

BRISTOL HOMES BOARD MEETING AGENDA THURSDAY, 18 JANUARY 2018, 3.00 PM

Distribution Board Members:

Cllr Paul Smith, Cabinet Member for Homes (Chair)
Mayor Marvin Rees, Mayor
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
Robert Kerse, University of Bristol - Chief Financial Officer
Ian Knight, Homes and Communities Agency (HCA)
Jackson Moulding, Bristol Community Led Housing Hub
Tom Renhard, ACORN
Steven Teagle, Galliford Try
Penny Walster, ACFA: Advice Network
Bevis Watts, Triodos Bank

Distribution Others:

Sarah Spicer, Bristol City Council
Claudette Campbell, Democratic Services

Indicative Timings	No	Item	Lead	Purpose
3.00 pm	1.	Welcome, Introductions and Apologies for absence	Chair: Cllr P Smith	
	2.	Public Forum		Any member of the public or Councillor may participate in Public Forum. The arrangements for this Board are that public forum are invited on matters listed on the agenda related to key decision and have been further extended to allow for public forum relating to matters listed on this meetings agenda.

Statements must be received on the working day prior to the meeting. For this meeting this means that your submission must be received in this office at the

latest by 12.00 noon on
Wednesday 17th January 2017.

To
democratic.services@bristol.gov.uk

**3. Minutes of the last
meeting**

(Pages 3 - 6)

**4. Housing Delivery Team
Update - Jon Feltham**

(Pages 7 - 31)

Dates of Future Board Meetings

Thursday, 29 March 2018, 3.00 pm,

Issued By: Claudette Campbell, Democratic services
City Hall, College Green, Bristol, BS1 5TR
Tel: 0117 92 22342
E-mail: democractic.services@bristol.gov.uk
Date: 10th January 2018

Bristol Homes Board**Minutes of the meeting
26 October 2017, 3.00 pm
Venue – City Hall, Bristol****Attendees, Board members:**

Cllr Paul Smith, Cabinet Member for Homes and Communities (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)
Ian Knight, Head of Accelerated Delivery South West Homes and Communities Agency (HCA)
Tom Renhard, ACORN
Steven Teagle, Divisional Managing Director Affordable Housing & Regeneration Galliford Try
Bevis Watts, Managing Director Triodos Bank UK

Other attendees:

Nick Hooper, Service Director, Housing Programmes, Bristol City Council
Sarah Spicer, Strategic Planning (BCC)
Claudette Campbell, Democratic Services (BCC)

1. Welcome, Introductions and Apologies for absence

Cllr Smith, welcome those present and led introductions.

The following apologies were noted

- Steven Teagle – Galliford Try
- Bevis Watts – Tridos Bank
- Geraldine Winkler – ACFA: The Advice Network



The Chair acknowledged the presence of Kathryn Pennington from Galliford Try – Observer.

The Chair moved to extend an invitation to the following to sit on the Board:

- Penny Walster –ACFA: The Advice Network
- Jackson Moulding – Community Housing Hub
- Rob Kerse – University of Bristol

Resolved:

- i. That the 3 person listed join the Board

2. Public Forum

None

3. Minutes of the last meeting & Matters Arising

The Board AGREED the minutes of the previous meeting as a correct record following a discussion on matters arising.

4. Bristol City Affordable Housing Threshold - Tim Southall

The Board received a presentation from Jonathan Adams Senior Director of Tetlow King, who were commissioned to research the potential of introducing a new protocol and other incentives to improve the delivery of affordable housing across Bristol.

- Greater London Authority had reviewed the target for delivery of affordable housing and had introduced a new protocol. Developers delivering the required percentage of affordable housing were not required to provide a viability appraisal report. Applications are fast tracked and cost reduced for developers.
 - The protocol operates outside the Local Plan. It was only introduced in August 2017 and challenges had yet to become apparent.
- Reference was made to BCC policy BCS17 that sought delivery of affordable housing of 40% or 30% depending on the Bristol region. The target was not being met.
- Developers reported that one of the key issues for them was the time it took for an application to go through planning. They considered that if the planning application timescale could be reduced there would be a positive impact on the delivery of housing.
- The issue of tenure split was identified as an issue and they were looking for greater flexibility in this area.
- The Local Plan is due for review in 2020.
- A full report would be concluded by November giving an overview of the situation in London and other regions.



During the discussion the following points were noted:

- a. Noted the absence of the involvement of community groups as key stakeholders in the process; that the overall percentage of 20% was too low a threshold; developer incentives could be beneficial but should not be to the detriment of the policy; ACORN would not support the proposal as it currently stood.
- b. Clarity was sought on the data provided in the table detailing the Affordable Housing Secured in s106 Agreements 2011/12 – 2016/17.
- c. Further details and clarity on what reduction in timescale would be seen by developers.
- d. Queried why Developers were unable to meet the affordable housing targets. When purchasing land, the assumption is that developers would be aware of the requirement in BCC policy for delivering affordable housing.
- e. The removal of the viability appraisal could impact end result of a development and result in a loss of influence for BCC planning leaving developers to act as they wished.
- f. Tim Southall commented that the remit was to investigate ways to incentivise delivery of housing; encouraging positive messages and right dialogue in the industry; acknowledged the oversight in not extending the consultation to include community groups; the initial conversations were with those who built/developed;
 - 1. London had only moved to the new protocol in August 2017 too early for analyse.
 - 2. Trigger level for London was 35% . The affordable target in London is 50%.
 - 3. Bristol proposed trigger 20%, seen as the percentage on which to base discussions
 - 4. The full report would address the points raised.
- g. Noted the level of developments for student accommodation that did not include a requirement for affordable housing. That such developments impact the development of residential housing.
- h. That work was underway in respect of the joint spatial plan that would in turn inform the local plan review.
- i. Further work was required on the possible incentives. The requirement from developers, developing private land and council own land would differ.
- j. The consultation should extend to Organisations representing consumers and those in advocacy.
- k. The Chair thanked Jonathan Adam for the interim report.

The Board noted the report.

5. Homelessness - Resilient Cities Workshop - David Ingerslev

The Board received an overview of the outcomes from the Homelessness Resilient Cities Workshop from David Ingerslev.

The presentation would be shared with Board members and all were asked to feedback directly to David Ingerslev.

Action: DI to share presentation

Meeting ended 4pm



Meeting finished at 4.00 pm

CHAIR _____



Housing Delivery Team Update

Bristol Homes Board – January 2018

Jon Feltham, Head of Housing Delivery (Interim)

Growth & Regeneration

Housing Delivery Team

Slide 1



Introduction

- Manifesto commitment from the Mayor to ***build 2,000 new homes – 800 affordable – a year by 2020.***
- Cabinet approval to adopt and implement BCC's ***Housing Delivery Plan 2017/20*** (7th March 2017) – *an overarching document that aims to increase planned development (especially affordable housing), improve internal processes and provide direction for external organisations and developers.*
- The report approved:
 - a list of ***Priority Action and Sites for 2017/20***;
 - capital expenditure through the new ***Affordable Housing Funding Policy*** for Homes West Bristol partners;
 - delegated authority to ***submit for outline planning permission*** on council owned sites, and to ***procure a multi-disciplinary consultancy team*** for these sites for pre-development work; and
 - Recruitment of additional staff to ***build capacity*** in the new Housing Delivery Team.
- Presentation made to the Bristol Homes Board in June 2017, outlining the new Housing Delivery Plan 2017/20. 800 affordable homes a year by 2020 a key focus of the Board.

Progress (1)

- Single **multi-disciplinary team setup**, but not fully recruited for the challenges ahead. Key strands of the team include:
 - HRA Development Team (new council owned homes)
 - Housing Enabling & Strategy Team (S.106 schemes, CLH, Land and Grant Programme)
 - Special Projects Team (i.e. Hengrove, Lockleaze, etc.)
- **Support services** such as planning, property surveying and city design working well.
- A monthly **Housing Delivery Board** has been put in place to monitor the delivery of the annual housing delivery programme.
- **Cross-departmental work** improving.
- Good progress is being made on revising **key guidance documents**.
- New **Growth & Regeneration Directorate** recently announced and to be led by Colin Molton (Interim).
- Good understanding of the **programme** and additional **housing opportunities** across Bristol.
- Better understanding of the **needs of the team**.

Progress (2)

- We're progressing well on the agreed priority sites for 2017/18:
 - 1) Rockwell EPH – *disposal to Homes West Bristol RP (Curo)*
 - 2) Hengrove Park (Phase 2) – *seeking outline planning permission before market disposal*
 - 3) Hartcliffe Campus – *seeking outline planning permission before market disposal*
 - 4) Haldon Close – *Homes West Bristol RP disposal*
 - 5) Alderman Moores – *new council homes and private homes to cross-subsidise affordable*
 - 6) Constable & Crome Rd – *Homes West Bristol RP disposal*
 - 7) Romney House – *seeking outline planning permission before developing through LHC*
 - 8) Filwood Broadway Cinema
 - 9) Filwood Broadway Swimming Pool – *Homes West Bristol RP disposal*
- A recent internal review concluding that it was currently involved in **over a hundred sites** of one kind or another. Not the original nine above plus the HRA development programme, Coombe House EPH, Prewett St, Henacre, Kingswear, Glencoyne Sq and Brislington Meadows.

Progress (3)

- **Outline planning applications** imminent for three sites delivering **2,265 homes with 30% affordable** (policy compliant) – Romney House (269), Hengrove Park (Phase 2) (1,530) and Hartcliffe Campus (480). Facilitating the provision of high quality “place-making”.
- Special Projects Team looking at around 20 sites in Lockleaze for circa. **800 homes**.
- As part of BCC’s collaborative approach with Homes West Bristol partners, we have intensified our **Land Release** programme to RPs with 9 sites active for circa. **543 homes, with 50% affordable**. We are also preparing additional sites more suited to smaller partners with capacity and commitment to Bristol.
- BCC **Grant Funding** programme has seen a slow take-up from a standing start, but bids picking-up and currently approved 7 allocations for circa. £5m funding for **147 additional affordable homes**.
- RP’s starting to secure a number of “**land-led**” housing deals in anticipation of grant.
- Enabling & Strategy Team working on three schemes in an **Extra Care Housing Programme** for circa. **352 homes**.
- HRA Development Team working on 30 sites for circa. **512 homes (approx. 76% affordable)** through **direct delivery**.

Progress (4)

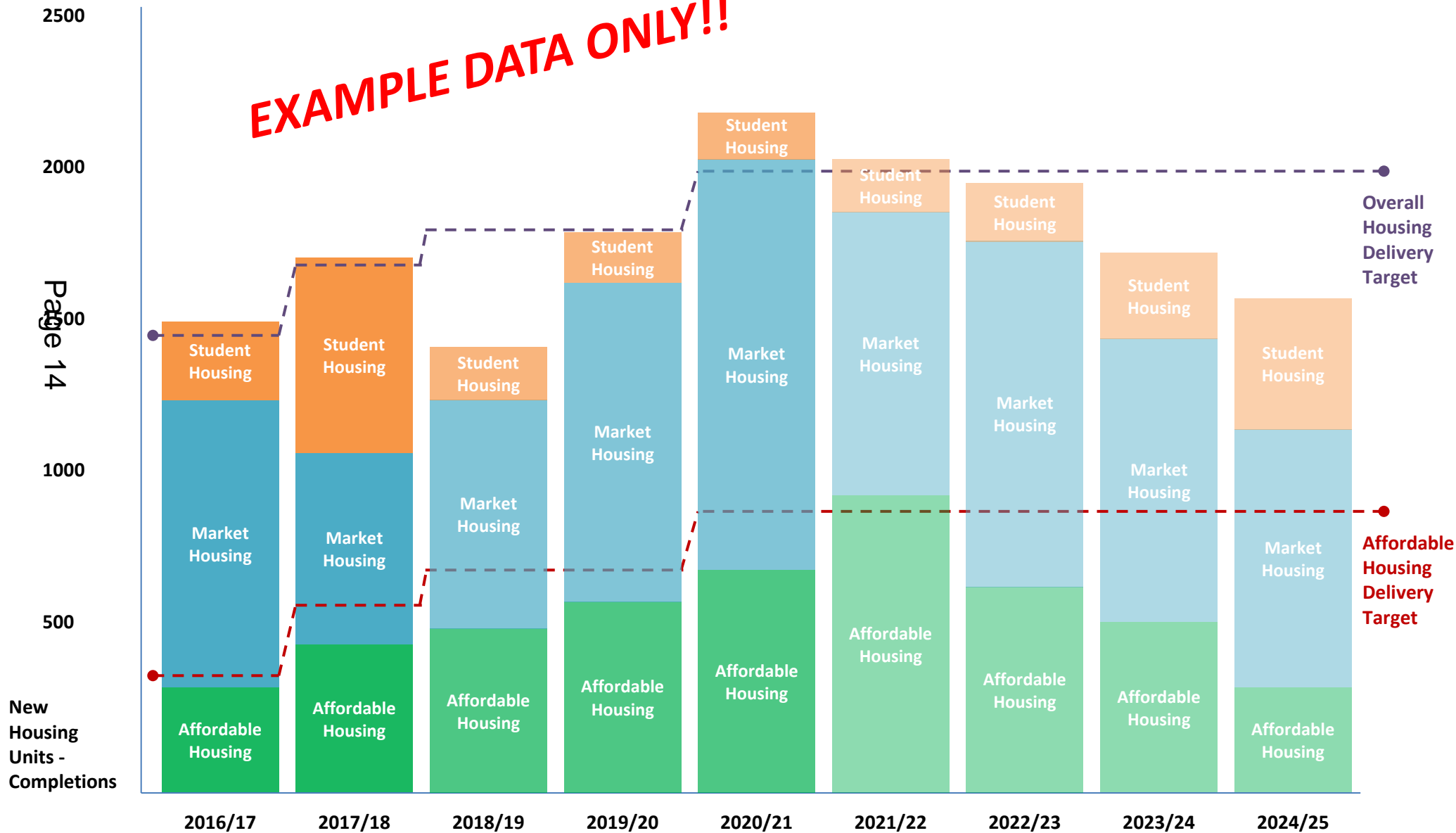
- Enabling & Strategy Team working on a long list of S.106 'affordable housing' sites through **market delivery**.
- Special Projects Team working on a number of **land disposals** for **Community Led Housing (CLH)**.
- Review undertaken of a number of key policy and guidance documents; particularly the proposed new **Affordable Homes Practice Note 2018** (incentivising developers to provide more affordable housing) and **Urban Living SPD** (with higher densities). We are also working on adopting a new **Community Led Housing Strategy**.
- The team has submitted a number of funding bids to help accelerate housing delivery:
 - **Estate Regeneration Fund** – Lockleaze (£1.086m)
 - **WECA Early Investment Programme** (10%) – Hengrove (£8m) and Lockleaze (£4.3m)
 - **Housing Investment Fund (HIF)** 'Forward Funding Bid' - Hengrove (£34m) / HIF 'Marginal Viability Bid' - Lockleaze (£6.686m) and Glencoyne Sq (£3m)
 - **Housing Deal**
 - **One Public Estate (OPE6)** – Land Release Fund (£3.8m) and Small Sites Programme
 - **Accelerate Construction: Local Authorities Programme**

Trajectory (1)

- 2015/16 – 1,539 dwellings completed.
- 2016/17 – 1,994 dwellings completed, of which 199 dwellings affordable. 700 dwellings were student living (1,237 bed spaces).
- 2017/18 – agreed target for affordable 230 dwellings, but likely to be nearer 200 completed as delays have been experienced due to a shortage of bricks and bricklayers.
- Currently working on an **improved Housing Dashboard** that monitors “starts” and “completions” by quarters and includes student housing.
- **Lag effect** of “completions” impacting on this year and next years figures.
- Problematic and time consuming obtaining data from third parties in a timely fashion.
- Our data shows that we’re certainly on an **upward trajectory**.
- Current indication is that we’re likely to hit the Mayor’s target of 800 affordable homes by 2020.

Trajectory (2)

EXAMPLE DATA ONLY!!



Issues (1)

Page
15

- Simplified strategic governance and decision-making not yet in place.
- Resourcing implications (people) are reducing the ability to intervene to remove blockers and thus accelerate delivery.
- Service Review of the team required to re-align resources with new priorities. We also need to consider a Programme Office role for the team and more commercial/development expertise.
- Need to appoint a dedicated **officer to lead on Community Led Housing (CLH)**. This will work closely with BCLT and the proposed CLH HUB. It will also lead on self-build disposals, custom build, co-housing, SME's and other emerging community-led initiatives to unlock the potential of smaller sites.
- Additional **support services** required for increased volume of work; particularly for planning, property surveying, city design, transport and legal (legal agreements, contracts and conveyance). Increased planning and enabling fees will help this.
- Constant additions and changes mean we are not being able to actively manage a single annual housing delivery programme.
- Now only looking to secure outline planning permission on market disposal sites (not the original nine priority sites) causing a change of direction on some sites.

Issues (2)

- Need to focus on “**starts**” as well as “**completions**” as we can influence these quicker and they give **greater confidence** to “completions” data.
- HRA Development Team has potential to do more, but is being restricted by the **HRA headroom**. This needs addressing as we are anticipating having to give back **1-4-1 RTB receipts**.

Challenges

- Working to a clear and ***agreed programme*** of work.
- Turning circa. 5,290 dwellings with ***planning permission*** into “starts”.
- Obtaining ***data from developers*** for the citywide housing database.
- Adequately ***resourcing*** the team with suitably skilled applicants.
- Accelerating market ***filtration rates*** when many of our sites are in similar areas.
- Discharging long lists of ***planning conditions***.
- Developer's ***overpaying*** for sites at a cost to S.106 “affordable housing”.
- Labour and material ***shortages***.
- ***Off-site manufacture (OSM)*** and ***modern methods of construction (MMC)***.

Future Plans

- ***Exciting times ahead*** with great potential for the city through ***inward funding***.
- Temple Quarter (11,000)
- Western Harbour (3,500)
- Looking at several other ***key sites*** across the city.
- ***Joint Ventures*** to share in profit and risk and generate a “revenue” stream to the council.
- Market disposal of Hengove Park and Hartcliffe Campus for housing.
- Additional sites for Homes West Bristol RP's.

Coming Soon (1)

Page 19

- Hengrove Park (Phase 1) (261) – *Kier Living with Curo to go on-site March 2018*
- Filwood Park (150) – *Barratt Homes with Yarlington on-site*
- Ambulance Station (375) – *PRS and affordable with Places for People*
- Westmoreland House (112) – *PG Enterprises recently acquired for development*
- McArthurs Warehouse (147) – *Guinness recently secured planning*
- Redcliffe Quarter (307) – *Change Living with Sovereign on-site*
- Redcliffe Wharf (36) – *Complex recently obtained planning*
- Blackberry Hospital (346) – *HCA sale to Linden Homes imminent*
- Dunmail School (161) – *HAB / United Communities secured planning permission*
- Shaldon Rd (49 with 30% affordable) – *BCLT / United Communities secured planning*
- Marksbury Rd (75) – *Linden Homes and Sovereign on-site*
- Wapping Wharf (93) – *Muse and Sovereign to go on-site with final phase in June 2018*
- Paintworks (Phase 4) (92) – *Crest Nicholson recently obtained planning*

Coming Soon (2)

- Temple Quay (ND7 168) – *Legal & General recently obtained planning*
- Temple Quay (ND6 120) – *Legal & General submitted planning for PRS scheme*
- St Mary-le-Port (500) – *Site recently secured by a Developer*
- *Bath Rd (146) – “Land-led” deal by Sovereign Housing*
- *Midland Rd (62) – “Land-led” deal by United Communities with 100% affordable*

•
Page 20

Slow Burners

Page 21

- Dove Lane (250) – *Places for People still not on-site*
- Bedminster Green (988) – *huge potential across five sites*
- Fishponds Sites (400 across 3 no. sites) – *huge potential across three sites*
- Ashton Sidings (210) – *HCA site with Linden Homes, but requires planning*
- New Fosseway School Extra Care Scheme (263) – *advanced design, but requires planning*
- Brislington Meadows (300) – *BCC in negotiation with adjoining landowner, but needs planning*
- Lawrence Weston (95) – *Persimmon acquiring from BCC, but needs planning*
- Elizabeth Shaw (135) – *Generator obtained planning, subject to S.106 agreement*
- Brooks Dye Works (102) – *Acorn PG has planning, but still not on-site*
- Brook Rd (136) – *Persimmon has planning, but still not on-site*
- Bath Rd Filling Station (159) – *Hadley Property Group now seeking planning permission*



Ambulance Station, Tower Hill (Link City)
375 homes

Dunmail School, Southmead (HAB / United Communities)
161 homes

Growth & Regeneration

Housing Delivery Team

Slide 17





Shaldon Rd, Lockleaze (BCLT / United Communities)
49 homes



Satchfield Crescent, Henbury (BCC)
20 homes

Alderman Moores, Ashton Vale (BCC)
133 homes

Page 26



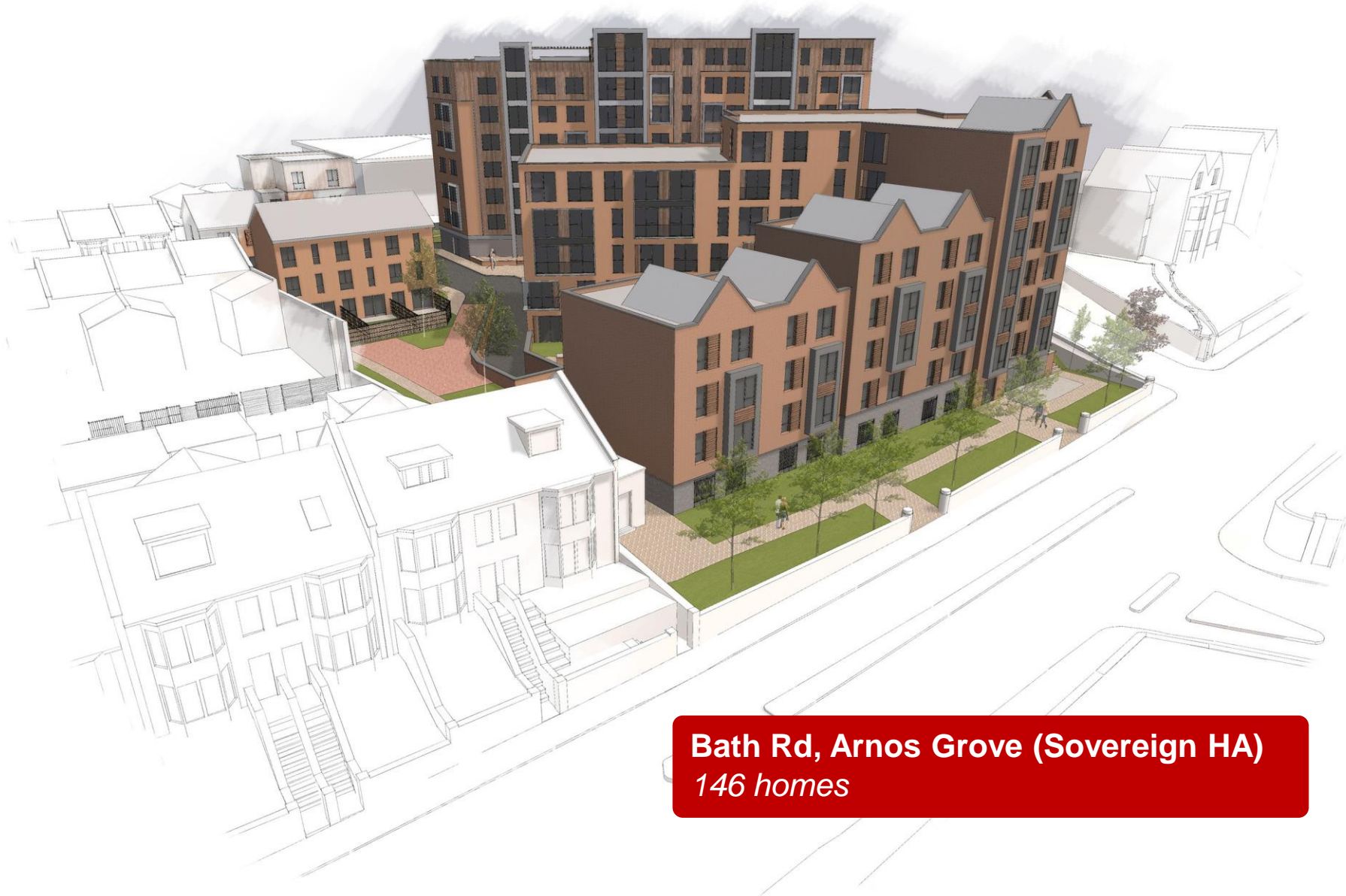
McArthurs Warehouse, Harbourside (Guinness)
147 homes

Growth & Regeneration

Housing Delivery Team

Slide 21





Bath Rd, Arnos Grove (Sovereign HA)
146 homes





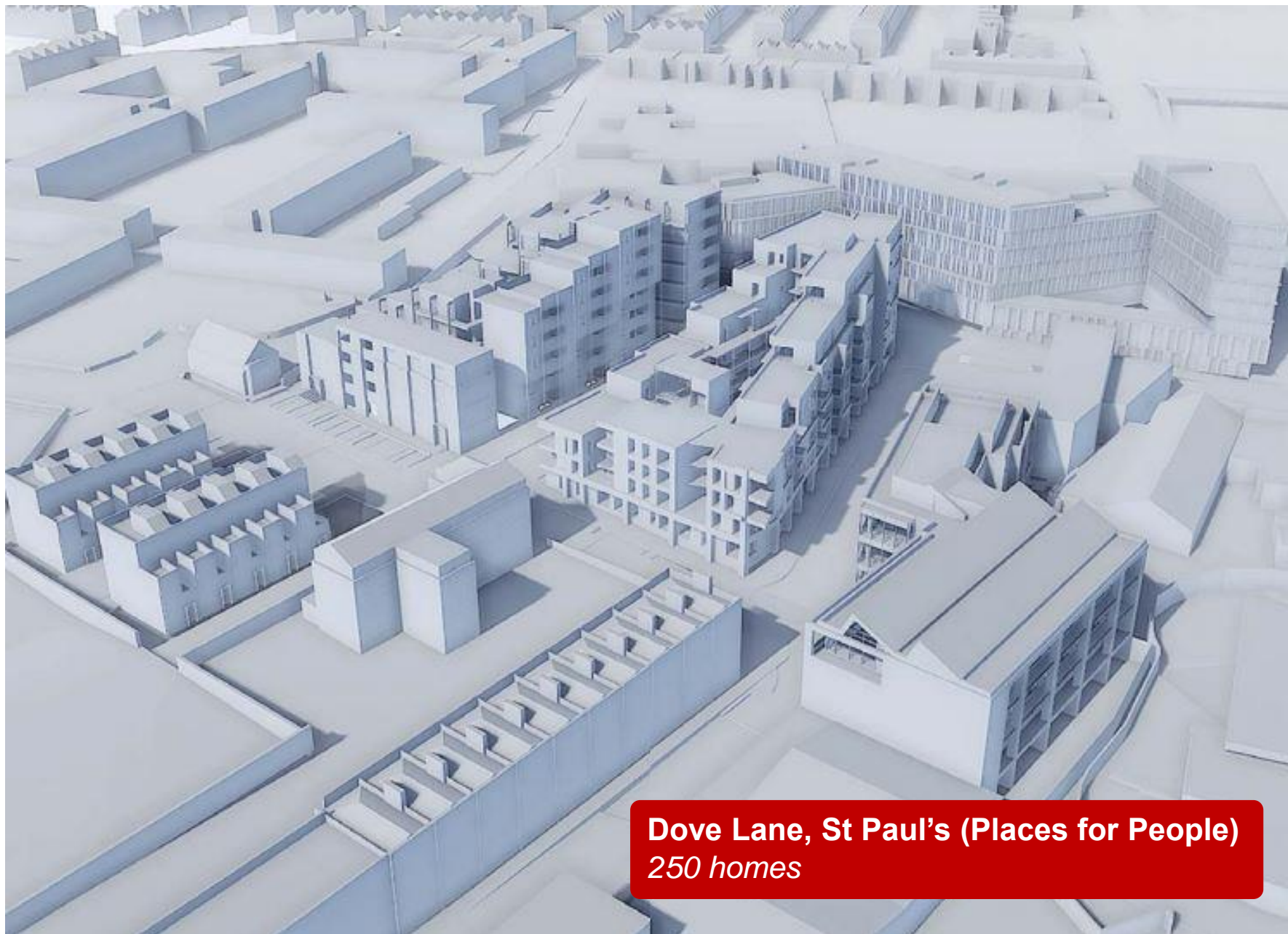
ND7 Temple Quay North, Temple Gate (Legal & General)
168 homes

Growth & Regeneration

Housing Delivery Team

Slide 23





Dove Lane, St Paul's (Places for People)
250 homes

Bedminster Green (Various)
Circa. 1,000 homes

Page 31

