications on IT in regard to this activity.
<b>IT Team Leader:</b> Alex Simpson – Lead Enterprise Architect – 22 January 2024
<b>4. HR Advice:</b> There are no HR implications evident.
<b>HR Partner:</b> Celia Williams – 23 January 2024

<b>EDM Sign-off</b>	John Smith, Interim Executive Director Growth and Regeneration	27 February 2024
<b>Cabinet Member(s) sign-off</b>	Cllr Tom Renhard, Cabinet Member for Housing Delivery and Homelessness	15 January 2024 12 February 2024 27 February 2024
<b>For Key Decisions - Mayor's Office sign-off</b>	Mayor's Office	27 February 2024

<b>Appendix A – Further essential background / detail on the proposal</b>	<b>YES</b>
<b>Appendix B – Details of consultation carried out - internal and external</b>	<b>NO</b>
<b>Appendix C – Summary of any engagement with scrutiny</b>	<b>NO</b>
<b>Appendix D – Risk assessment</b>	<b>YES</b>
<b>Appendix E – Equalities screening / impact assessment of proposal</b>	<b>YES</b>
<b>Appendix F – Eco-impact screening/ impact assessment of proposal</b>	<b>YES</b>
<b>Appendix G – Financial Advice</b>	<b>NO</b>
<b>Appendix H – Legal Advice</b>	<b>NO</b>
<b>Appendix I – Exempt Information</b>	<b>NO</b>
<b>Appendix J – HR advice</b>	<b>NO</b>
<b>Appendix K – ICT</b>	<b>NO</b>
<b>Appendix L – Procurement</b>	<b>NO</b>

## Goram Homes - Pipeline of Housing Development Sites (March 2024 Cabinet Report)

### Appendix A1 - Sites Previously Approved by Cabinet for Allocation to Goram Homes' Pipeline

#### Sites Approved by Cabinet September 2018

Site Name	Update on Current Status (Nov 2023)
One Lockleaze, Lockleaze (formerly Romney House)	Goram Homes and Countryside Partnerships are building 268 new high quality, environmentally friendly homes of which 147 (55%) will be affordable council homes for social rent and shared ownership, managed by Bristol City Council. Building started on site in Spring 2022. The One Lockleaze development is raising the bar for what council homes will look like in the future and will be a template for future Goram Homes projects. The first six homes have been completed, and Goram Homes continues to prioritise council homes on this site. One Lockleaze was awarded 'Residential Development of the Year' at the 2023 Bristol Property Awards.
Baltic Wharf, Harbourside *	In April 2021 Goram Homes and Hill Group submitted a planning application to build 166 sustainable homes at Baltic Wharf, all of which will be council-owned affordable homes for social rent and shared ownership. Goram Homes and Hill Group are working with the Local Planning Authority (LPA) on moving this sustainable development towards development control committee in early 2024.

#### Sites Approved by Cabinet March 2021

Site Name	Update on Current Status (Nov 2023)
Castle Park, Central Bristol #	<p><b>Energy Centre:</b> Goram Homes has delivered an award-winning energy centre in Castle Park in partnership with Bristol City Council and Vital Energi. It includes the biggest water source heat pump in England, generating renewable energy for the Bristol Heat Network. The Energy Centre was completed early in 2022.</p> <p><b>Residential:</b> In 2021, Goram Homes and Bristol Housing Festival launched a design competition to deliver a residential property, plus other mixed-use spaces, above and adjacent to the Energy Centre. Goram Homes announced the winning team in Spring 2022. Following the appointment of the winning team and additional consultants, Goram Homes submitted a RIBA Stage 2 pre-application enquiry to the Local Planning Authority and Historic England in October 2022 and launched a procurement process to find a delivery partner. Goram Homes will explore progressing the scheme with a potential preferred bidder.</p>
Dovercourt Depot, Lockleaze	Outline planning permission was approved in November 2022 for 140 affordable and market-value homes on this brownfield site at Dovercourt Depot. Goram Homes and Countryside Partnerships achieved Reserved Matters approval in December 2023. The aim is to increase the affordable council owned housing provision to 50% (70 homes) – 20% above planning policy requirements - and achieve 20% biodiversity net gain. The start on site target is this financial year 2023/24.

Former school site at New Fosseway Road, Hengrove	The outline planning application submitted by Bristol City Council’s Housing Delivery Team in Spring 2022 to redevelop this brownfield site at New Fosseway into a new residential development for up to 200 affordable and market-value homes (including 70 extra care beds) was approved in December 2022. Goram Homes and their preferred bidder, Countryside Partnerships, have submitted a Reserved Matters application for 130 general needs homes, with the aim of delivering 50% as council-owned affordable housing (65 homes), which was approved in January 2024. The aim is for all the Extra Care units (70 units) to be delivered as affordable. A second Reserved Matters application will be submitted to cover the Extra Care element.
Novers Hill, Filwood	As a result of the findings of the most recent ecological report, and in discussion with Avon Wildlife Trust, plans to build homes on the Western Slopes have been scaled back to protect the important wildlife corridor and meadow and grassland habitats. A much smaller number of homes – a maximum of 70 – will now be brought forward on previously developed brownfield land on the site of the old school near Belstone Walk, to meet the need for new homes in the area, while protecting the areas with the highest ecological value. The rest of the site will remain as green space. Goram Homes has engaged with the community through Knowle West Alliance and direct contact with other community groups as well as ward Councillors. A competition was launched in early 2023, alongside recommended community representatives, presenting the opportunity for small architecture firms based in the South-West to enter. A winner was selected and Goram Homes is exploring the next steps through procuring a delivery partner and aims to submit a planning application for the site within the 24/25 financial year.
St Ursula’s, Westbury Park	This Grade II listed building was part of the former school but is part-leased to a sports club. The remainder of the site is let to Guardians. The site has the potential for development and conversion to new homes. A range of technical surveys have been undertaken in 2023 to understand the capacity and scope for development and Goram Homes is seeking a delivery partner to bring forward the scheme through submitting a planning application to the LPA within the 24/25 financial year.
Car Park adjacent to SS Great Britain, Harbourside *	The site is currently an operational car park that generates revenue; any development proposals will involve the reallocation of the existing parking with a residential development above. Goram Homes will work with the Council’s Natural and Marine Environment Team, the Harbour Authority and SS Great Britain Trust to understand their aspirations for the site, and has appointed Alec French Architects to develop a draft Design and Access Statement that was submitted as a pre-application enquiry to the Local Planning Authority in Spring 2022.
Spring Street, Bedminster #	Bristol City Council has produced a regeneration framework for the area around Whitehouse Street in Bedminster, which will be used to help shape future planning applications. Spring Street is a site owned by Bristol City Council and will be subject to further due diligence and consultation as the framework is developed. The Goram Homes site has been allocated by the Department of Education as a temporary school and therefore Goram Homes will be aiming to start on site after the school moves to its permanent location. It is anticipated that by then, other parcels within it will be on site.
A & B Bond, Western Harbour * #	The former tobacco warehouses are Grade II listed and form part of the Western Harbour Regeneration Area, which is key to the continuing regeneration of Bristol’s city centre and floating harbour. The vision for Western Harbour was approved in July 2022, following a second round of consultation, which took place in Spring 2022. The next phase of the project will be to develop a masterplan for the area, underpinned by the vision for Western Harbour. Detailed proposals for the future of these buildings will come forward after the masterplan has been progressed. Should this result in residential development being part of the vision for A & B Bond, Goram Homes will bring this development forward and undertake

	consultation and engagement on any future development proposals. A range of technical surveys have been undertaken in 2023 to understand the building in more detail.
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**Sites Approved by Cabinet March 2022**

Site Name	Update on Current Status ( Nov 2023)
Hengrove Park, Hengrove	<p>This site has outline planning approval, ref 19/02632/PB, for 1,435 new homes. Included in the development proposals are significant improvements to Hengrove Park and wider infrastructure, as well as commercial and office space, new sports facilities, a sports pavilion, a scout hut, education floorspace and more. Under Goram Homes’ proposals for the site, 50% of the new homes delivered will be affordable council homes (a mix of social rent and shared ownership). Goram Homes has selected Countryside Partnerships as their preferred delivery bidder. In parallel with this process, Goram Homes has submitted the first reserved matters planning application for 209 new homes, a mix of flats and houses. Determination for the first residential phase is expected by March 2024.</p> <p>Parcel E2 (Hengrove Bookends) has a full planning approval and is under construction with Hill Group. This parcel will deliver 53 new council homes and commercial space on the ground floor.</p>

**Sites Approved by Cabinet March 2023**

Site Name	Update on Current Status ( Nov 2023)
The Grove & Prince Street Car Park, Central Bristol *	This site is currently an operational car park. This site offers a unique opportunity to provide new homes within the City Centre, both affordable tenures and private homes, on this very sustainable site. The site has the potential to maintain some public car parking, while also providing commercial space at the ground floor level. Goram Homes will be exploring the development of the site, refining the site boundary, seek delivery partners and aim to start engagement, consultation, and planning preparation in 24/25 financial year.
Western Harbour Masterplan Site, Harbourside * #	<p>Western Harbour is mostly brownfield, previously developed land within walking and cycling distance of the city centre. This makes it a suitable location for the homes, jobs, and public spaces people in Bristol need.</p> <p>Bristol City Council’s Regeneration Team is managing the next phase of the project, which will be to develop a masterplan and associated delivery plan. The vision will be used to help to guide and inform the masterplan from the outset.</p> <p>The masterplan will set out in more detail what Western Harbour might look like in future, including where new homes, jobs, public spaces, and infrastructure might go. Consultation and engagement will continue throughout the master-planning stage and beyond.</p>



	<p>Goram Homes, as the Council’s wholly owned housing development company, is an important strategic partner for housing development and will be engaged where appropriate (as one of a number of key stakeholders), to work with the Council to bring forward the housing design and delivery elements on sites within Western Harbour.</p>
<p>Other Growth and Regeneration Areas #</p>	<p>Bristol City Council has identified a number of ‘Growth and Regeneration Areas’ (as noted below, some of the sites listed in this paper are within these existing Growth and Regeneration Areas). Goram Homes, as the Council’s wholly owned housing development company, is an important strategic partner for housing development and will be engaged where appropriate (as one of a number of key stakeholders), to work with the Council to bring forward the housing design and delivery elements on sites within these areas.</p>

## Goram Homes - Pipeline of Housing Development Sites (March 2024 Cabinet Report)

### Appendix A2 - Additional Sites Proposed for Allocation to Goram Homes' Pipeline, for Cabinet Approval on 5th March 2024

Site Name	Update on Current Status (Feb 2024)
Dovercourt Road Gas Works, Lockleaze	In December 2022 the Council acquired the former Dovercourt Gas works from National Grid and Wales and West Utilities using £1.3m of HIF (Housing Infrastructure Funding) monies provided by Homes England. The site is a brownfield former gas works site of approx. 2.46 acres. The site has initially been earmarked for the delivery of circa 60-70 residential units and could support a broad mix of 1 & 2 bed apartments and 2,3 and 4 bed family houses. Goram anticipates submitting a full planning application in Spring 2025. Whilst consideration has been given to the delivery of residential development on the site, the land has been used as a meanwhile use by Network Rail for a storage facility for the WECA funded Ashley Down station.

#### Further Information

*Site within the Council's Harbour Estate are marked \**

*Site within identified 'Growth and Regeneration Areas' are marked #*

Some projects within the list allocated to the Goram Homes development pipeline are situated within the Council's Harbour Estate, and/or within Bristol City Council identified 'Growth and Regeneration Areas'. The Council and Goram Homes will work together to shape the future of these projects as they progress from the feasibility and planning stage into delivery, as set out in the body of the above Cabinet Report.

When new homes are built, they will comply with the Council's policy requirements for Affordable Housing, for example, Social Rented and Shared Ownership homes. In Bristol, this requirement is either 30% or 40%, dependent on location. Goram Homes will comply with or exceed these policy requirements across its developments. For business planning purposes, when the project is at an early stage, Goram Homes assumes policy-compliant levels and works towards achieving a higher level of Affordable Housing, up to 50%, where viability permits.

## Goram Homes Pipeline of Housing Development Sites Risk Register

Ref	Risk Description	Key Causes	Key Consequence	Status Open / Closed	Strategic	Risk Category	Risk Owner	Key Mitigations	Direction of travel	Current Risk Level			Monetary £k	Risk Tolerance			
										Likelihood	Impact	Risk Rating		Likelihood	Impact	Risk Rating	Date
1	<b>Site Constraints and/or Viability Challenges mean that a site is not feasible or viable to develop</b>	Site investigations reveal a constraint and/or viability challenge which can not be overcome or makes development unviable.	Failure to deliver enough homes and affordable homes for the city.	Open		Service provision	<b>Goram Homes</b>	Undertake adequate due diligence to identify site constraints and potential mitigations. Continue to identify other sites that may come forward for Goram via future cabinet decisions.		2	5	<b>10</b>				<b>0</b>	Jan-24
2	<b>Lack of public and/or key stakeholder support for proposed developments</b>	Inadequate communications and engagement with key stakeholders and communities. Design and development proposals which do not adequately address stakeholders' concerns or objections.	Planning risk or other programme/delivery risk.	Open		Reputation	<b>Goram Homes</b>	Develop detailed engagement strategy and ensure stakeholder and community engagement approach is of a high standard for council owned sites. Shape design and development proposals which meaningfully address stakeholders' concerns or objections.		3	2	<b>6</b>				<b>0</b>	Jan-24
3	<b>Loss of revenue income from car parks, leases and other sources</b>	Loss of revenue income to Council as a result of sites being developed for housing (e.g. parking charges income)	Impact on council revenue	Open		Financial loss or gain	<b>Exec Director - G&amp;R</b>	Agree terms with Goram Homes that take this into consideration and mitigate impact on Council's revenue income.		3	2	<b>6</b>				<b>0</b>	Jan-24

# Equality Impact Assessment [version 2.9]



Title: <b>Approval of the Goram Homes Pipeline of housing development sites</b>	
<input type="checkbox"/> Policy <input type="checkbox"/> Strategy <input type="checkbox"/> Function <input checked="" type="checkbox"/> Service <input type="checkbox"/> Other [please state]	<input type="checkbox"/> New <input checked="" type="checkbox"/> Already exists / review <input checked="" type="checkbox"/> Changing
Directorate: Growth and Regeneration	Lead Officer name: Louise Davidson
Service Area: Housing Delivery	Lead Officer role: Head of Housing Delivery

## Step 1: What do we want to do?

The purpose of an Equality Impact Assessment is to assist decision makers in understanding the impact of proposals as part of their duties under the Equality Act 2010. Detailed guidance to support completion can be found here [Equality Impact Assessments \(EqIA\) \(sharepoint.com\)](https://sharepoint.com).

This assessment should be started at the beginning of the process by someone with a good knowledge of the proposal and service area, and sufficient influence over the proposal. It is good practice to take a team approach to completing the equality impact assessment. Please contact the [Equality and Inclusion Team](#) early for advice and feedback.

### 1.1 What are the aims and objectives/purpose of this proposal?

Briefly explain the purpose of the proposal and why it is needed. Describe who it is aimed at and the intended aims / outcomes. Where known also summarise the key actions you plan to undertake. Please use plain English, avoiding jargon and acronyms. Equality Impact Assessments are viewed by a wide range of people including decision-makers and the wider public.

This Cabinet Report seeks approval to allocate council-owned housing development sites to Goram Homes, the Council’s wholly owned housing development company, to further build the company’s ‘development pipeline’, in order to increase the supply of high-quality Affordable and market-sale housing to meet housing need in the city.

Goram Homes is the Council’s wholly owned housing development company and council officers are taking an annual update on the pipeline of housing development sites allocated to Goram Homes to Cabinet for approval.

Following previous annual updates where development sites have been added to the pipeline, there is a total of 15 housing development sites allocated to Goram Homes. This year’s update proposes to add Dovercourt Road Gas Works to the Goram Homes pipeline following the last Cabinet approval in March 2023.

In adherence with the Goram Homes Business Plan, the Council must annually update Cabinet and approve the Goram pipeline of sites in alignment with the approval of the Goram Homes Business Plan, which gets updated and reviewed on an annual basis by the Overview and Scrutiny Commission. This is due to take place in February 2024 and therefore the Goram Homes pipeline must go to Cabinet in March 2024. Council officers take the Goram Homes Pipeline of Housing Development Sites Cabinet Paper through the Council’s decision pathway, ensuring the necessary senior officers are consulted. This includes the following governance meetings:

- Housing Strategic Leadership Team
- Growth and Regeneration Executive Directors Meeting (EDM)
- Cabinet Member Briefings with Cabinet

- Mayor’s Office Sign Off

## 1.2 Who will the proposal have the potential to affect?

<input type="checkbox"/> Bristol City Council workforce	<input checked="" type="checkbox"/> Service users	<input checked="" type="checkbox"/> The wider community
<input type="checkbox"/> Commissioned services	<input type="checkbox"/> City partners / Stakeholder organisations	
Additional comments:		

## 1.3 Will the proposal have an equality impact?

Could the proposal affect access levels of representation or participation in a service, or does it have the potential to change e.g. quality of life: health, education, or standard of living etc.?

If ‘No’ explain why you are sure there will be no equality impact, then skip steps 2-4 and request review by Equality and Inclusion Team.

If ‘Yes’ complete the rest of this assessment, or if you plan to complete the assessment at a later stage please state this clearly here and request review by the Equality and Inclusion Team.

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	[please select]
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We have not identified any significant negative impact from the proposal. This Cabinet Report seeks approval to allocate housing development sites to Goram Homes. The allocated sites will subsequently be taken forward through the housing development process (i.e. feasibility, design, planning consent, construction etc.) by Goram Homes; however this is outside the scope of the current Cabinet Report, which at this stage is simply seeking Cabinet Approval to allocate the sites to Goram Homes’ development pipeline.

When individual sites/ projects are brought forward for housing development at a later stage in the process (outside scope of this Cabinet Report), the public consultation strategy prior to and during the planning process will be developed to ensure citizens from all communities and protected characteristic groups are considered and can fully engage in the process.

Future housing developments will deliver much needed new housing, including providing Affordable Housing and improving local community facilities for residents. Delivery of Affordable Housing is likely to positively impact citizens from communities on the basis of their protected equalities characteristics, who are likely to be disproportionately represented among those in greatest housing need.


The lack of affordable housing causes homelessness and the people who are owed a homelessness duty by the council are disproportionately young people, Disabled people, Black Asian Minority Ethnic people and lone parents who are mainly women. Lack of accessible housing mainly affects older people and Disabled people.

All development sites will be subject to planning approval and relevant public consultation in the future, as they progress through the development lifecycle.

The Goram Homes 2024 Business Plan, which includes the development pipeline of sites, will be reviewed at Overview and Scrutiny Commission in February 2024 and if anything changes as a result of this, the EqIA will be reviewed again.

## Step 5: Review

The Equality and Inclusion Team need at least five working days to comment and feedback on your EqIA. EqIAs should only be marked as reviewed when they provide sufficient information for decision-makers on the equalities impact of the proposal. Please seek feedback and review from the Equality and Inclusion Team before requesting sign off from your Director<sup>1</sup>.

<b>Equality and Inclusion Team Review:</b> <b><i>Reviewed by Equality and Inclusion Team</i></b>	 <b>Director Sign-Off:</b> John Smith
Date: 27/2/2024	Date: 27/2/2024

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<sup>1</sup> Review by the Equality and Inclusion Team confirms there is sufficient analysis for decision makers to consider the likely equality impacts at this stage. This is not an endorsement or approval of the proposal.



# Environmental Impact Assessment [version 1.0]

<b>Proposal title: Goram Homes - Pipeline of Housing Development Sites</b>		
<b>Project stage and type:</b> <input type="checkbox"/> Initial Idea Mandate	<input type="checkbox"/> Outline Business Case	<input type="checkbox"/> Full Business Case
<input type="checkbox"/> Policy <input type="checkbox"/> Strategy <input type="checkbox"/> Function <input type="checkbox"/> Service <input type="checkbox"/> Other [please state]	<input type="checkbox"/> New <input checked="" type="checkbox"/> Already exists / review	<input type="checkbox"/> Changing
<b>Directorate: Growth and Regeneration</b>	<b>Lead Officer name: Louise Davidson</b>	
<b>Service Area: Housing Delivery Service</b>	<b>Lead Officer role: Head of Housing Delivery</b>	

## Step 1: What do we want to do?

The purpose of this Environmental Impact Assessment is to help you develop your proposal in a way that is compliant with the council’s policies and supports the council’s strategic objectives under the [One City Climate Strategy](#), the [One City Ecological Emergency Strategy](#) and the latest [Corporate Strategy](#).

This assessment should be started at the beginning of the project proposal process by someone with a good knowledge of the project, the service area that will deliver it, and sufficient influence over the proposal to make changes as needed.

It is good practice to take a team approach to completing the Environmental Impact Assessment. See further [guidance](#) on completing this document. Please email [environmental.performance@bristol.gov.uk](mailto:environmental.performance@bristol.gov.uk) early for advice and feedback.

### 1.1 What are the aims and objectives/purpose of this proposal?

Briefly explain the purpose of the proposal and why it is needed. Please use plain English, avoiding jargon and acronyms.

<ol style="list-style-type: none"> <li>To provide an update on the pipeline of housing development sites approved by Cabinet in September 2018, March 2021, 2022, and 2023 for allocation to Goram Homes, the Council’s wholly owned housing company.</li> <li>To approve the addition of Dovercourt Road Gas Works to the Goram Homes pipeline.</li> </ol>
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### 1.2 Will the proposal have an environmental impact?

Could the proposal have either a positive or negative effects for the environment now or in the future? If ‘No’ explain why you are sure there will be no environmental impact, then skip steps 2-3 and request review by sending this form to [environmental.performance@bristol.gov.uk](mailto:environmental.performance@bristol.gov.uk)

If ‘Yes’ complete the rest of this assessment.

<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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<p>There will be a number of significant environmental impacts from the redevelopment of the sites, but this is outside of the scope of this report. The sustainability of projects proposed for each of the sites will be assessed through the planning process.</p> <p>New sites that are being added to the pipeline have been previously assessed – however it should be noted that during further planning consideration will need to be made to the new Local Plan.</p> <p>There are no direct significant impacts from this proposal, and no mitigation measures are therefore required. The net effects of the proposals are neutral.</p>
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**1.3 If the proposal is part of an options appraisal, has the environmental impact of each option been assessed and included in the recommendation-making process?**

If 'Yes' please ensure that the details of the environmental impacts of each option are made clear in the pros and cons section of the [project management options appraisal document](#).

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> Not applicable	[please select]
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If 'No' explain why environmental impacts have not been considered as part of the options appraisal process.

**Step 2: What kinds of environmental impacts might the project have?**

Analysis of impacts must be rigorous. Please demonstrate your analysis of any impacts of the proposal in this section, referring to evidence you have gathered. See detailed [guidance documents](#) for advice on identifying potential impacts.

**Does the proposal create any benefits for the environment, or have any adverse impacts?**

Outline any potential benefits of the proposal and how they can be maximised. Identify how the proposal will support our corporate environmental objectives and the wider [One City Climate and Ecological Emergency strategies](#).

Consider how the proposal creates environmental impacts in the following categories, both now and in the future. **Reasonable efforts should be made to quantify stated benefit or adverse impacts wherever possible.**

Where the proposal is likely to have a beneficial impact, consider what actions would enhance those impacts. Where the proposal is likely to have a harmful impact, consider whether actions would mitigate these impacts.

Enhancements or mitigation actions are only required when there is a likely impact identified. Remember that where enhancements or mitigation actions are listed, they should be assigned to staff and appropriately resourced.

<b>GENERAL COMMENTS</b> (highlight any potential issues that might impact all or many categories)		
<b>ENV1 Carbon neutral: Emissions of climate changing gases</b>	<b>Benefits</b>	
BCC has committed to achieving net zero emissions for its direct activities by 2025, and to support the city in achieving net zero by 2030.		
Will the proposal involve transport, or the use of energy in buildings? Will the proposal involve the purchase of goods or	<b>Enhancing actions</b>	



<p>services? If the answer is yes to either of these questions, there will be a carbon impact.</p> <p>Consider the scale and timeframe of the impact, particularly if the proposal will lead to ongoing emissions beyond the 2025 and 2030 target dates.</p> <p><a href="#">Further guidance</a></p> <p><input type="checkbox"/> <b>No impact</b></p>	<b>Persistence of effects:</b> <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years		
	<b>Adverse impacts</b>		
	<b>Mitigating actions</b>		
<b>Persistence of effects:</b> <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years			

<p><b>ENV2 Ecological recovery: Wildlife and habitats</b></p> <p>BCC has committed to 30% of its land being managed for nature and to halve its use of pesticides by 2030.</p> <p>Consider how your proposal can support increased space for nature, reduced use of pesticides, reduce pollution to waterways, and reduce consumption of products that undermine ecosystems around the world.</p> <p>If your proposal will directly lead to a reduction in habitat within Bristol, then consider how your proposed mitigation can lead to a biodiversity net gain. Be sure to refer to quantifiable changes wherever possible.</p> <p><a href="#">Further guidance</a></p> <p><input type="checkbox"/> <b>No impact</b></p>	<b>Benefits</b>		
	<b>Enhancing actions</b>		
	<b>Persistence of effects:</b> <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years		
	<b>Adverse impacts</b>		
	<b>Mitigating actions</b>		
<b>Persistence of effects:</b> <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years			

<p><b>ENV3 A cleaner, low-waste city: Consumption of resources and generation of waste</b></p> <p>Consider what resources will be used as a result of the proposal, how they can be</p>	<b>Benefits</b>		
	<b>Enhancing actions</b>		

<p>minimised or swapped for less impactful ones, where they will be sourced from, and what will happen to any waste generated</p> <p><a href="#">Further guidance</a></p> <p><input type="checkbox"/> <b>No impact</b></p>	<b>Persistence of effects:</b> <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years		
	<b>Adverse impacts</b>		
	<b>Mitigating actions</b>		
<b>Persistence of effects:</b> <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years			
<p><b>ENV4 Climate resilience: Bristol’s resilience to the effects of climate change</b></p> <p>Bristol’s climate is already changing, and increasingly frequent instances of extreme weather will become more likely over time.</p> <p>Consider how the proposal will perform during periods of extreme weather (particularly heat and flooding).</p> <p>Consider if the proposal will reduce or increase risk to people and assets during extreme weather events.</p> <p><a href="#">Further guidance</a></p> <p><input type="checkbox"/> <b>No impact</b></p>	<b>Benefits</b>		
	<b>Enhancing actions</b>		
	<b>Persistence of effects:</b> <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years		
	<b>Adverse impacts</b>		
	<b>Mitigating actions</b>		
<b>Persistence of effects:</b> <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years			
<p><b>Statutory duty: Prevention of Pollution to air, water, or land</b></p> <p>Consider how the proposal will change the likelihood of pollution occurring to air,</p>	<b>Benefits</b>		
	<b>Enhancing actions</b>		
	<b>Persistence of effects:</b> <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years		

water, or land and what steps will be taken to prevent pollution occurring.  <a href="#">Further guidance</a> <input type="checkbox"/> No impact	Adverse impacts	
	Mitigating actions	
	Persistence of effects: <input type="checkbox"/> 1 year or less <input type="checkbox"/> 1 – 5 years <input type="checkbox"/> 5+ years	

### Step 3: Action Plan

Use this section summarise and assign responsibility for any actions you have identified to improve data, enhance beneficial, or mitigate negative impacts. Actions identified in section two can be grouped together if named responsibility is under the same person.

This action plan should be updated at each stage of the project. Please be aware that the Sustainable City and Climate Change Service may use this action plan as an audit checklist during the project’s implementation or operation.

Enhancing / mitigating action required	Responsible Officer	Timescale

### Step 4: Review

The Sustainable City and Climate Change Service need at least five working days to comment and feedback on your impact assessment. Assessments should only be marked as reviewed when they provide sufficient information for decision-makers on the environmental impact of the proposal.

Please seek feedback and review by emailing [environmental.performance@bristol.gov.uk](mailto:environmental.performance@bristol.gov.uk) before final submission of your decision pathway documentation<sup>1</sup>.

Where impacts identified in this assessment are deemed significant, they will be summarised here by the Sustainable City and Climate Change Service and must be included in the ‘evidence base’ section of the decision pathway cover sheet.

<b>Summary of significant beneficial impacts and opportunities to support the Climate, Ecological and Corporate Strategies (ENV1,2,3,4):</b>
<b>Summary of significant adverse impacts and how they can be mitigated:</b>

<sup>1</sup> Review by the Sustainable City and Climate Change Service confirms there is sufficient analysis for decision makers to consider the likely environmental impacts at this stage. This is not an endorsement or approval of the proposal.

<b>Environmental Performance Team Reviewer:</b> Nicola Hares	<b>Submitting author:</b> Kate Bedney
<b>Date:</b> 12/12/2023	<b>Date:</b> 12/12/2023