

**BRISTOL HOMES BOARD  
MEETING AGENDA**

**THURSDAY, 24 MAY 2018, 3.00 PM**

**THE LORD MAYOR'S RECEPTION ROOM - CITY HALL, COLLEGE GREEN, BRISTOL, BS1 5TR**

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  
Laura Welti, Bristol Disability Equality Forum

Distribution Others:

Sarah Spicer, Bristol City Council  
Claudette Campbell, Democratic Services

<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> (Pages 3 - 4)		Public Forum questions and statements are permitted on any Key Decision agenda item. There are no Key Decisions to be taken at this meeting.
	<b>3.</b>	<b>Minutes of the last meeting</b> (Pages 5 - 10)		

<b>3.30 pm</b>	<b>4.</b>	<b>One City Plan - Rob Swift BCC</b>  (Pages 11 - 18)	For the Board to discuss and input.
<b>4.00 pm</b>	<b>5.</b>	<b>Homelessness Update - David Ingerslev, St Mungos</b>	To receive an update
	<b>6.</b>	<b>Meeting Dates Schedule</b>  (Page 19)	Details of the Meeting Dates for 2018/19 to agree
	<b>7.</b>	<b>Information Item - Housing Delivery Trajectory</b>  (Pages 20 - 21)	The Board to receive for information the Housing Delivery Trajectory.

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

Tuesday, 24 July 2018, 3.00 pm, A Committee Room - City Hall, College Green, Bristol, BS1 5TR

**Issued By:** Claudette Campbell, Democratic services

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**Date:** 17 May 2018

# Public Information Sheet

Inspection of Papers - Local Government  
(Access to Information) Act 1985

You can find papers for all our meetings on our website at [www.bristol.gov.uk](http://www.bristol.gov.uk).

You can also inspect papers at the City Hall Reception, College Green, Bristol, BS1 5TR.

Other formats and languages and assistance  
For those with hearing impairment

You can get committee papers in other formats (e.g. large print, audio tape, braille etc) or in community languages by contacting the Democratic Services Officer. Please give as much notice as possible. We cannot guarantee re-formatting or translation of papers before the date of a particular meeting.

Committee rooms are fitted with induction loops to assist people with hearing impairment. If you require any assistance with this please speak to the Democratic Services Officer.

## Public Forum

Members of the public may make a written statement ask a question or present a petition to most meetings. Your statement or question will be sent to the Committee and be available in the meeting room one hour before the meeting. Please submit it to [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk) or Democratic Services Section, City Hall, College Green, Bristol BS1 5UY. The following requirements apply:

- The statement is received no later than **12.00 noon on the working day before the meeting** and is about a matter which is the responsibility of the committee concerned.
- The question is received no later than **three clear working days before the meeting**.

Any statement submitted should be no longer than one side of A4 paper. If the statement is longer than this, then for reasons of cost, only the first sheet will be copied and made available at the meeting. For copyright reasons, we are unable to reproduce or publish newspaper or magazine articles that may be attached to statements.

By participating in public forum business, we will assume that you have consented to your name and the details of your submission being recorded and circulated to the committee. This information will also be made available at the meeting to which it relates and placed in the official minute book as a public record (available from Democratic Services).

We will try to remove personal information such as contact details. However, because of time constraints we cannot guarantee this, and you may therefore wish to consider if your statement

contains information that you would prefer not to be in the public domain. Public Forum statements will not be posted on the council's website. Other committee papers may be placed on the council's website and information in them may be searchable on the internet.

### Process during the meeting:

- Public Forum is normally one of the first items on the agenda, although statements and petitions that relate to specific items on the agenda may be taken just before the item concerned.
- There will be no debate on statements or petitions.
- The Chair will call each submission in turn. When you are invited to speak, please make sure that your presentation focuses on the key issues that you would like Members to consider. This will have the greatest impact.
- Your time allocation may have to be strictly limited if there are a lot of submissions. **This may be as short as one minute.**
- If there are a large number of submissions on one matter a representative may be requested to speak on the groups behalf.
- If you do not attend or speak at the meeting at which your public forum submission is being taken your statement will be noted by Members.

### Webcasting/ Recording of meetings

Members of the public attending meetings or taking part in Public forum are advised that all Full Council and Cabinet meetings and some other committee meetings are now filmed for live or subsequent broadcast via the council's [webcasting pages](#). The whole of the meeting is filmed (except where there are confidential or exempt items) and the footage will be available for two years. If you ask a question or make a representation, then you are likely to be filmed and will be deemed to have given your consent to this. If you do not wish to be filmed you need to make yourself known to the webcasting staff. However, the Openness of Local Government Bodies Regulations 2014 now means that persons attending meetings may take photographs, film and audio record the proceedings and report on the meeting (Oral commentary is not permitted during the meeting as it would be disruptive). Members of the public should therefore be aware that they may be filmed by others attending and that is not within the council's control.



## Bristol Homes Board

**Minutes of the meeting  
29 March 2018, 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)

\*Rob Kerse, Chief Finance Officer University of Bristol (Universities)

\*Ian Knight, Head of Accelerated Delivery South West Homes and Communities Agency (HCA)

\*Jackson Moulding, Director Ecomotive (Bristol Community Led Housing Hub)

Tom Renhard, ACORN

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

Penny Walster, Shelter, Hub Manager (ACFA:Advice Network)

Bevis Watts, Managing Director Triodos Bank UK

Laura Welti, Forum Manager (Bristol Disability Equality Forum)

### **Other attendees:**

Sarah Spicer, Strategic Planning (BCC)

Claudette Campbell, Democratic Services (BCC)

Tom Gilchrist, Service Manager Private Housing Sector (BCC)

Sarah O'Driscoll, Service Manager Planning (BCC)

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

Nick Horne Chaired the meeting.



Apologies were received from:

- Cllr Paul Smith
- Alistair Allender
- Ian knight
- Jackson Moulding
- Rob Kerse
- Stephen Teagle

Catherine Pennington in attendance as substitute for Stephen Teagle.

## **2. Minutes of the last meeting**

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

- Laura Welti – Disability Forum, confirmed that is in contact with Alistair Allender

## **3. Public Forum**

None

## **4. Licensing Scheme Consultation - Tom Gilchrist**

Tom Gilchrist, Service Manager, Private Housing Sector, presented a report on the Proposed Additional Licensing (HMO) Scheme Consultation 2018; to update Board Members on the progress of the consultation; to receive comments from Board Members.

- a. Statics were shared: notably that 22% of private rented accommodation are HMO's (12,559); 62% of that number are in the 12 central wards of Bristol.
- b. Members challenged the presumption that consideration should be limited to the central wards. Suggesting that the Horfield area had a number of issues arising from HMO occupation, along Filton Road & Avenue.
- c. Officers invited members to respond to the consultation expressing their willingness to note comments to substantiate inclusion of Horfield area in the new scheme contrary to the evidence laid out in the BRE report.
- d. Concerns were shared relating to the outcomes from the first scheme along Stapleton Road and in particular unintended consequence of the scheme.
- e. Officers confirmed that the Stapleton Road scheme is to end March 2018; that over 1400 inspections had been conducted; that members were welcome to notify the team of any missed



- inspections; inspections support the licensing standards; to raise standards in the private rented sector;
- f. Consideration was given to whether data existed that captured the reasons for tenants vacating properties in the Stapleton Road scheme. General concern that evictions may have been one of the unintended consequence. Officers reassured the Board that there are strict guidelines in the licensing regulations governing how a landlord evicts a tenant.
  - g. Members directed Officers to share this information with Advice Agencies who support vulnerable tenants. Officers were advised that these agencies were also a source of intelligence on any unintended consequence of the scheme.
  - h. Members were concern that the slowdown in the supply of private rented properties coupled with the scheme would compound the issue.
  - i. Assurance were given that good landlords would not be adverse to the scheme; that tenants may have had to vacate properties were landlords had been instructed to improve property conditions and a number may have been affected by the change in welfare benefits.
  - j. That the funds from the license fee would support the employment of additional staff to enforce the licensing conditions.
  - k. The licensing fees and related discount was set to encourage Landlords to act to submit applications and submission within good time and avoid the administrative processing team receiving the bulk of the applications on or around the deadline date.
  - l. Officers advised members to encourage Landlords to join the WoE Rent With Confidence Scheme at the conclusion of licensing schemes.
  - m. Officer's summaries the consultation feedback received to date with the Board. Board was asked to note that;
    - The majority from owner occupiers, poorer response from tenants and private landlords
  - n. Discussion on whether the consultation should be teamed with public meeting. It was shared that these meetings were not often an opportunity for tenants to input but mainly a landlord dominate event. Members suggested that housing agencies that support tenants should be approached to facilitate these types of meetings to ensure the correct demographics were in attendance.
  - o. When the consultation ends and results reviewed it would be shared with Cllr P Smith and leadership. Final sign off at Cabinet.
  - p. Board Members requested that the decision makers fully consider all issues whether positive and/or negative of implementing the scheme.

**Agreed:**

1. **That Sarah Spicer would provide a letter capturing the Board's view and provide it to Tom Gilchrist.**



## 5. Local Plan and Urban Living Supplementary Planning Document Consultation - Sarah O'Driscoll

Sarah O'Driscoll, Service Manager Planning, outlined the Local Plan and Urban Living Supplementary Planning Document Consultation. The consultation is set to close on the 13<sup>th</sup> April 2018 and all Board Member organisation were invited to contribute.

The following were noted from the presentation:

- a. Bristol unlike a number of local authorities had worked with a Local Plan before the requirement to do so was formerly adopted from 2011-2015.
- b. There are a total of 115 policies that impact collectively on the delivery of homes.
- c. The policies allow the authority to have direct control on development to ensure that all developments are delivered to a high standard discouraging poor quality developments.
- d. The aspiration in the current plan was to develop 30,600 new homes by 2026, and it remains the target.
- e. The plan only delivered 19% affordable housing lower than the figure identified in the policy.
- f. The new, revised plan covers the period 2016-2036 and reflects the changes to national policy; increased level of housing need; reflects the strategic aims in the JSP.
- g. Work is to be done in partnership with the West of England to meet the housing need for the region.
- h. For example development around the Bath Road A4 park & ride; there is potential for 750 dwellings; for this to happen it would require the relocation of the park & ride; if relocated the P&R scheme would be outside the Bristol boundary.

The Following questions were noted from the discussion that followed:

- i. Laura Welti asked what the rationale was behind deciding which of the many policies changed or remained unchanged.
  - a. The decision would be based on whether there had been changes to national policy; ministerial direction; policies being ineffective; policies failing to deliver required results.
- j. Whether the new plans reflected the emerging regional environment plan?
  - a. Assurances was given that that alignment would occur as the plans develop.
- k. The percentage requirement for affordable dwellings on developments in central Bristol was sought.
  - a. Planning policy gives a figure of 35%; delivery remains a challenge; now moving to trial the approach taken in London; where a developer agrees to the delivery of 20% there would be no need to commission a viability report.





- l. Officers confirmed that the Urban Living Supplementary Planning Document is set to be approved in September 2018.
- m. The Board requested that an explanation was provided on the methodology behind the intention to encourage the construction of taller buildings.
  - a. That taller buildings would be acceptable in some areas and this would be determined by working through the criteria ; siting ; design excellence; sustainable design;
- n. A question was posed on whether the new criteria was applied when approval was given to the newest tall building developments, members were aware of two.
  - a. Members were assured that planners considered the incoming methodology when negotiating with developers.
- o. A question on whether affordable student housing was defined?
  - a. Bath were currently undertaking a consultation on this issue. The intention is to have this information feed into wider understanding on the issue.
- p. Built to rent developments(BTR): The following was noted from the debate around BTR/PRS sector presence within Bristol.
  - a. Officers confirmed that BTR/PRS were embedded in the plan to support delivery of housing.
  - b. There is a strong PRS in Bristol above the national average.
- q. It was suggested that consideration should be given to the following two possible opportunities to reduce homelessness;
  - a. Encourage provision of social/affordable studio flats for those moving from Supported Housing
  - b. Encourage temporary housing on sites awaiting development
- r. Urban Living plan: well received; requested that the application of living standards are applied independent of type of tenure.
- s. Supported housing: members noticed the absence of this in the presentation and sought assurances that this would be a priority and evidenced in future plans.
- t. Board Members were requested to return to their member organisation to encourage them to feed into the consultation.

**Agreed:**

- 1. That Sarah Spicer would provide a letter capturing the Board's view and provide it to Sarah O'Driscoll.

**Meeting finished at 5.00 pm**



CHAIR \_\_\_\_\_



# VISION

Every person in Bristol will live in a home that meets their needs

# GOALS

Half rough sleeping by 2022

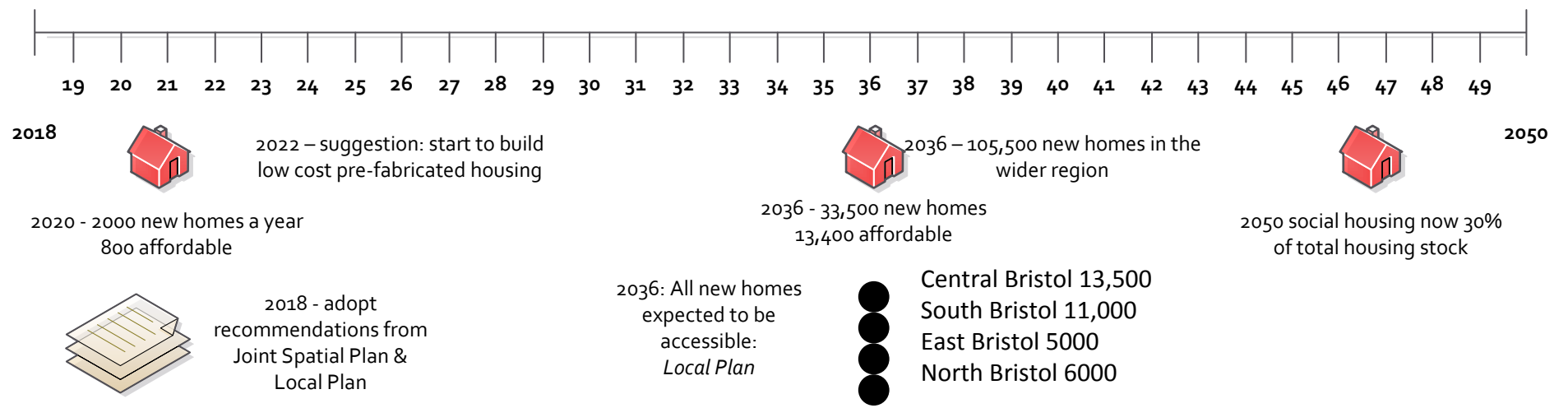
Eradicate rough sleeping by 2027

Reduce the numbers in temporary accommodation to 250 by 2019

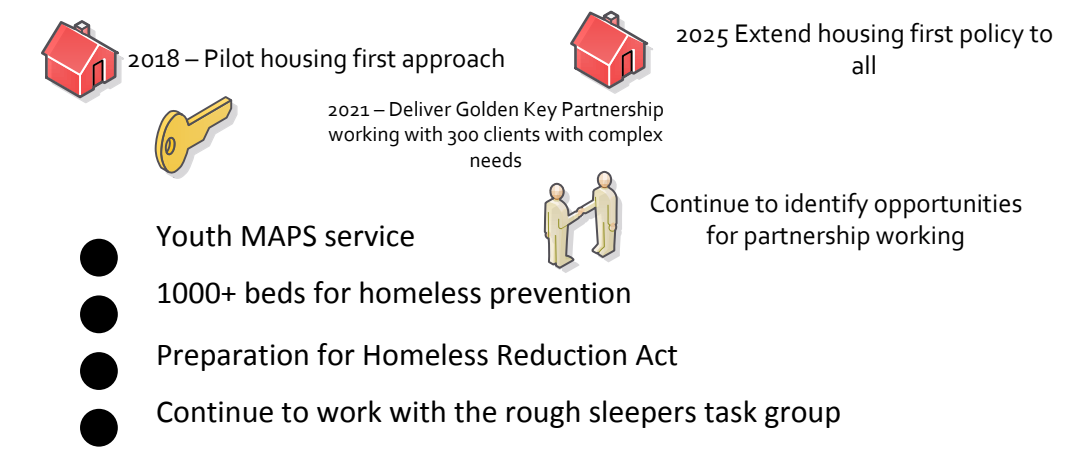
80% of people living in decent homes By 2045

# CONDITIONS

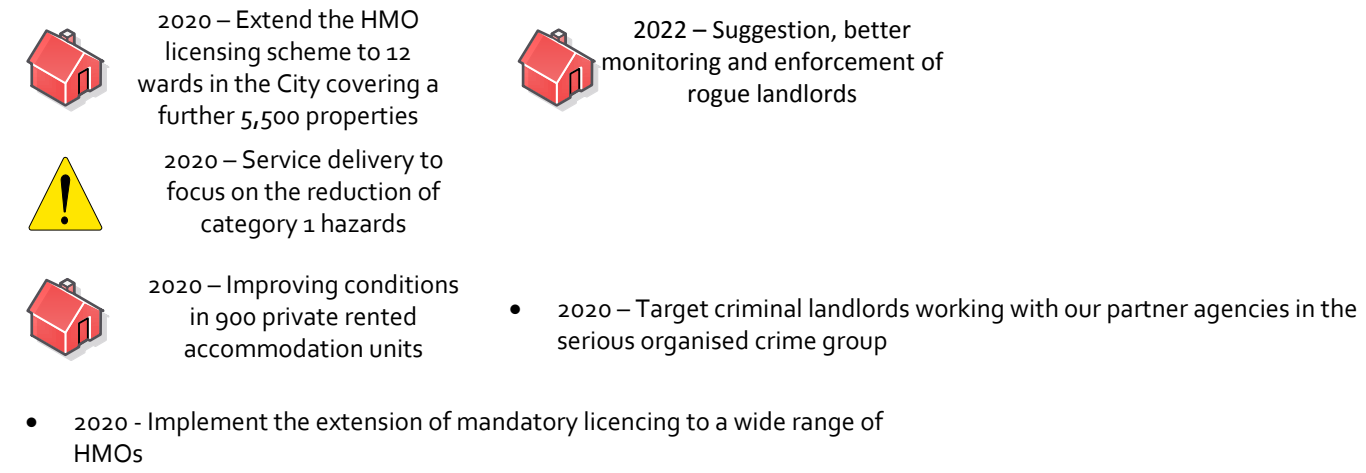
Housing is available and affordable (increasing the number of new homes)



People have access to the right advice and support – intervening early to prevent crisis



Our housing stock is of decent quality – raising standards in the private rented sector



## Working Together

<p><b>Transport</b></p> <p>Need transport links to areas of the city preventing exclusion</p> <p>Sustainable infrastructure investment to unlock development sites to allow sufficient house building in the wider area</p>	<p><b>Economy</b></p> <p>The definition of affordable housing is too low and isn't really affordable</p> <p>We need a clear definition of affordable housing to work to</p>	<p><b>Environment</b></p> <p>Need to work with developers to ensure new homes allow the city to meet its target to be carbon neutral by 2050</p>
<p><b>Health &amp; Wellbeing</b></p> <p>Poor quality housing carries with it a 25% higher risk of ill health</p>	<p><b>Education</b></p> <p>Living in overcrowded households has a negative impact on family relationships, child development, educational attainment and health</p>	<p><b>Safer Bristol</b></p> <p>Lack of support services for social care and addiction</p> <p>A solution for this could be improved mental health and addiction services</p>

## Homes Report Card

<b>Homes</b>	<b>Vision:</b> Every person in Bristol will live in a home that meets their needs		
<b>Indicators</b>	Number of rough sleepers /  Number of cases where positive action was taken to prevent or relieve homelessness (per 1,000 households)	Number of households living in temporary accommodation	Quality of life survey: Overall satisfaction with your current accommodation
<b>Baselines</b>	<p><b>Rough Sleeping</b></p> <ul style="list-style-type: none"> <li>- 18 rough sleepers were identified in June 2013</li> <li>- 86 were identified in Nov 2017</li> </ul> <p><b>Homeless Households</b></p> <ul style="list-style-type: none"> <li>- 489 homelessness households in 2013/14</li> <li>- 979 homeless households in 2016/17</li> </ul>	<p><b>Temporary Accommodation</b></p> <ul style="list-style-type: none"> <li>- 282 in Dec 2013</li> <li>- 517 in Dec 2017 (need annual figures)</li> </ul>	<p><b>Measures of Housing Quality</b></p> <ul style="list-style-type: none"> <li>- 34% of vulnerable people live in a home that is classified as non-decent</li> <li>- 28.4% of housing in the Private Sector is defined as non-decent. Source: Housing Stock Condition Survey 2012.</li> <li>- There is also an issue with thermal comfort, 9.2% of homes are identified as having a thermal comfort failure.</li> </ul>
<b>Impact of poor housing/homelessness on other areas</b>			
<b>Safer Bristol</b>	<ul style="list-style-type: none"> <li>• 'Not having a home can make it harder for an individual to find a job, stay healthy and maintain relationships'. Homeless people often experience feelings of isolation, increasing the chances they may take drugs or experiencing physical or mental health problems....As someone's problems become more complex, anti-social behaviour, involvement with the criminal justice system and acute NHS services become more likely' (www.homeless.org.uk)</li> </ul>		
<b>Economy</b>	<ul style="list-style-type: none"> <li>• As explored in other sections homelessness can impact people's education, current and future employment opportunities, increasing the chance of unemployment or low-paid employment</li> </ul>		

	<ul style="list-style-type: none"> <li>The availability and affordability of housing may be a contributing factor to individual businesses deciding where to locate or to an organisations ability to retain staff</li> </ul>
<b>Education</b>	<ul style="list-style-type: none"> <li>Living in overcrowded households [or in poor quality housing] has a negative impact on family relationships, child development, educational attainment and health (Shelter).</li> <li>Poverty and poor housing are intrinsically linked<sup>1</sup>. There is evidence that children from poorer backgrounds lag at all stages of education, potentially limiting future opportunities.</li> </ul>
<b>Environment</b>	Housing is often built around cars with lack of accessible links to the natural environment
<b>Health &amp; wellbeing</b>	<ul style="list-style-type: none"> <li>Up to 25% higher risk of severe ill-health and disability during childhood and early adulthood for.....</li> <li>Increased risk of meningitis (10x more likely), asthma(for many this means losing sleep, restricted physical activity and missing school), and slow growth which is linked to coronary heart disease</li> <li>A great chance of suffering mental health problems and behaviour issues.</li> <li>Reduced opportunities for leisure activities</li> <li>Research found that the average homeless person has a life expectancy of 47, compared to 77 for the rest of the population (www.nhs.uk)</li> </ul>
<b>Causes</b>	
<b>Housing Related</b>	<ul style="list-style-type: none"> <li>Affordability of housing, <ul style="list-style-type: none"> <li>The average house price in Bristol is £290,197<sup>ii</sup></li> <li>In 2017 the average private sector rent in Bristol was £1,025 per month, and the average rent for a three bed property was £1,232 but maximum local housing allowance households could claim was £786</li> </ul> </li> <li>Lack of social and affordable rent housing <ul style="list-style-type: none"> <li>11,384 households on the housing register as Feb 2018</li> <li>700 new applications per month</li> <li>Average 153 social &amp; affordable rented homes let per month during 2017</li> </ul> </li> <li>High demand for both supported housing and floating support, but insufficient supply to meet that need</li> <li>Insufficient regulation of the private rented housing market <ul style="list-style-type: none"> <li>28.4% of housing in the Private Sector is defined as non decent. Source: Housing Stock Condition Survey 2012 (compares to 3.4% for our social housing stock).</li> <li>There is also an issue with thermal comfort, 9.2% of</li> </ul> </li> </ul>

<sup>1</sup> <http://cpag.org.uk/content/impact-poverty>

	<p>homes are identified as having a thermal comfort failure.</p> <ul style="list-style-type: none"> <li>- There is a particular issue in non-decent homes and provision for vulnerable people. 34% of vulnerable citizens live in a home classified as non-decent.</li> </ul>		
<b>Safer Bristol / Safer Communities</b>	<p>Austerity measures have seen funding cuts to a range of services at a time when demand for services is increasing. Social care and support services (eg access to mental health services or support for substance misuse) are unable to cope with demand</p> <p>A solution for this could be improved mental health and addiction services</p>		
<b>Transport</b>	<p>Poor connectivity can contribute to the creation of less desirable neighbourhoods– and areas that do not attract investment</p> <p>Need transport links to areas of the city preventing exclusion</p> <p>Sustainable infrastructure investment to unlock development sites</p> <p>Transport needs to be developed to allow sufficient house building in the wider area</p>		
<b>Environment</b>	<p>Links to decent homes:</p> <ul style="list-style-type: none"> <li>• Need to work with developers to create more homes that enable people to live more affordably and sustainably <ul style="list-style-type: none"> <li>○ Kitchens/gardens with growing space</li> <li>○ Composting</li> <li>○ Energy efficiency</li> <li>○ Green spaces</li> <li>○ Integrated with sustainable and affordable travel networks</li> <li>○ Helping to retro fit so there are no cold homes</li> </ul> </li> </ul>		
<b>Economy</b>	<p>We need a better definition of affordable housing as the current definition (80% of market housing costs) is not really affordable for many households</p> <p>Affordability should be linked to income levels , rather than market housing costs</p>		
<b>Goals</b>	<ul style="list-style-type: none"> <li>• Half rough sleepers by 2022</li> <li>• Eradicate rough sleeping by 2027</li> </ul>	<ul style="list-style-type: none"> <li>• Reduce households in temporary accommodation to 250 by March 2019</li> </ul>	<ul style="list-style-type: none"> <li>• Quality of life survey: Overall satisfaction with your current accommodation</li> </ul>
<b>Priority initiatives to meet the goals of the service</b>	<p>Increase the number of new homes, including affordable housing</p> <p>Need to provide at least 33,500 new homes in Bristol by</p>	<p>Intervene early to prevent crisis</p>	<p>Raise standards in the private rented sector</p> <p>Ref: HMOs ref Tom Gilchrist</p>

	2036		
<b>Solutions</b>			
<b>Increase the housing stock including affordable and social housing</b>			
<b>Actions</b>	<b>Source</b>	<b>Who</b>	<b>Date</b>
Commitment: Build 2000 homes a year by 2020, 800 affordable (TBC - of these XX% to be social or affordable rents)	Local Plan	Private developers, registered providers, Bristol City Council, Community Led housing	2020
Suggestion: Start to build short/medium term, low cost, housing on vacant land	Community Development Workshop	Homes Board?	2022
December 2018: Adopt the Joint Spatial Plan – the West of England joint approach to planning and meeting its housing and transport needs over the next 20 years (2016-2036)	Homes Board?	Bristol City Council (and WoE)	2018
Review the Bristol Local Plan Review, will updating existing policies for deciding planning applications, guiding development in the city over the next twenty years	Homes Board?	Bristol City Council	2018
By 2036 33,500 new homes 13,400 affordable (what proportion of this is social housing)	Local plan consultation		2030
Central Bristol 13,500 homes South Bristol 11,000 homes East Bristol 5000 homes North Bristol 6000 homes			2036

West of England 105,500 new and affordable homes between 2016 and 2036	Local Plan Consultation		2036
Policy: 'all new homes expected to be accessible and adaptable'	Local plan consultation		2036
Suggestion: introduce restrictions on buy to let	Community Development Workers event	Lobby Government	2020
<b>See comments above about making this on message with ASC/PH - its about building resilience or 3 tier model (help to help yourself, when you need it and to live your life)Link to better lives and also ref to Housing Prevention Trailblazer.</b>			
Commitment: Pilot housing first approach in Bristol	Joint initiative – multiple sources	BCC	2018
Commitment: Continue to identify opportunities to improve services and partnership working opportunities, and monitor impact of recent service changes: - Delivery of the Youth MAPS service to 16-21 year olds affected by homelessness - Impact of remodelled supporting housing provision (1000+ beds for homeless prevention) - Shape services and policies in preparation for the Homeless Reduction Act - Continue to work with the Rough Sleeping Task Group to tackle rough sleeping	Homes and Landlord Services Service Plan	BCC (working with partners)	2018/19



Commitment: Co-ordinate the 'Social Impact Bond' project funded by Government to provide intensive support to a cohort of entrenched rough sleepers	Homes and Landlord Services Service Plan	BCC (working with partners)	2018- (?)
Commitment: Work with partners to evaluate the learning from the Social Impact Bond and use learning to reshape services	Joint initiatives – multiple source	BCC	?
Deliver Golden Key project working with 300 clients with complex needs to understand how to better shape needs. Annual impact assessment to inform systems change	Joint initiatives – multiple source	Golden Key Project Group	2018-2021
Suggestion: Extend housing first policy to all	Joint initiative – multiple sources	BCC	2025
<b>Introduce Better Regulation of Private Landlords</b>			
Suggestion: Better monitoring enforcement of rogue landlords	Community development workers event	BCC	2022
Service delivery focussed on reducing the number of category 1 hazards in the Private Rented Sector. Number of homes where a serious hazard is resolved will be 350 per year.	Homes and Landlord Services Service Plan	Service Manager Private Sector Housing (SMPSH)	
Number of Private Rented Homes Improved. Improving conditions in 900 private rented units of accommodation	Homes and Landlord Services Service Plan	SMPSH	

Consult on the introduction of an HMO licensing scheme covering 12 wards of the City. The proposed licensing scheme will be run and managed by the service and could cover 5,500 properties	Homes and Landlord Services Service Plan	SMPSH	
Implement the extension of Mandatory Licensing to a wide range of multiple occupied accommodations. The service will manage the new licensing powers covering approximately 800 HMO's in the City.	Homes and Landlord Services Service Plan	SMPSH	
We shall target criminal landlords working with our partner agencies in the Serious Organised Crime Group.	Homes and Landlord Services Service Plan	SMPSH	
Take action to reduce the number of category 1 hazards in the Private Rented Sector.	Homes and Landlord Services Service Plan	SMPSH	

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<sup>i</sup> <https://www.homeless.org.uk/facts/understanding-homelessness/impact-of-homelessness>

<sup>ii</sup> National Housing Federation, Home Truths 2017/18

## Bristol Homes Board 2018 - 2019 Lead-in Schedule

<b>PUBLIC MEETING</b> (3pm – 5pm)	<b>DEADLINE</b> For receipt of final reports to Democratic Services (noon)	<b>STATUTORY PUBLISHING DATE</b> Dispatch of FINAL papers to the public	<b>PUBLIC MEETING</b> (3pm – 5pm)
Thurs 24 <sup>th</sup> May 2018	Tues 15 <sup>th</sup> May 2018	Wed 16 <sup>th</sup> May 2018	Thurs 24 <sup>th</sup> May 2018
<b>Tuesday 24<sup>th</sup> July 2018</b>	Fri 13 <sup>th</sup> July 2018	Mon 16 <sup>th</sup> July 2018	<b>Tuesday 24<sup>th</sup> July 2018</b>
Thurs 13 <sup>th</sup> Sept 2018	Tues 4 <sup>th</sup> Sept 2018	Wed 5 <sup>th</sup> Sept 2018	Thurs 13 <sup>th</sup> Sept 2018
<b>Wednesday 28<sup>th</sup> Nov 2018</b>	Tues 19 <sup>th</sup> Nov 2018	Wed 20 <sup>th</sup> Nov 2018	<b>Wednesday 28<sup>th</sup> Nov 2018</b>
January 2019 to be agreed			January 2019 to be agreed

### Bank Holidays 2017/2018

<b>2018</b>		
7 May	Mon	Early May bank holiday
28 May	Mon	Spring bank holiday
25 <sup>th</sup> July	Weds	School Holidays to 31 <sup>st</sup> August
27 August	Mon	Summer bank holiday
25 December	Tues	Christmas Day
26 December	Weds	Boxing Day
<b>2019</b>		
January	Tues	New Year's Day
19 <sup>th</sup> April	Fri	Good Friday
22 <sup>nd</sup> April	Mon	Easter Monday

## Market and Affordable Housing Delivery update

### Purpose of briefing

To provide updates on the market and affordable housing delivery programme.

### Overall house building trajectories

<b>Affordable Units</b> (updated on May 2018)						
	<b>2018/19</b>				<b>2019/20</b>	<b>2020/21</b>
	Q1	Q2	Q3	Q4	Q1-Q4	Q1-Q4
Start on site	304	334	172	350	799	260
<b>Total</b>	<b>1160</b>				<b>799</b>	<b>260</b>
Completion	17	28	123	107	710	1145
<b>Total</b>	<b>275</b>				<b>710</b>	<b>1145</b>
<b>Market units</b> (last updated in autumn 2017)						
Completion	<b>1886</b>				<b>2308</b>	<b>1533</b>

Our programme is on track to meet the Mayor of Bristol objective of building 2,000 new homes, including 800 affordable homes by 2020. It is projected in 2019/20 that 3018 new homes will be built of which 710 will be affordable homes.

### Key achievements in delivering affordable homes 2017/18

#### *Affordable homes from Homes West partners*

- Homes West partners completed and let 145 affordable homes
- Lvery (formerly Knightstone) completed Hawksfield Rd, Hartcliffe Campus Ph 1 (32 AH) and Places for People completed conversion of Redwood House to 25 AH flats.
- Sovereign/ Linden Homes started on site on Blackberry Hill delivering 246 market homes and 100 affordable homes and United Communities/BBRC/HAB started on 84 market homes and 77 AH.

#### *Council Homes*

- Council development team completed and let 43 affordable homes
- Council have started on site on four schemes set to deliver 64 homes by 2019/20.
- Council has secured planning permission on Alderman Moores delivering 80 market homes and 53 affordable homes.
- Schemes at design and planning stages for delivery in 2019-2021 – 4 further schemes delivering 53 affordable homes.

#### *BCC RP Land and Grant Programme*

- Council contracted with Curo on Henacre, Lawrence Weston (900 market and 38 affordable homes)
- Council, offered to Homes West partners through Savills and GVA the following sites: Broad Plain OBC 41 units, Constable/Crome and Herkomer 133 units, Former Pool, Filwood Broadway 40 units, Haldon Close 34 units, Bath Rd 346 units. Council is in process of identifying its preferred

#### *BCC Affordable Housing Grant Funding*

- Following introduction of Affordable Housing Funding Policy has allocated grants of £4.2m (£2.1m spent in 2017/18) to deliver a total of 137 affordable rented housing units.
- New availability of funds has levered in about £2.5m from Homes England (formerly HCA) with significant partnership working to bring forward schemes

- The revised Policy provides for higher grants (including enabling supported living schemes) and enables a greater expenditure of 75% of the funds being available at acquisition/start on site tranche.

### Significant delays and concerns in 2017/18

- New policy requirement on District Heating in the central area and south Bristol is having a major impact the viability of housing schemes. Sovereign have reported an additional £1.6M would be required for the delivery off XX PRS homes and XX affordable homes. Curo who are working with Kier on Hengrove Park Phase1 have reported significant additional cost that will need to be met by 22 affordable rent units (plus 66 market units) which will lead to disproportionately higher service charge as compared to other affordable rented units on the same development.
- Shortage of building materials and specialist trades – for example brick shortage has delayed AH completions at Marksbury Road (slipped to 2018/19)
- Dove Lane after a delay of nearly five years since outline planning permission has secured s73 approval and is now on site.
- Chocolate Factory after Appeal which confirmed zero affordable housing through s106 making slow progress on securing additional affordable homes
- Westmoreland House after 25 years plus as derelict buildings, the developer is now on site and may be prepared to consider additional affordable homes