

# Public Document Pack

## **BRISTOL HOMES BOARD MEETING AGENDA**

**WEDNESDAY, 29 MARCH 2017, 3.00 PM**

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### Distribution Board Members:

Marvin Rees, Mayor  
Alison Comley, Bristol City Council  
Cllr Paul Smith, Cabinet Member for Homes  
Alistair Allender, Bristol Housing Partnership  
James Durie, Bristol Chamber & West of England Initiative  
Debbie Franklin, Andrews Letting and Management  
Nick Horne, Knightstone Housing Group  
David Ingerslev, St Mungo's  
Ian Knight, Homes and Communities Agency (HCA)  
Tom Renhard, ACORN  
Steven Teagle, Galliford Try  
Bevis Watts, Triodos Bank  
Geraldine Winkler, ACFA: The Advice Network

### Distribution Others:

Nancy Rollason, Bristol City Council  
Nick Hooper, Bristol City Council  
Sarah Spicer, Bristol City Council  
Louise deCordova, Bristol City Council

<b>Indicative Timings</b>	<b>No</b>	<b>Item</b>	<b>Lead</b>	<b>Purpose</b>
<b>3.00 pm</b>	<b>1.</b>	<b>Welcome, Introductions and Apologies for absence</b>	Mayor Marvin Rees	
	<b>2.</b>	<b>Public Forum</b>  (Page 4)		Information Sheet attached.
	<b>3.</b>	<b>Minutes and matters arising</b>  (Pages 5 - 9)	Councillor Paul Smith	To agree the minutes of the previous meeting as a correct record.
<b>3.15 pm</b>	<b>4.</b>	<b>Funding to support homelessness prevention and reduction</b>  (Pages 10 - 17)	Presenter: Nick Hooper	Information Report.  Author: Carmel Brogan
<b>3.25 pm</b>	<b>5.</b>	<b>Local Housing Company</b>	Presenter: Nick Hooper	Link to the Cabinet Agenda report and decision of 7 March 2017 <a href="https://democracy.bristol.gov.uk/ieListDocuments">https://democracy.bristol.gov.uk/ieListDocuments</a>  Verbal update.

<b>3.40 pm</b>	<b>6.</b>	<b>Big Housing Conversation</b>	Presenters: Verbal Update. David Ingerslev/ Sarah Spicer	
<b>3.50 pm</b>	<b>7.</b>	<b>Housing Strategy Action Plan</b>  (Pages 18 - 23)	Discussion Lead: Cllr. Smith	Discussion Report.  Author: Sarah Spicer
<b>4.10 pm</b>	<b>8.</b>	<b>Key Decisions</b>  (Pages 24 - 28)	Presenter: Nancy Rollason	Discussion Report.  Author: Nancy Rollason
<b>4.25 pm</b>	<b>9.</b>	<b>Annual Review</b>  (Pages 29 - 31)	Discussion Lead: Alison Comley	Discussion Report.  Author Sarah Spicer.
	<b>10.</b>	<b>Devolution</b>  (Pages 32 - 37)		Report circulated for information.
<b>4.45 pm</b>	<b>11.</b>	<b>Standing Items:</b>		
		a. Communication – Board suggestions sought		
		b. Local Housing Company (main agenda item)		
		c. City Office		
		d. Future items (Performance)		
		e. Any Other Business		

#### **Dates of Future Board Meetings**

Tuesday, 13 June 2017, 3.30 pm, First Floor Committee Room 1P09 - City Hall, College Green, Bristol, BS1 5TR

**Issued By:** Louise deCordova, Democratic services

City Hall, College Green, Bristol, BS1 5TR

Tel: 0117 35 26151

E-mail: [democractic.services@bristol.gov.uk](mailto:democractic.services@bristol.gov.uk)

**Date: Tuesday, 21 March 2017**



## Bristol Homes Board

### Public Forum Information Sheet:

#### **Petitions and statements** (must be about matters on the agenda):

Members of the public and members of the Council may present a petition or submit a statement to the Bristol Homes Board. One statement per member of the public and one statement per member of Council is permitted. A maximum of one minute shall be allowed to present each petition and statement. The deadline for receipt of petitions and statements for the 29 March Bristol Homes Board is **12.00 noon on Tuesday 28 March**. These should be emailed to [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk).

#### **Questions** (must be about matters on the agenda):

Questions may be asked by a member of the public or a member of Council. A maximum of 2 written questions per person can be asked. At the meeting, a maximum of 2 supplementary questions may be asked. A supplementary question must arise directly out of the original question or reply. Replies to questions will be given verbally at the meeting. If a reply cannot be given at the meeting (including due to lack of time) or if written confirmation of the verbal reply is requested by the questioner, a written reply will be provided within 10 working days of the meeting. The deadline for receipt of questions for the 29 March Bristol Homes Board is **5.00 pm on Thursday 23 March**. These should be emailed to [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk).

## BRISTOL HOMES BOARD

**Minutes of the meeting**  
**Thursday 12 January 2017, 3.00pm – 5.00pm**  
**Venue – City Hall, Bristol**

### **Attendees, Board members:**

Marvin Rees, Mayor of Bristol (Chair) (part)

Cllr Paul Smith, Cabinet Member for Homes and Communities (Acting Chair)

Alison Comley, Strategic Director for Neighbourhoods, Bristol City Council (BCC)

Alistair Allender, Chief Executive Elim Housing and Chair Bristol Housing Partnership

James Durie, Chief Executive, Bristol Chamber & West of England Initiative

Debbie Franklin, Head of Multi-Channel Fulfilment, Andrews Letting and Management (Regional Representative for Association of Residential Letting Agencies)

Nick Horne, Chief Executive, Knightstone Housing Group

(Business Board Member on the West of England LEP)

David Ingerslev, Service Manager, Compass Centre and Rough Sleeper Services, St Mungo's (Chairperson, Bristol Supported Housing Forum)

Steven Teagle, Divisional Managing Director Affordable Housing & Regeneration, Galliford Try

Bevis Watts, Managing Director Triodos Bank UK

### **Other attendees:**

Tom Renhard, ACORN

Laura Ambler, LEP

Nick Hooper, Service Director, Housing Programmes, Bristol City Council

Alistair Reid, Service Director, Economy, Bristol City Council

Zoe Wilcox, Service Director, Planning, Bristol City Council

Sarah Spicer, Strategic Planning (BCC)

David Ader, Policy Adviser (BCC)

Brinton Edwards, Estate Management (BCC)

Louise deCordova, Democratic Services (BCC)

### **Apologies:**

David Warburton, Executive Director South and South West Home & Communities Agency (HCA)

David Relph, City Office Director

Geraldine Winkler, ACFA: The Advice Network

Karen Van Hoey Smith, ACORN

## **1. Welcome, Introductions and Apologies for absence**

Cllr Smith welcomed Alistair Allender, Elim Housing & Bristol Housing Partnership to the Board.

Apologies were received from Geraldine Wrinkler and David Relph.

It was noted that due to restructure at the HCA, Ian Knight would replace David Warburton on the Board. Cllr Smith recognised David's valued contribution and the Board agreed to write to him with thanks.

**Action: Sarah Spicer**

## **2. Minutes and matters arising**

The Board AGREED the minutes of the previous meeting as a correct record.

## **3. Key Decisions**

The Board considered the Key Decisions report presented by Sarah Spicer which outlined the consequences of using the Board as a place in which Bristol City Council makes key decisions.

The Members commented that this was a positive development, which provided an opportunity to shape, instigate and inform future decisions in a public setting. It was noted that some flexibility should remain to allow for some meetings to take place in an informal setting where appropriate.

The Board AGREED the next steps as outlined in the report and confirmed the following actions:

- a. To revise the Terms of Reference to incorporate legal advice and include the process for conflicts of interests.
- b. To investigate the possibility of taking the Key Decision '*Preventing homelessness accommodation services for homeless families and adults, 22+*' at the Board meeting in May 2017.

## **4. Housing delivery system**

The Board considered a Housing Delivery System presentation from Nick Hooper which outlined the proposal to implement changes recommended following a whole system review of planning, starting with the implementation of a single, multi-disciplinary delivery team, operating as a single point of contact for development issues, with clear delivery routes to market.

In discussion the Board welcomed the consistency and possibility of increased pace offered by the new joined up approach but acknowledged that it would take some time to build momentum.

During the transition period it was important for sites (including HCA) to continue to be brought forward for development at pace, activity which would build market confidence and mark progress towards the Council's 2020 delivery objectives.

It was recognised that there were barriers to achieving increased levels of affordable homes in private schemes. It was noted that whilst some schemes could achieve 30-40% affordable units, the average was currently 16-19%.

## 5. Devolution II: Exploring housing related opportunities

The Board considered a West of England Devolution – Future deals and housing report from David Ader and noted that the West of England Combined Authority (WECA) proposal had gone before Parliament and achieved Royal Assent. The election of a West of England Mayor would take place 4 May 2017.

During a workshop the Board discussed the main housing issues that they should look to address in a second deal, focussed on issues which were best suited to the Devolution process; i.e. those which required new devolved powers from central Government, and structured against the Housing Strategy objectives.

- (i) Increase numbers of new homes
- (ii) Deliver the best use of existing buildings
- (iii) Intervene early before a crisis occurs

Officers to analyse the suggestions made and feed back to the Board. **Action: David Ader**

## 6. Joint Spatial Plan and building quality into new homes

The Board considered a Joint Spatial Plan presentation from Zoe Wilcox, 'Housing Issues in Bristol and the West of England Joint Spatial Plan'.

The Board raised concern that some of the commentary within the JSP appeared to signal acceptance of the level of affordability that was currently achievable.

The Board commented that the messaging in the plan could be nuanced to emphasise the appetite and ambition of the authorities to meet the affordability gap currently identified in Bristol and surrounding authorities.

A greater understanding of how to bridge the affordable gap in Bristol was needed as well as an understanding of what surrounding authorities were doing to pick up the challenge.

Officers to feedback comments/continue a dialogue with the LEP. **Action: Laura Ambler.**

## 7. Homeless bids

The Board considered a DCLG – Homelessness Prevention Programme presentation from David Ingerslev which outlined the plans to progress the projects, following the success of all three bids being awarded in full.

Bevis Watts advised that there was an appetite in Central Government to use social impact bonds more as a delivery mechanism which could present further opportunities.

The Board agreed that this work should be fed into the next Big Housing Conversation to update delegates, as well as the progress of Golden Key and other initiatives currently being progressed through the City Office. **Action: Tom Renhard /Sarah Spicer.**

## **8. Big Housing Conversation 2: Purpose and planning**

The Board considered the purpose and planning of the Big Housing Conversation II led by Tom Renhard and Sarah Spicer.

After discussion Debbie Franklin offered expertise to contribute to the development of a tenants guide and assistance to find a sponsor.

It was confirmed that the next event should give priority access to previous attendees to offer some consistency and continuity to discussions.

It was agreed that the development of a tenant union should be tenure blind and needed to be independent from the Council. The Council could offer some resource as the largest landlord in the city but it would need to be run by an external organisation such as VOSCUR or others.

It was suggested that the steering group organising the event, and potential delegates pool, could be widened to include tenants living in supported housing or representatives from the Expert Citizens Group (a group of service users and ex-service users from across the homelessness and housing spectrum from former rough sleepers to members of tenant associations). **Action : Tom Renhard/ Sarah Spicer**

## **9. Standing Items:**

An update on the standing items was noted as follows:

### **a. Communication**

All partners to submit contributions to highlight their own projects or initiatives and help promote the newsletter to their wider networks.

### **b. Action Plan**

An update to be provided at the next meeting.

### **c. Challenge group update**

An update to be provided at the next meeting.

### **d. Local Housing Company (LHC)**

The draft business case would be considered as a Cabinet Key Decision on 7 March 2017.

### **e. City Office (progress report and governance)**

An update to be provided at the next meeting.

**Date of next meeting**



The date of the next meeting 29 March 2017.

The Board agreed that meetings should continue bi-monthly from May 2017. Officers to coordinate future meetings dates. **Action: Sarah Spicer**

**Meeting finished at 5.20**

**CHAIR** \_\_\_\_\_

# Bristol Homes Board

29<sup>th</sup> March 2017



**Report Title:** Funding to Support Homelessness Prevention and Reduction

**Ward:** Citywide

**Strategic Director:** Nick Hooper, Service Director, Housing Programmes

**Report Author:** Carmel Brogan, Contracts & Commissioning Manager (Homelessness) & Gillian Douglas Head of Housing Options

**Contact telephone no. & email address** 0117 352 5137  
carmel.brogan@bristol.gov.uk

## Purpose of the report:

To update on three successful bid submissions to the Department of Communities and Local Government (DCLG). The total amount awarded is £2.559M. The awards are for:

- Homelessness Prevention Trailblazers Grant
- Rough Sleepers Grant
- Entrenched Rough Sleeping Social Impact Bond

These programmes are fully funded through the bids and no additional or matched BCC funding is required.

The Entrenched Rough Sleeping Social Impact Bond, a joint initiative with Bristol CCG and Safer Bristol, requires approval to carry out a competitive procurement process to select a partner to deliver the programme. There has been a delay in the publication of the terms and conditions for this funding so a separate report will be taken to May Cabinet to seek approval for this process and to award a 'payment by results' contract.

## This report is for information only.

To note the receipt of funding and any grant conditions, and note a delivery programme for all three elements of the Department of Communities and Local Government Homelessness Prevention Funding Programme.



## The proposal:

### Policy

1. Tackling Bristol’s homelessness crisis is one of the key objectives of the 2017 – 2022 Corporate Strategy. Funding has been secured to deliver new, time limited services that will fit with Bristol’s existing strategic approach to preventing homelessness. The bids align with the Early Intervention approach - one of the three key objectives in the Housing Strategy. The Preventing Homelessness Strategy has 6 key objectives – four of these are directly relevant to the programmes being funded by the Department of Communities and Local Government (DCLG):
  - Minimise homelessness through early intervention<sup>3</sup> by understanding and tackling the (often complex) reasons behind it, with special emphasis on young people.
  - Continue to assertively tackle rough sleeping; target those clients with complex, multiple needs.
  - Make more direct links between homelessness and the housing, health and wider policy agenda.
  - Ensure the right support is in place and that those ready to do so move-on promptly and reduce repeat homelessness.
2. Through designing and piloting a new approach to tackling entrenched rough sleeping we will work with partners to establish best practice to achieve system change for those with the most complex needs and reduce rough sleeping across the City.

### Bristol’s 3 tier approach to preventing homelessness

3. The successful bids, and existing homelessness work, fit within Bristol’s 3 tier approach to preventing homelessness, created in line with the approach adopted as part of the wider Better Care agenda:
  - Help to help yourself (Tier 1) *Prevent*  
Accessible, friendly, quick, information, advice, advocacy, universal services to the whole community, prevention.
  - Help when you need it (Tier 2) *Respond*  
Immediate help, minimal delays, no presumption about long-term support, goal focussed.
  - Help to live your life (Tier 3) *Recovery*  
Self-directed, personal budget based choice and control.

The diagram appended sets out to illustrate how the bid proposals fit with existing provision.

- **Homelessness Prevention Trailblazers**

Bristol’s Homelessness Prevention Team is reinvigorating its approach to preventing homelessness in the first place and has completed a service redesign as part of that approach, strengthening tier 1 of the model described. The first successful application, the Trailblazer bid, aligns closely with this work. Trailblazer will help us to work much more closely with private landlords, the families of young people and debt advice organisations, to tackle the most

common causes of homelessness, which intelligence tells us are private rental (assured) tenancies coming to an end and people being asked to leave the family home. We will analyse the routes into homelessness amongst our cohort in order to strengthen the tier 1 approach and prevent people from becoming homeless.

- **Rough Sleeping**

The rough sleeping grant aligns with Tier 2 – seeking to help those new to the streets, or at imminent risk of sleeping rough to the rapid support they need.

- **Entrenched Rough Sleeping – Social Impact Bond**

The Entrenched Rough Sleeping Social Impact Bond fund seeks to offer personalised support to individuals entrenched within the homelessness system - aligning with Tier 3 support

### **Homelessness Prevention Trailblazers**

4. The homelessness prevention trailblazer grant seeks to establish a network of ambitious areas across England to fundamentally reform the response to homelessness. The funding Bristol has been awarded is £925,000 over a 2.25 year period (1<sup>st</sup> January 2017 to 31<sup>st</sup> March 2019).
5. Partners and key stakeholders include: Advice Centres for Avon, Children’s Services, Citizens Services (Housing Benefit Team) and Housing Options Service.
6. The programme will develop effective early intervention and prevention measures, using various predictive tools, and then make interventions with households most at risk of homelessness if their private rented sector tenancy came to an end. The programme will also target high risk groups to offer resilience training.
7. The services will be provided by the Council through the establishment of a new prevention team within Housing Options (building on the success of the Advice Plus project) and voluntary sector advice agencies.
8. The team within Housing Options will consist of Link Workers who will reach out to at risk families identified from housing benefit and Think Family data (to particularly work on increasing employability and access to work), Welfare Rights Advisers who will ensure all entitlements are accessed, a Case Coordinator to work across Early Help and Homelessness Prevention Team to prevent families becoming intentionally homeless and a data analyst/customer insight officer to ensure at risk households are identified and monitoring is carried out.
9. £225,000 of the total Trailblazer funding will be used as grant funding and allocated to North Bristol Advice Centre, South Bristol Advice Service, Talking Money, Bristol CAB and St Pauls Advice Centre (£40,000) per organisation and £25,000 to CHAS Bristol which is small specialist housing advice agency dealing with complex cases that if not resolved would lead to homelessness. Each of these agencies will be required to deliver increased HAPIs (housing advice performance indicators as measured through the statutory dataset P1E) over and above the outcomes delivered through the Bristol Impact Fund.

10. Extensive monitoring of Trailblazer activity, outputs and outcome is required by DCLG as well as wider Homelessness Prevention Team activity and we are currently negotiating on what is feasible. BCC will be part of a DCLG coordinated group comprising all local authorities that are in receipt of Trailblazer funding to ensure exchange of learning and wider dissemination of the results.

### **Rough Sleeping Grant**

11. This is a joint project with North Somerset to develop a rapid assessment and reconnection/mediation/tenancy rescue service for people new to the streets (No First Night Out), operating 5pm-11pm daily. Funding awarded was £382,867 over 2.25 years.
12. The service will be run by voluntary sector agencies and assess people either by phone, online or presenting at specific drop-ins – in partnership with day centres, Night Stop and existing shelter provision. The service will run 5pm-11pm each evening, including an outreach worker based at the Julian Trust Night Shelter. The funding also covers some data analysis work to help inform more effective targeting of resources.
13. The North Somerset assessment service will complement this work. North Somerset does not currently operate to No Second Night Out standards. The grant will also fund an NSNO worker who will ensure clients have clear paths off the streets. There will also be telephone access to the assessment service in Bristol and some use of Bristol assessment centre / night shelter provision.
14. Partners and key stakeholders include: North Somerset Council; Bristol Royal Infirmary; Bristol CCG; Citizens with Experience and; Bristol Rough Sleeping Partnership. Initial meetings have been held with partner organisations and a grant agreement is currently being drafted. The main recipient of the grant will be St Mungo's who also hold the contract for the Rough Sleeper service. There is also some funding for BCC for data analysis work (a joint post between the three projects) and funding for office space at Caring in Bristol. St Mungo's will work with, and liaise with, partner organisations that come into contact with people who will be homeless that night. And provide 24 hour access to a Safe space as the first point stage in moving into other accommodation to prevent rough sleeping.
15. The funding for this project has already been received and it is intended the project will start before the end of March 2017.

### **Entrenched Rough Sleeping Social Impact Bond Funding**

16. The third successful application was for an Entrenched Rough Sleeping Social Impact Bond fund. The amount of funding awarded over four financial years was £1,125,000 for the payment by results element of the Social Impact Bond. In addition, the overall award includes a further £50,000 set-up costs, £15,000 per annum for ongoing quality monitoring and £16,000 to conduct an independent evaluation.
17. A Social Impact Bond is a contract with the public sector whereby it pays for better social outcomes (in this case around entrenched rough sleeping) and passes on part of the savings achieved to investors. A Social Impact Bond (SIB) is not a bond, per se, since repayment and return on investment are contingent on the achievement of desired social outcomes; if the objectives are not achieved, investors receive neither a return nor repayment of principal. This is a payment by results model.

18. For this SIB, the intention is that the local authority will commission a provider organisation to deliver an intervention programme for entrenched rough sleepers. This organisation will need to demonstrate that it has investors in place to provide the initial funding for the programme. As the agreed outcomes are achieved and demonstrated the local authority draws down payments from the DCLG that can then be passed on to the provider organisation and their investors. The DCLG are covering the full cost of the outcome payments in this SIB.
19. The proposal is to commission services specifically targeted at a named cohort of entrenched rough sleepers who the current system is failing. The commissioned service will provide additional personalised and flexible support for these individuals funded by payments from the DCLG with a 100% Payments by Results contract. We will be building on learning from the London SIB programme that has had a significant impact on keeping longer term rough sleepers off the street.
20. The outcome payments criteria and rates have been set by the DCLG. The payments are linked to achieving better outcomes in three domains: accommodation, better managed health needs and entry into employment. More details are attached in appendix 2.
21. We have identified a potential cohort of 125 longer term rough sleepers.
  - 75% of this cohort are male
  - average age is 33 – with half under 30
  - 55% are known to drug and alcohol treatment services (38% for more than three years).
  - 20% are in ‘shared care’, i.e. they have an open methadone prescription and being seen regularly by their shared care worker.
  - 76% had committed a criminal offence since April 2007. These individuals had collectively been linked to over 1,300 offences since April 2007, around half of which were theft/handling stolen goods.

The final cohort included in the SIB will be identified through a fresh look at our existing rough sleeper database and HSR. To include people who meet the criteria and have been sleeping rough for long periods and/or have had repeated unplanned departures from supported housing. It will exclude ineligible cohorts, those currently actively engaged with services or receiving services from Golden Key.

#### Exit Strategy & Potential Cost Savings

22. The DCLG is fully funding the SIB in Bristol (along with seven other programmes across the country) to look at how effective this approach is to tackling these entrenched issues. This programme should also help quantify cost avoidance/savings across the public sector.
23. We have a good track record of sustaining successful initiatives. Where there is strong evidence that a particular approach is successful (e.g. psychologically informed environments) we have adopted it and outcomes have improved accordingly. We intend this SIB to contribute to a local evidence base about effective outcomes which can drive efficiency savings, service improvements, and adopted in future commissioning.
24. The programme should also highlight any potential cost savings to the wider public purse. For example the ‘costs’ to the criminal justice system (police/courts/probation etc.) are estimated to be around £60,000 (this links to offences associated with the identified cohort in the 12 month period

ending October 2016). Being able to evidence wider savings to the criminal justice service, (or to the health service – for example in reduced A&E admissions) could lead to contributions from those commissioners into the funding of our future services.

### Procurement

In order to select a delivery partner we propose to undertake a competitive procedure with negotiation to identify an experienced and innovative provider organisation to deliver the required outcomes - and demonstrate that they have the necessary social investor/s in place. Initially DCLG indicated that the provider needs to be competitively selected and in a position to start the programme by October 2017. Due to the delay in sending out funding terms and conditions it is likely that the required start of the programme will be moved back to December 2017.

### **Governance**

25. A governance structure is being finalised to oversee all three programmes. This Board will include representatives from the council, Safer Bristol, the CCG and Bristol's homelessness expert citizens group (people with lived experience). There will be regular updates to the Homes Board through the Early Intervention and Preventing Homelessness Challenge Group.

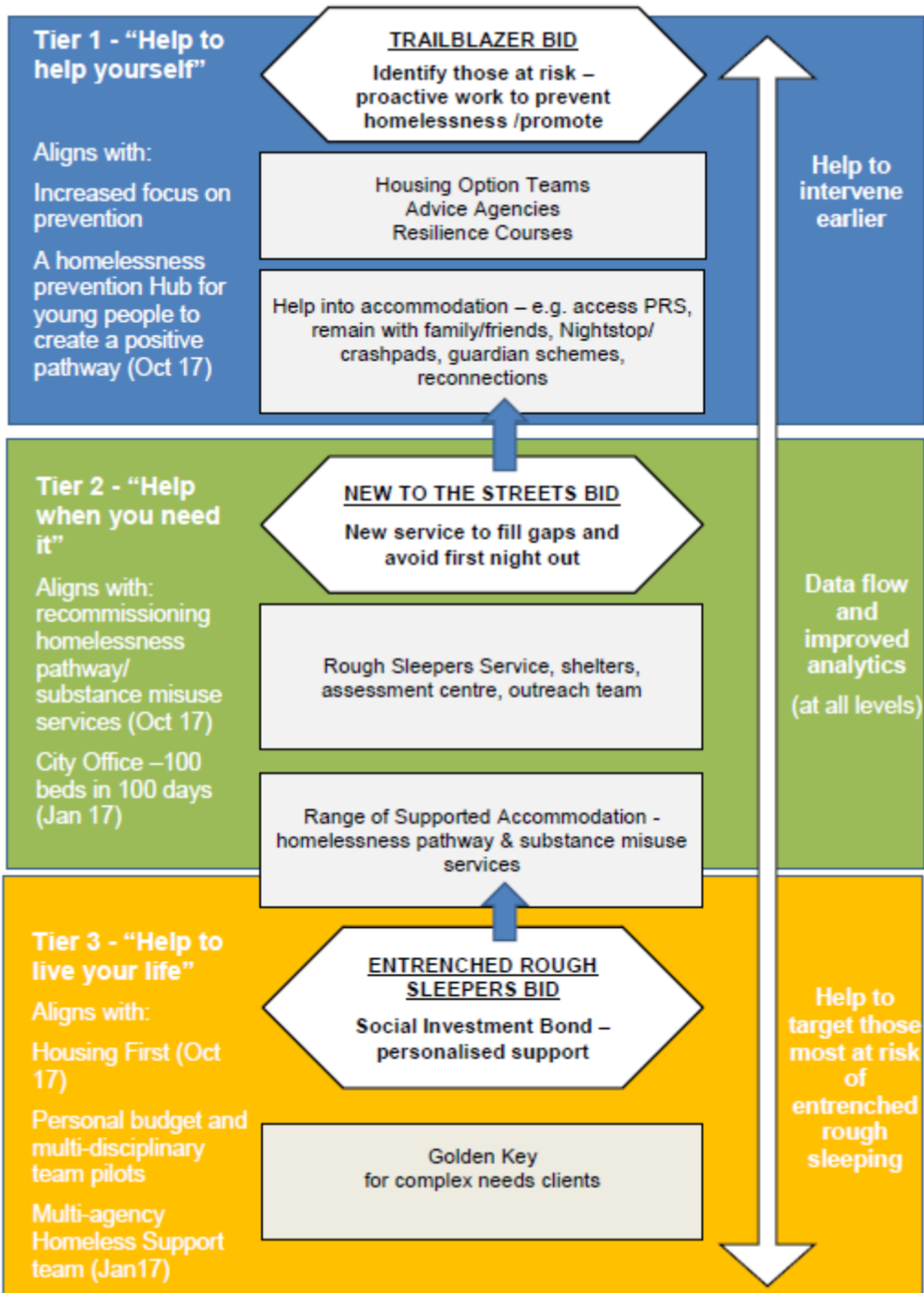
### **IT/Data Sharing and Information Governance**

26. IT requirements, data sharing implications and Information Governance issues are currently being explored. This is to include a secure electronic platform for SIB data collection and data sharing protocols and requirements. The CCG have proposed that a project wide Privacy Impact Assessment be completed. A data collection and sharing agreement with the DCLG is still to be agreed.

### **Grant Terms and Conditions**

27. The Homelessness Prevention Trailblazers Grant and the Rough Sleeping Grant funding have been awarded as Section 31 grant, on similar terms and conditions to the annual Preventing Homelessness Grant.
28. The terms and conditions for the Entrenched Rough Sleepers SIB funding are still outstanding but should be confirmed by the end of March.

Appendix 1





## Appendix 2 – Outcomes Payments

DCLG will make payment only on the achievement of the following outcomes at the following rates, as reported by the lead local authority:

	Outcome	Rate
<b>Accommodation</b>	Entering accommodation	£600
	3 months in accommodation	£1,500
	6 months in accommodation	£1,500
	12 months in accommodation	£2,600
	18 months in accommodation	£2,500
	24 months in accommodation	£1,800
<b>Better managed needs</b>	General wellbeing assessment x3	£100
	MH entry into engagement with services	£200
	MH sustained engagement with support	£600
	Alcohol misuse entry into alcohol treatment	£100
	Alcohol misuse sustained engagement with alcohol treatment	£1,100
	Drug misuse entry into drug treatment	£120
	Drug misuse sustained engagement with drug treatment	£2,600
<b>Entry into employment</b>	Improved education/training	£500
	Volunteering/self-employed 13 weeks	£400
	volunteering/self-employed 26 weeks	£800
	Part time work 13 week	£1,900
	Part time work 26 week	£1,800
	Full time work 13 weeks	£2,400
	Full time work 26 weeks	£2,200

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## Bristol Homes Board

<b>Heading:</b> Housing Strategy Action Plan
<b>Author and organisation:</b> Sarah Spicer, Bristol City Council (BCC)
<b>Date of meeting:</b> 29 <sup>th</sup> March 2017
<b>Report for:</b> Approval

**Purpose of this Paper:** Request the Boards approval to adopt the homes business plan, contained in BCC's Corporate Strategy, as the housing strategy action plan for 2017/18 (see appendix 1)

**Context:** A housing strategy action plan was developed for 2016/17, but never published. During this the Bristol City Council's Corporate Strategy 2017-22 was developed, detailing: vision, key commitments, strategic direction & direction of travel and 8 Business Plans related to key areas (Our Future – Education and Skills, Our Health and Wellbeing, Homes, Our Transport, Neighbourhoods, People, Place and Governance).

The Business Plans demonstrate aspirations and challenges, objectives, priority actions for the 5 year period and specific actions for 2017/18. The plan includes new activity (not business as usual) delivered or commissioned by BCC or BCC partnerships. Much of the 2016 housing strategy action plan is reflected in here but refined with emerging priorities. It is recommended that this plan is adopted as the housing strategy action plan.

The activity for 2017/18 has been 'RAG' rated to indicate how on track they are to be delivered within that timeframe.

**Implications (Financial and Legal if appropriate):** The Corporate Strategy and 2017/18 budget has been approved by Cabinet and Full Council.

**Recommendations:** Adopt the corporate strategy business plan as the Housing Strategy Plan for 2017/18. Also, throughout 2017/18 the board and challenge groups should focus on determining where it can add value and contribute to the implementation of the plan.

# Our objectives for the next five years:

## Appendix 1

### We are contributing to the following Mayoral commitments:

- We are contributing to the following Mayoral commitment:
- We will build 2,000 new homes – 800 affordable – a year by 2020

### Our objectives also include:

- Make the Best Use of Stock and Improve Standards
- Early Intervention and Prevent Homelessness

### 1: Deliver More Homes: build 2,000 homes by 2020 – 800 of which are affordable

What we are doing to achieve this over the next five years	What we are doing to achieve this over the next year	How we will know we are succeeding
Produce the strategic business case for a new local housing company.	Establish the company and commence preparation for new build projects.	Net number of new and affordable homes built.
Review the housing delivery framework: <ul style="list-style-type: none"> <li>- increase the number of homes from private developers and use our land and funds effectively</li> <li>- develop a better understanding of the housing requirements for the city and use this to guide housing development.</li> <li>- review the approach to Council land use</li> <li>- promote Brownfield sites across the city for Housing (OH2).</li> </ul>	Review the options and develop a report with recommendations.	Achieve new homes target. Feedback from developers and partners.

Homes

What we are doing to achieve this over the next five years	What we are doing to achieve this over the next year	How we will know we are succeeding
<p>Create a West of England Joint Spatial Plan: All four local authorities are working together to create a clear joint plan on how to meet the housing shortfall. There is a commitment to secure funding for essential infrastructure, balancing the need for growth and development with the need to secure quality of life and a strong environmental future.</p>	<p>Create a West of England Joint Spatial Plan and publish for consultation, submitting to Secretary of State for examination in Spring 2018.</p>	<p>Achieve new homes target for Bristol and West of England.</p>
<p>Development schemes:</p> <ul style="list-style-type: none"> <li>- South Bristol</li> <li>- Northern Arc</li> <li>- Central Bristol</li> <li>- Bristol Retirement Living (Extra Care Housing) programme</li> <li>- New Council homes</li> </ul>	<p>Homes built and/or planning applications approved.</p>	<p>Number of new homes built 2017 to 2020.</p>
<p>Support Community Land Trusts, community development trusts, local builders and self-builder's on agreed sites.</p>	<p>Agree programme of community build.</p>	<p>More homes built appropriate to that neighbourhood, creating more mixed and balanced communities.</p>

Homes

**2a: Making Best use of Stock and Improving Standards**

- Reduce the number of empty homes: council and private properties

What we are doing to achieve this over the next five years	What we are doing to achieve this over the next year	How we will know we are succeeding
Reduce the number of empty council houses.	Target reduction for end of 2017/18. More council	More council homes in use. Increased rental income.
Review the effectiveness of the existing empty homes programme (including empty offices), including use of legal powers.	Report with recommendations early 2017.	No. of empty private homes reduced  Number of empty commercial buildings bought into use as homes

**2b: Making Best use of Stock and Improving Standards**

- Improve standards in the Private Rented Sector

What we are doing to achieve this over the next five years	What we are doing to achieve this over the next year	How we will know we are succeeding
Supporting and regulating landlords in the private rented sector	Roll out of Rent With Confidence/Ethical Letting Charter.	Number of landlords/landlord bodies that have adopted the charter. Improve standards in the private rented sector.
Endorse and adopt the ACORN Ethical Letting Charter.	Joining of the Ethical Lettings Charter with Rent With Confidence Scheme	Improving standards in the private rented sector.
Work with ACORN to develop a tenants' federation.	Establish a new cross tenure tenants federation.	Tenants have a voice. Tenants feel listened to and empowered (tenant feedback).
Review and roll out discretionary licensing schemes.	Ongoing review and roll-out, further declarations of new area(s) in 2017	Improving standards demonstrated by compliance with HMO licenses for example.

## 2c: Making Best use of Stock and Improving Standards

- Utilise existing stock and assets

What we are doing to achieve this over the next five years	What we are doing to achieve this over the next year	How we will know we are succeeding
Investment in existing Council Homes to improve standards.	Ongoing investment programme.	Bristol City Council tenant satisfaction with planned and response repairs. Number of homes repaired and improved.
Review of HomeChoice Bristol – review the allocation policy that determines which households are allocated social & affordable rented housing.	Conduct and consult on a review of HomeChoice Bristol.	New allocation policy and improved letting system in place.
Make sure that the best use is made of adapted homes.	Conduct a review and make any recommendations by end 2017/18	More disabled people are helped to live independently.

## 2d: Making Best use of Stock and Improving Standards

- Build and Support Stable and Diverse Communities

What we are doing to achieve this over the next five years	What we are doing to achieve this over the next year	How we will know we are succeeding
Work with local communities to build homes using council sites which create more balanced communities.	As the result of Neighbourhood Development Plans being produced additional land will be identified for housing use.	Number of homes built on council land in Neighbourhood Partnership area.
Establish a Mayoral task force to understand and shape our response to the challenges of gentrification	Analyse the issues causing gentrification and understand what can be done locally to manage this.	Production of a programme of interventions to build balanced communities.
Work with Bristol's universities to provide more purpose-built quality student accommodation and ensure a proactive approach to the management and impact of student housing across the city	Complete a review.	Fewer students occupying traditional family homes/HMOs. Number of new bespoke student accommodation

### 3: We will take a city-wide approach to tackling Bristol’s homelessness crisis

- Homelessness is reduced and prevented

What we are doing to achieve this over the next five years	What we are doing to achieve this over the next year	How we will know we are succeeding
Recommission homelessness accommodation services for homeless families and adults (22+).	Have in place new/redesigned services by autumn 2017.	Reduction in repeat homelessness Homelessness prevented Reduce the number of households in temporary accommodation.
Young people's housing pathway plan.	Have in place new/redesigned services by Autumn 2017. Support the development and implementation of the young people’s housing and independence pathway plan.	Reduction in repeat homelessness.
Redesign Councils housing advice service to focus on prevention.	New service in place and fully operational	Homelessness prevention activity increased.
Work with partners to reduce rough sleeping.	Priority for City Office task group in 2016 to pilot new approaches to reduce rough sleeping. Resulting in best practice to be implemented and embedded in 2017/18. Increase the number of temporary and permanent beds. Develop a single service offer for every rough sleeper.	Reduced number of rough sleepers 100% of rough sleepers receive a single service offer.
Support the Golden Key Programme (4 year programme end 2021).	Establish a multi-disciplinary team and personal budgets for some rough sleepers.	Pilot new approaches and establish best practice to achieve systems change for those with the most complex need

## Bristol Homes Board

<b>Heading:</b> Key Decisions
<b>Author and organisation:</b> Nancy Rollason & Sarah Spicer, Bristol City Council
<b>Date of meeting:</b> 29 <sup>th</sup> March 2017
<b>Report for:</b> Discussion

**1) Purpose of paper:** To discuss issues relating to using the Board as a place in which Bristol City Council makes key decisions effective from March 2017

### 2) Context

2.0 The Mayor is responsible for Executive, or key decisions, but may choose to delegate these. The Mayor, and Cabinet members, make key decisions within the budget and policy framework set by Full Council, key decision are those:

- resulting in more than £500,000 in spending or savings; or
- that have an impact on more than one ward.

2.1 These decisions are taken publically in Cabinet meetings or a small number of strategic partnership boards (Health and Wellbeing Board or the Learning City Partnership Board). It was recently agreed that key decisions could also be taken, by the Mayor or relevant Cabinet Member, at the Bristol Homes Board, and the Council's constitution has been amended to reflect this. All decision made by the Mayor or Cabinet members decisions must:

- be made in public meetings and unless they are subject to access to information rules (exempt/confidential items are considered in private sessions as appropriate)
- be listed on the Mayor's Forward Plan at least 28 calendar days before the meeting unless there are special circumstances that mean that decisions need to be take urgently
- agenda papers must be published 5 clear working days prior to the meeting in accordance with the Access to Information Rules
- key decisions can only be made by the Mayor, or Cabinet Members with delegated authority.

2.3 The benefit of taking key decisions in strategic partnership meeting is that decisions are made in a partnership environment, with the decision benefiting from:

- The wealth of knowledge and experience from key partners
- A deeper understanding of impacts on partners and the wider system



### **3) Impact on Board meetings**

3.0 Effective from March 2017 all Homes Board meetings will be public, regardless of whether or not an executive decision will be taken, resulting in increased transparency. The Terms of Reference (Appendix 1) have been updated to reflect:

- The fact that key decisions can be made at the board but that decision is taken by the Mayor or Cabinet Member.
- The function of the Partnership, at meetings where key decisions are to be taken, will be to advise the Mayor, or Cabinet member, in relation to housing functions of the local authority.
- Board members should declare any items under discussion which are of direct personal or professional interest, in particular when commenting on key decisions under consideration.
- For discussion: All members of the Board will be bound by the council's code of conduct<sup>i</sup> for members and will complete the register of interests (forms to be sent to board members with the meeting records).

3.1 Where possible BCC will engage with the Homes Board in the development stages of work that will require an executive decision, as a key stakeholder.

4. Recommendation - that the Board formally approves the revised Terms of Reference

## **Bristol Homes Board**

**'Making homes happen'**

### **Terms of reference**

#### **Purpose of Bristol Homes Board (the 'Partnership')**

The purpose of creating a housing partnership is to support the delivery of three key objectives:

- Increase the number of new homes
- Deliver the best use of existing homes (and improve standards)
- Early intervention, to prevent crisis later

These objectives are taken from 'More Than a Roof: Bristol's Housing Strategy' which is not just a Bristol City Council strategy, but is a strategy for the 'city'. The strategy has been developed in conjunction with all delivery partners and reflects priorities and strategies of other organisations in the city. The housing strategy identifies key housing issues and challenges in Bristol and has three major outcomes (outlined above) it sets out to deliver.

The partnership will help deliver these outcomes by:

- Overseeing the implementation of the city's Housing Strategy; and
- Co-ordinating the alignment of housing related activity to deliver the best possible use of city resources.

#### **Role of partners**

To ensure wide representation and a breadth of skills, the Partnership will include influential and inspirational leaders from across the City. In order to meet the partnership aims members roles will be to:

- Provide strategic leadership, vision and co-ordination that drives housing activity across partner organisations to improve outcomes for citizens and the City.
- Support work to address the housing needs of vulnerable and socially excluded groups.
- Communicate with and secure participation of local communities.
- Act as the link to other bodies within their 'sector' to ensure effective input and buy-in across the housing system

- 
- Lead and/or participate in work that the partnership agrees is necessary to tackle housing challenges and align services.
  - Report to and be accountable to the partnership on progress of tasks.

### **Outcomes**

The Partnership will develop and publish an action plan with clear, achievable actions and outcomes. Progress will be reported at least annually and the action plan will be refreshed annually.

### **Decision Making and Governance**

#### **Key Decisions:**

Under the Council's constitution the Mayor may take key decisions, in public, at the Bristol Homes Board or agree that Cabinet Members may do so.

The function of the Partnership, at meetings where key decisions are to be taken, will be to advise the Mayor, or Cabinet member, in relation to housing functions of the local authority.

**Partnership decision:** Where possible decisions to be made by consensus on all partnership decision including agreement regarding ways of working and priority work to be undertaken.

**Sub-groups:** The partnership members need to be actively involved in researching and implementing solutions to address housing issues and align work/services to deliver results. As the partnership develops its action plan the group will identify challenge groups responsible for progressing priority work.

The previous strategic housing partnership (Homes4Bristol) had a number of sub-groups (Bristol Housing Partnership, Preventing Homelessness Board, Supporting Housing Forum) run separately from the partnership with responsibility for co-ordinating key areas of housing activity. One of the partnerships early tasks will be to consider how it wishes to work in order to deliver the outcomes, including whether these groups have any formal relationship to Bristol Homes Board.

### **Membership**

The membership of the Partnership shall be as follows:

- At least one elected member nominated by the elected Mayor;
- Senior representatives from a range of stakeholder organisations that can play the most active role in addressing housing issues in the City.
- Homes and Communities Agency representative
- Private rented sector representative
- Private developer representative
- Financial sector representative
- ACORN communities/citizen representative
- ACFA representative

- 
- Bristol Housing Partnership representative
  - Supported housing representative
  - Community led housing representative

And the board can agree to appoint further members as they deem appropriate

### **Tenure of Membership**

Membership will be reviewed annually as an opportunity to:

- ensure the membership is still effective;
- make any necessary changes to the Terms of Reference
- give partners the choice of committing to a further term of membership or the chance to step down.

### **Chair/s**

The partnership will be chaired by the Cabinet Member for Homes and Communities  
The chair will be responsible for agreeing agendas and actively contributing to development of an effective partnership board.

### **Frequency of Meetings**

Partnership board meetings to be held 4 to 6 times per year.

### **Substitution for Meetings**

No Substitutions.

### **Attendance by Non-Board Members**

Invitations may be extended to non-Board members, where their input or advice supports the discussion taking place at the meeting.

### **Declaration of Interest and Confidentiality**

Board members should declare any items under discussion which are of direct personal or professional interest, in particular when commenting on key decisions under consideration.

### **Code of conduct**

All members of the Board will be bound by the council's code of conduct for members and will complete the register of interests

March 2017

## Bristol Homes Board

<b>Heading:</b> Bristol Homes Board – 1 <sup>st</sup> annual review
<b>Author and organisation:</b> Sarah Spicer, Bristol City Council
<b>Date of meeting:</b> 29 <sup>th</sup> March 2017
<b>Report for:</b> Discussion

**1) Purpose of this Paper:** To consider the effectiveness of the current Board arrangements

### 2) Context

2.0 Bristol Homes Board was formed in 2016, with its first meeting held in April 2016. It was written into the Terms of Reference that the Board would carry out a review after 12 months to ensure it was operating effectively.

2.1 Over the course of the first year there have already been a number of changes to membership and operations, including:

- A new chair (Councillor Smith, Cabinet Member for Homes and Communities, taking over the chair from the Mayor)
- New members added to the Board with representatives from: ACORN communities (Karen Van Hoey Smith now replaced by Tom Renhard), the advice sector (Geraldine Winkler and Bristol Housing Partnership (Alistair Allender)
- The Terms of Reference (TOR) have just been updated to reflect the Boards changed status as an approved committee where Executive Decisions can be taken
- The updated TOR also state the intention to add a further Board member, the head of the Community Led Housing Group (intention to form this group in 2017 and position to be appointed)

2.2 The Board members views on the effectiveness of the Board have been sought it a short survey, the results are outlined below:

Question	Yes	No	Undecided
The Bristol Homes Board was set up with the purpose of supporting the delivery of three key objectives in the Housing Strategy (increase the number of new homes, deliver the best use of existing homes and improve standards, early intervention, to prevent crisis later) Do you think it has the potential to meet this aim?	4		1
Do you think the board members are sufficiently reflective of all aspects of the housing system?	3	1	1
Do you consider that the board would benefit from having a co-chair, as the Health and Well-being Board does?	1	2	2
The meetings are held bi-monthly in City Hall. Are you happy with the frequency, length and location of the meetings?	5		

## 2.3 Comments:

### General

- The board is an excellent platform for driving forward the housing agenda in the City. I think members could collaborate further in support of the emerging housing company.
- The potential for more concise discussions and coming to points quicker within the allotted time. Not everyone who has attended or will attend this board is getting paid to do so, and sub groups are more and more time to be dedicated.
- Slightly perplexed by the decision of the Major to step back as chair as thought that this could signal that the board is not as important on his agenda.

Are there any changes you would make to increase the effectiveness of the board...in delivering its key objective?

- The Board should also ensure better communication and more liaison between departments
- Being more open to testing new ideas and concepts and setting up a group to challenge existing thinking.

Do you think the board members are sufficiently reflective of all aspects of the housing system?

- Bristol Diocese, Squatting community such as Bristol Housing Action Movement's Richard Lloyd, Community builders such as Lawrence Weston Action group, Bristol Together (Building Homes and rebuilding lives for ex-offenders) and smaller developers with a desire for change.

## 2.4 Suggestions for 2017/18 agenda plan:

- Fewer aims and more focus on each aim, each aim should be tracked so there is a clear line of progress
- Procurement strategy
- Planning resources and efficiency
- Integrated public land releases
- Community building projects and how they can help the housing situation through either building social housing on fast tracked planned and donated land from the council.
- Working out a method to encourage developers to stick to the minimum percentage of social housing within one development regardless of the 20% profit minimum.
- Increasing percentage of affordable homes built as part of new developments.
- Delivering a Tenant's Federation
- Supporting delivery of a guide to tenant's rights and responsibilities

- 3) **Conclusions:** Generally feedback was positive, especially in relation to whether the board has the potential to meet its objectives. Suggestions regarding potential changes included widening membership and a request that the board does more to drive change and explore innovation.
  
- 4) **Implications (Financial and Legal if appropriate):** N/A

## Bristol Homes Board

<b>Heading:</b> Homes Board Devolution output
<b>Author and organisation:</b> Sarah Spicer, Bristol City Council
<b>Date of meeting:</b> 29 <sup>th</sup> March 2017
<b>Report for:</b> Circulate for information

### Purpose of paper:

- 1) Bristol Homes Board devolution output

For information – attached in Appendix 1 are records of the outputs from the Board’s discussion in January 2017 regarding devolution opportunities relating to housing.

We would like to thank the Board for their input; the information has been shared with colleagues leading this work for future consideration.

A number of issues were raised that are outside of the scope of future devolution deals. Officers supporting the Board will determine if any of these issues could be explored in alternative ways, for example as future agenda items for the Board in 2017/18.

- 2) Letter to the Rt Hon. Sajid Javid

The Board may be interested to know that Bristol are working with the other 7 Core Cities to develop proposals for Government regarding:

- the contribution that the Core Cities can make in reaching Government objectives regarding the development of new homes; and
- ‘asks’ of Government that would enable the Core Cities to deliver these proposals.

Parallel to this Mayor Marvin Rees has written to the Rt. Hon. Sajid Javid to outline Bristol specific proposals and asks, as outline in appendix 2.



## **Appendix 1**

### **Bristol Homes Board - 12 January 2017 –West of England Devolution – Future deals and housing, Workshop outputs:**

#### **Priorities and problems**

- If sites are non-viable, we need to be able to take them up to market level standard through a WoE land development/infrastructure fund
- We need to change the mindset of developers to ensure sites are not left empty
- North Somerset not being in WECA
- Small and medium developers have cash flow issues
- VAT on empty property refurbishment – out of step with new build
- Quality standards in the Private Rented Sector in market housing are below sub-market and registered providers.

#### **Powers and asks**

- Doubling of New Homes Bonus –to reverse recent halving
- Hypothecation of stamp duty receipts to WECA for house-building. Note that this is in principle similar to business rates devolution, and there is precedent in areas having stamp duty holidays. We could offer to pilot this.
- HCA powers and resources devolved at local level including direct grant funding to support affordable homes, and recyclable infrastructure funding for small and medium developers who cannot access funding
- The right to extend licencing areas as we see fit, without requiring SoS permission
- Power to levy higher taxes on empty properties, (the current maximum premium is 150% after 2 years empty), as well as the strengthening of CPO powers for long-term empty sites
- The ability to charge business rates on new purpose-built student housing

**Notes:**

- The ability for the WECA to grant itself planning permission on developments was recorded, but this is a power the WECA will have, as part of Mayoral Development Corporations
- Equality and security of tenure was recorded but there is little possibility of this being devolved
- Increasing the use of temporary shelters was recorded but is a local not devolution issue
- Increasing access to mental health assessments was recorded but is not a devolution issue
- The broad market rental area for LHA not being appropriate for Bristol was recorded but is not a devolution issue
- Rent controls were recorded, but due to lack of Government support, this ask would be better coming from Core Cities
- Powers to block planning applications due to lack of affordable housing was recorded, but this is an existing power, it is viability assessments that present problems
- Designated areas of use class for the Private Rented Sector was recorded but presents other issues around planning permission

## Appendix 2

### BRISTOL'S HOUSING PROPOSALS

We are committed to accelerating the delivery of new homes and one of my key objectives as Mayor is to deliver 2000 new homes per year, of which 800 should be affordable, by 2020. To achieve this the Council has established a single multi-disciplinary Housing Delivery Team, to deliver homes through the following actions in our new Housing Delivery Plan. In 2017/18 an additional £14million has been allocated to better enable the delivery of new homes.

In South Bristol we have been working effectively with the Homes and Communities Agency (HCA) in creating the South Bristol Housing Zone and preparing Council and HCA land for up to 500 homes.

As one of thirty selected English local authorities, for the local authority starter homes programme, we will shortly be submitting a detailed bid to deliver on the Council sites up to 60 starter / affordable home ownership homes with 60 market homes. We are awaiting the result of our bid to the Estate Regeneration Fund to bring forward sites in Lockleaze and expect to be submitting an Expression of Interest for the Accelerating Construction programme.

We share the Government's determination, detailed in the recently published Housing White Paper, to turn around the housing market and we support the Government's initiatives to accelerate housing delivery and progress estate regeneration. However, there remain a number of challenges, some particular to Bristol and others shared across the Core Cities, to accelerating the delivery of new homes, in particular:

- The vast majority of sites within the City are complex urban sites which are likely to have a number of challenging site conditions which needs to be overcome to enable viable residential led development.
- Securing the annual investment into the economy needed to build 2000 homes per annum – 800 affordable. Whilst we welcome the Government's financial investment in homes navigating the current funding arrangements takes considerable time and resources.

Therefore there are a number of options we would like to explore with Government that could enable direct and indirect Council delivery of new, and affordable, homes:

1. To Increase overall levels of housing development:

a) The creation of a single housing investment fund - all relevant funding for housing should be accessible within a single pot approach. Simplified funding allocations would increase delivery, and where applicable, it could be delivered through devolution agreements so they can be administered and monitored against agreed targets and criteria.

b) Devolve HCA grant making powers to the Council or West of England Combined Authority so that it is better able to coordinate the provision of grants and maximise the leverage from other agencies and organisations

2. To increase the provision of affordable housing:

a) Introduce affordable housing requirement on new purpose built student housing developments of 15+ units; and

b) Introduce a new affordable housing requirement for permitted development office and other commercial buildings to residential developments of 15+ units

3. To increase direct Council delivery of new homes (HRA and Local Housing Company)

a) Increased flexibility over use of right to buy receipts, with 100% retention

b) Allow council rents to rise in line with inflation (currently average council rent is less than a third of average private sector rent) to allow investment in council home building

c) Allow greater flexibility for land use between the Housing Revenue Account & General Fund (GF) – so the HRA does not have to appropriate land at full market value, but can be treated like other Registered Providers and receive GF land at below market value to help deliver higher levels of affordable homes

Bristol is firmly committed to increasing the provision of decent, affordable, sustainable homes, with the necessary supporting infrastructure – energy, transport education and employment. We are not just building houses; we are trying to build communities where people feel they belong.

We need the financial capacity to deliver this and with this in mind we put forward the following suggestions relating to fiscal policy that could help deliver on this ambition:

4. Fiscal powers:

a) Business rates on purpose built student housing developments of 15+ units (as students are exempt from paying council tax, despite the extra demands they bring to council services)

b) Power to levy higher council tax on empty properties, above the existing powers to levy 150% charges after 2 years

There are many aspects, beyond building more houses, to resolving housing issues and ensuring households have access to affordable, decent homes. Bristol remains committed to the provisions of a range of services that enable households to access housing, manage successful tenancies and to prevent and deal with homelessness. Four particular areas where a new approach would be welcomed are:

5. The power to review our Local Housing Allowance rental area, with the LHA set using private rent levels within the city boundaries, rather than based on a wider market rental area.

6. Devolved powers to lease out land at below best consideration to homeless and housing charities and community led organizations without need for authorization from the Secretary of State

7. Powers for councils to create their own 'local definition' of 'affordable housing' (independent from the forthcoming definition in the National Planning Policy Framework), allowing councils to better meet identified local housing needs and circumstances.

8. Ability to extend private sector licencing areas without needing SOS permission

23 Feb 2017