

# Public Document Pack

## **Bristol Homes Board Meeting Agenda**

**Thursday, 16 January 2020, 3.00 pm  
1P05, City Hall, College Green, Bristol, BS1 5TR**

### Board Members:

Cllr Paul Smith, Cabinet Member for Housing (Chair)  
Alistair Allender, Bristol Housing Partnership  
Pete Daw, Housing Management Board  
James Durie, Bristol Chamber & West of England Initiative  
Nick Horne, Independent  
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  
Cathy Provenzano, Bristol Association of Letting and Property Management Agents  
Tom Renhard, ACORN  
Jez Sweetland, Bristol Housing Festival  
Steven Teagle, Galliford Try  
Penny Walster, ACFA: Advice Network  
Laura Welti, Bristol Disability Equality Forum

### Distribution Others:

Julian Higson  
Deeanne Klein

<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>	Chair	
	<b>2.</b>	<b>Public Forum</b>	Chair	
<b>3.05 pm</b>	<b>3.</b>	<b>Minutes of the last meeting - 20 June 2019</b>  (Pages 3 - 8)	Chair	To confirm as a correct record.
<b>3.10 pm</b>	<b>4.</b>	<b>Bristol Homes Board Terms of Reference including Annual Impact Statement</b>	Deeanne Klein	To agree the attached Terms of Reference (attached). To consider the

(Pages 9 - 11)

development of the Annual Impact Statement 2019-20 (paper attached).

<b>3.30 pm</b>	<b>5.</b>	<b>One City Plan Update on Objectives and Communications</b>	Chair/Deeanne Klein	Verbal update to include feedback from Bristol Homes Board Away Day (10 October) and the Joint Meeting with Health and Wellbeing Board (19 December).
<b>3.45 pm</b>	<b>6.</b>	<b>Tackling Homelessness</b> (Pages 12 - 31)	Paul Sylvester	Presentation Attached.
<b>4.30 pm</b>	<b>7.</b>	<b>Housing Delivery Programme 2019-20</b> (Pages 32 - 36)		Update Report Attached.
<b>4.45 pm</b>	<b>8.</b>	<b>Future Items for March and June Meetings</b>		<ul style="list-style-type: none"><li>• Consumer Regulation</li><li>• Affordable Housing Developments</li><li>• Planned Developments – Cumberland Basin</li><li>• Response to Climate Emergency - Workshop</li></ul>

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

Thursday, 19 March 2020, 3.00 pm, City Hall, College Green, Bristol, BS1 5TR

**Issued By:** Corrina Haskins, Democratic services

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**Date:** 8 January 2020

## Bristol Homes Board

**Minutes of the meeting  
20 June 2019, 3.00 pm  
Venue – City Hall, Bristol**

### **Board members:**

Councillor Paul Smith, Cabinet Member for Homes & Communities (Chair)  
David Ingerslev, St Mungo's  
Ian Knight, Homes and Communities Agency (HCA)  
Jackson Moulding, Bristol Community Led Housing Hub  
Kathryn Pennington, Galliford Try  
Penny Walster, ACFA: Advice Network  
Laura Welti, Bristol Disability Equality Forum

### **Other attendees:**

Tom Gilchrist, Service Manager, Private Housing Sector  
Corrina Haskins, BCC Democratic Services  
DeeAnne Klein, Housing Policy and Projects Manager  
Cathy Provenzano, Garrick Property Services  
Jez Sweetland – Bristol Housing Festival

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

The Chair welcomed everyone to the meeting, and introduced Cathy Provenzano who was attending the meeting with a view to joining to Board as a representative of the Private Rented Sector.

Apologies for absence were received from Alistair Allender, Bristol Housing Partnership; Julian Higson, Director: Housing and Landlord Services; Pete Daw, Housing Management Board Tenant Representative; Nick Horne, Independent; Rob Kerse, Bristol University and Tom Renhard, ACORN.

### **2. Public Forum**

There was no public forum.

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

It was agreed that if there were any actions arising from discussions, these should be highlighted in **bold**.



**RESOLVED** – that the minutes of the 21 March 2019 were agreed as a correct record.

#### **4. One City Thematic Board update**

The Board received an update on the One City Thematic Boards from Deeanne Klein. She reported that the Mayor had met with leads from the Boards to talk about the objectives of the Thematic Boards and how they could link together and move forward in a similar way while sharing good practice. It was agreed that it would be useful for Bristol Homes Board (BHB) members to be invited to a future meeting of the “Big City Gathering”.

Members noted that some of the Boards had a clear overlap, and the BHB had links with the Environment Board in terms of housing and carbon use/climate issues and with the Health and Wellbeing Board in relation to homelessness and mental health. It was suggested that there may be occasions where it would be useful to hold joint meetings or members of one Board lead a presentation for another Board. It was noted that the Boards had different arrangements for public access and some were held public while others were private and were also at different stages of development with some being recently established while others like BHB had been running for a few years.

In response to a question about how other Boards were appointing members to ensure a cross section of representatives it was noted that there had been an open application process for the Environment Board but the selection process was unknown. It was agreed that it would be useful for BHB members to have information in relation to the membership of the other Boards.

**Action:**

**Bristol Homes Board members to be invited to the next Big City Gathering.**

**Bristol Homes Board receive information about the membership of other boards and who they represent.**

#### **5. Discretionary Licensing**

Tom Gilchrist gave an update on Discretionary Licensing as follows:

- Private Sector housing accounts for 81.5% of the housing stock in Bristol and Private Rented Sector accounts for 28.9% of all housing in the city;
- The Council had run three pilot discretionary licensing schemes for the private rented sector in Stapleton Road, Eastville and St George;
- The scheme would be extended to the central area from July 2019 and a consultation on the additional licensing resulted in 69% of 2746 responses agreeing/strongly agreeing that this would help resolve the issues of poor management and poor conditions in Houses of Multiple Occupation (HMOs);
- A 2nd consultation sought views on a revised fee structure (which followed a court case in London) and 47% of 257 responses strongly agreed/agreed that the revised fee structure was fair;



- In addition to the discretionary licensing, there was mandatory licensing of large HMOs with 5 or more unrelated occupants;
- There were exemptions to licensing of HMOs such as student accommodation managed by the Accreditation Network UK (ANUK)/Bristol University/University of the West of England;
- The scheme allowed the local authority to enforce standards relating to room sizes/occupation/heating ventilation/fire standards above the statutory requirements;
- The object of the scheme was not to make money for the Council instead it was to improve standards and provide some protection for tenants in the private rented sector.

The following comments/questions were raised:

- Although raising standards in the private sector was welcomed, there was a concern that it would result in the loss of cheaper low standard housing which could impact on people being made homeless. PS responded that an increase in the provision of affordable housing was the best way to mitigate this risk;
- *Why was some student accommodation exempt from the scheme?* TG clarified that the only exemptions were big blocks of accommodation that were already well managed and as only 20% of private rented accommodation could be licensed it was important to focus on the worse accommodation;
- *Can the Council set a standard for visual rather than audio fire alarms as there is evidence of deaf people being turned down for accommodation due to fire standards?*  
**Action: TG undertook to look into this issue and report back to LW.**
- It was important to note that not all HMO schemes were bad and celebrate good schemes. TG agreed that 80-85% of landlords were good and the Council supported landlords by offering training and support. He also confirmed that the Council was trying to improve the quality of landlord provision across the city and not just focus on HMOs;
- *There was a new generation of purpose built co-housing that was a positive example of HMOs. Was there a way for the community led non-profit housing sector to not require a licence for these schemes?* TG responded that there were difficulties in blanket exemptions for charitable organisations as there had been cases of rogue landlords registering as charities, but a case by case approach could be considered for future schemes.
- *What were the sanctions for landlords who don't apply for a licence or don't meet the standards? Could the Council prosecute or confiscate properties?* TG confirmed that there was the "fit and proper person test" that a landlord would need to meet under the licensing legislation, but properties would not be confiscated and instead there was a financial penalty for landlords who did not comply.

## 6. Homelessness and Rough Sleeping Strategy

Graham Jones and Dave Clarke gave a presentation on the results of the recent consultation on the Homelessness and Rough Sleeping Strategy as follows:



- The Homelessness and Rough Sleeping Strategy consisted of 5 priorities:
  - Tackling rough sleeping;
  - Prevention and Early Intervention;
  - Improving Health and Wellbeing and Supporting People to Build Better Lives;
  - Delivering Equality, Diversity and Inclusion in all Services;
  - Working in Partnership.
- The following issues were raised as a result of stakeholder consultation and were fed into the strategy:
  - Factors leading to homelessness;
  - Hidden homelessness;
  - Impact of adverse childhood experiences;
- The public consultation resulted in 377 responses and there was strong agreement with the 5 priorities;
- The following additional comments were raised:
  - Housing first approach;
  - More affordable/social housing;
  - More work required with the private sector;
  - Conversion of empty business buildings into affordable accommodation;
  - Support for mental health services and drug/alcohol services;
- The consultation asked respondents to rank the top actions 5 and these were;
  - Move focus on accommodation;
  - Reducing temporary accommodation through preventative work;
  - Increasing the supply of affordable homes;
  - Building on existing links with health services;
  - Reviewing, and where needed, changing the range of supported accommodation options available;
- Who responded to the survey?
  - 5% of homeless people;
  - More women than men;
  - An over representation of owner occupiers/older people;
- It was hoped that the final strategy would be approved by Cabinet in September.

The following comments were raised by Board Members:

- There were other commissions on the issue of Homelessness and it would be worth cross-referencing the findings;
- The document had been co-produced with service providers/people with experience of the issues and so it was not just a Council document;
- It was essential for the different agencies to work together to deliver services in partnership and meet the challenge in reducing the figures of people in temporary accommodation or sleeping on the streets;



- It was important to consider the causes of homelessness such as the impact of traumatic childhood experiences and poor mental health and look at preventative work to build the resilience of people at risk of homelessness due to their background.

**Action:**

- 1. that a full analysis of the consultation be circulated to the Board once complete;**
- 2. To bring the Homelessness and Rough Sleeping Strategy action plan back to the Bristol Homes Board to track progress in achieving the priorities.**

## **7. Archbishop of Canterbury All Faiths Project**

Jez Sweetland, Bristol Housing Festival, gave an presentation on the Archbishop of Canterbury All Faiths Project including a short introductory video:

- Justine Welby recognised housing as being a key challenge in society;
- Marvin Rees had been approached to be involved in the project as a result of the housing work led by Cllr Smith and the One City approach;
- Members of the project would meet for 18 months and report back on their findings;
- It was imperative for Bristol to identify sites and see how these could be brought forward to serve the local community;
- The aspiration was to identify actual sites that could be unlocked to make a real contribution to the housing shortage.

Board Members welcomed the project and the opportunity afforded by the substantial assets of the Church of England and other faith groups.

The Board was invited to feed back any ideas that could assist this project including the identification of pieces of land that could be used.

## **8. Autumn Away Day**

The Board agreed to hold an “Away Day” in the Autumn.

**Action: Away Day to be organised for Autumn.**

## **9. Dates of Future Meetings**

**RESOLVED – that the dates of future meetings be noted as follows:**

**Thursday 10 October 2019**

**Thursday 16 January 2019**

**Thursday 19 March 2019**



Meeting finished at 5.06 pm

CHAIR \_\_\_\_\_



## Bristol Homes and Communities Board

### Terms of reference

#### **Purpose of Bristol Homes and Communities Board (BHC)**

BHB is a cross-sector advisory group seeking to influence housing outcomes in the City. BHB members wish to work together to promote:

- The delivery of good quality, sustainable new homes across the City, in particular affordable homes and community-led developments
- Increasing the sustainability of our existing stock, across all sectors
- A reduction in the number of people at risk of becoming homeless and the reduction leading to the elimination of street homelessness
- Housing's contribution to the creation of thriving and safe communities and to individual well-being

BHB supports the Council to deliver the 'One City' Plan.

BHB members will promote the work of the Board in their own sectors and beyond.

#### 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 sustainable 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.
- Seek to achieve balanced communities.
- Report to and be accountable to the partnership on progress of tasks.

#### **Outcomes**

The Partnership will develop and publish an annual impact statement.

#### **Decision Making and Governance**

Where possible decisions will be made by consensus including agreement regarding ways of working and priority work to be undertaken.

### **Task and Finish groups**

Task and finish groups may be established to undertake specific tasks and report back with recommendations.

### **Relationships with other groups**

The Board may receive reports from other groups co-ordinating or delivering work relevant to the Board.

### **Membership**

BHB will review its membership annually to ensure that key sectors and organisations are represented on the Board. The Board may co-opt additional members at the discretion of the Chair.

BHB is actively working to increase the diversity of its membership to better reflect the communities it serves.

### **Chair/s**

The Board 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. Any Board Member may request an item be placed on the agenda.

### **Frequency of Meetings**

Board meetings will usually be held 4 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.

### **Code of conduct**

There is no formal Code of Conduct for Board Members but they are expected to behave professionally and with respect for other Board Members. A Board Member who fails to do so may be asked to leave the board.

## **Bristol Homes Board – Developing an Impact Assessment tool**

The suggested questions below have been taken from a range of approaches by other local authorities and central government.

Based on the range of the intended audiences the Impact Assessment would be more conducive to be short and focused - as it will be more likely to be read and remembered by all.

I propose to the BHB the need to agree a template for carrying out the annual impact assessment to publish key headlines and learning – to be discussed on the 16/1.

1. What were our priorities for the year?
  - What changes did we want to see?
  - How do these link to the One City Plan for Bristol?
  
2. What actions did we and others take and what were the intended effects?
  
3. What impact did the actions have – intended and the Unintended?
  
4. Which groups have been most affected by these actions?
  
5. What value was added by the Bristol Housing Board?
  
6. Are there opportunities to do more to maximise the benefits of these actions?
  
7. Are there opportunities to do more to reduce the negative impacts of these actions?
  
8. What have we learnt during the year?
  - Which strategies and policies have helped?
  - Which have hindered? What do we want to do about this?

# Tackling homelessness in Bristol

# Content

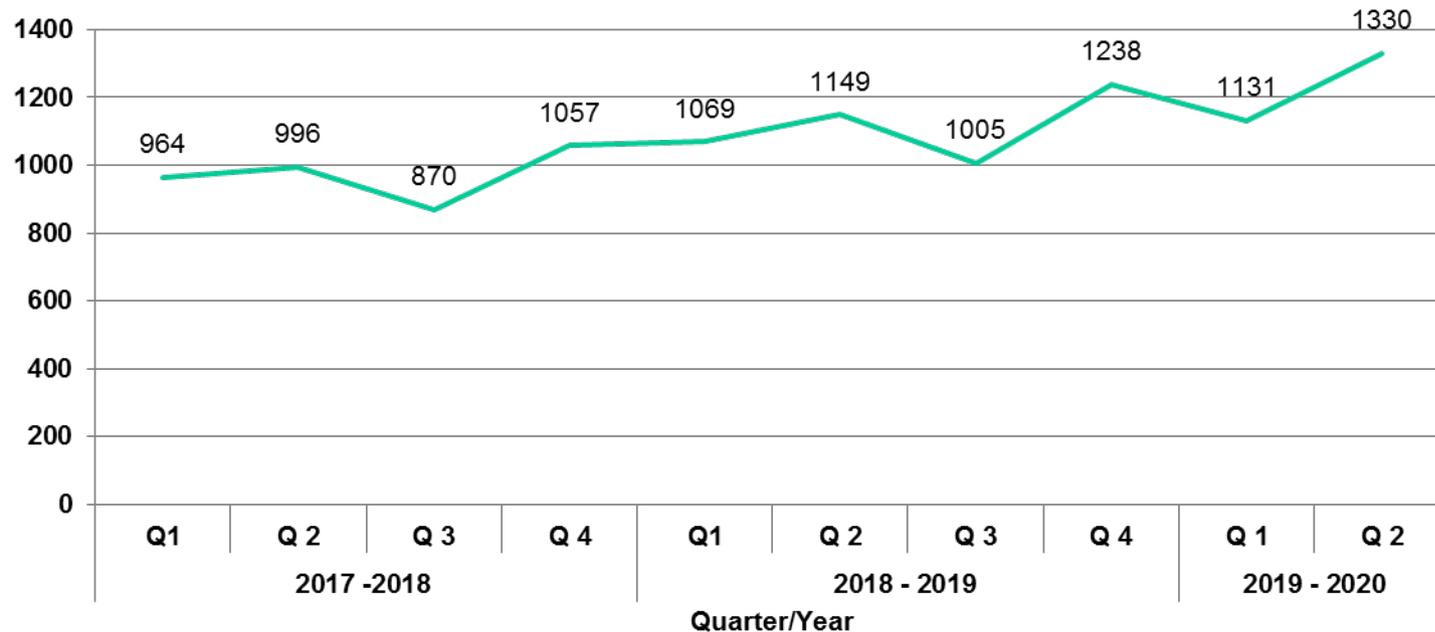
- Demand & levels of homelessness
- Housing Supply
- Temporary Accommodation
- Bristol Homelessness Action Partnership
- Homelessness strategy
- Need for more affordable housing
- Increase in shelter provision
- Early intervention & prevention
- Understanding complex systems
- Street volunteer groups
- Homelessness communications group

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# Increasing demand

## Number of homelessness presentations to BCC



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Homelessness presentations

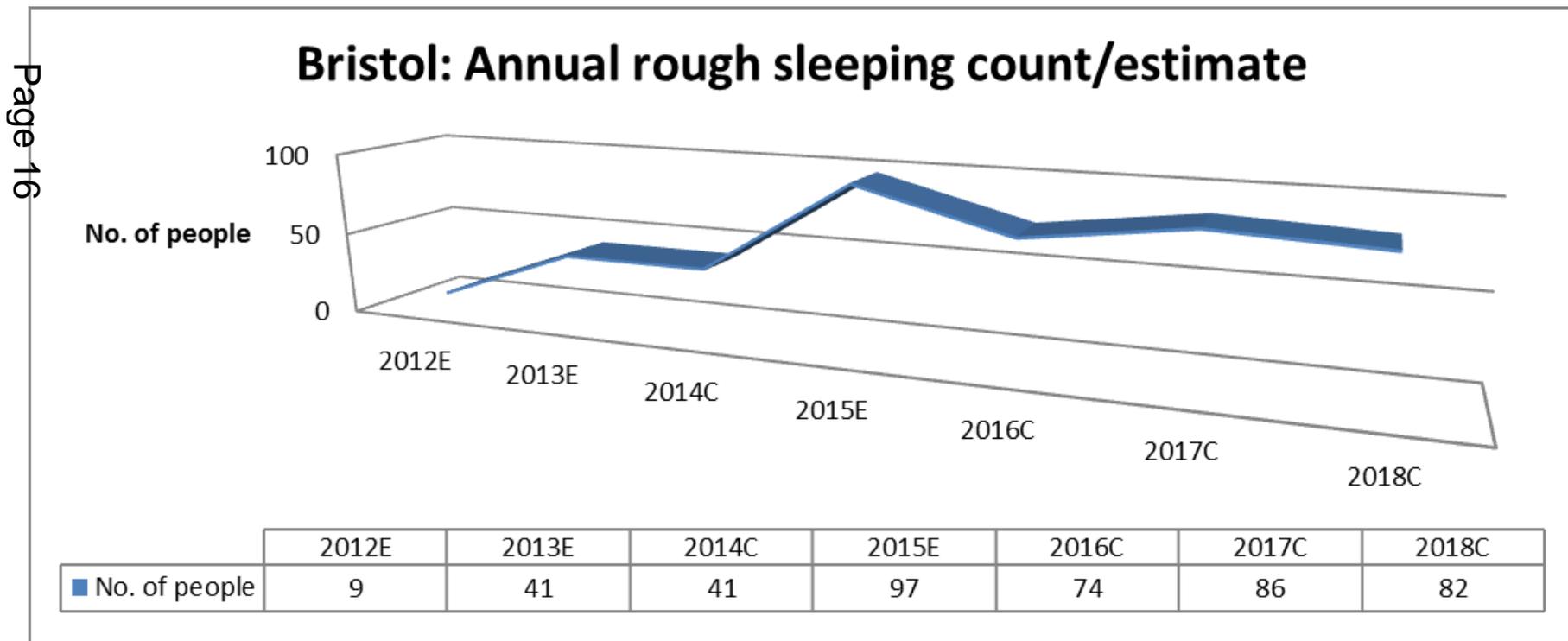
- The number of households who are homeless or threatened with homelessness approaching BCC has increased by 25% since 2017

# Increasing demand

- The number of households with a main homelessness duty has increased from 500 (31.3.19) to 588 (30.9.19) in 6 months
- Working with increased number of single people at prevention and relief duties – 219 compared with 181 families (30.9.19)
- The number of households where we have prevented or relieved homelessness has increased by 7% but not kept pace with increase in approaches
- Increase in households with complex needs

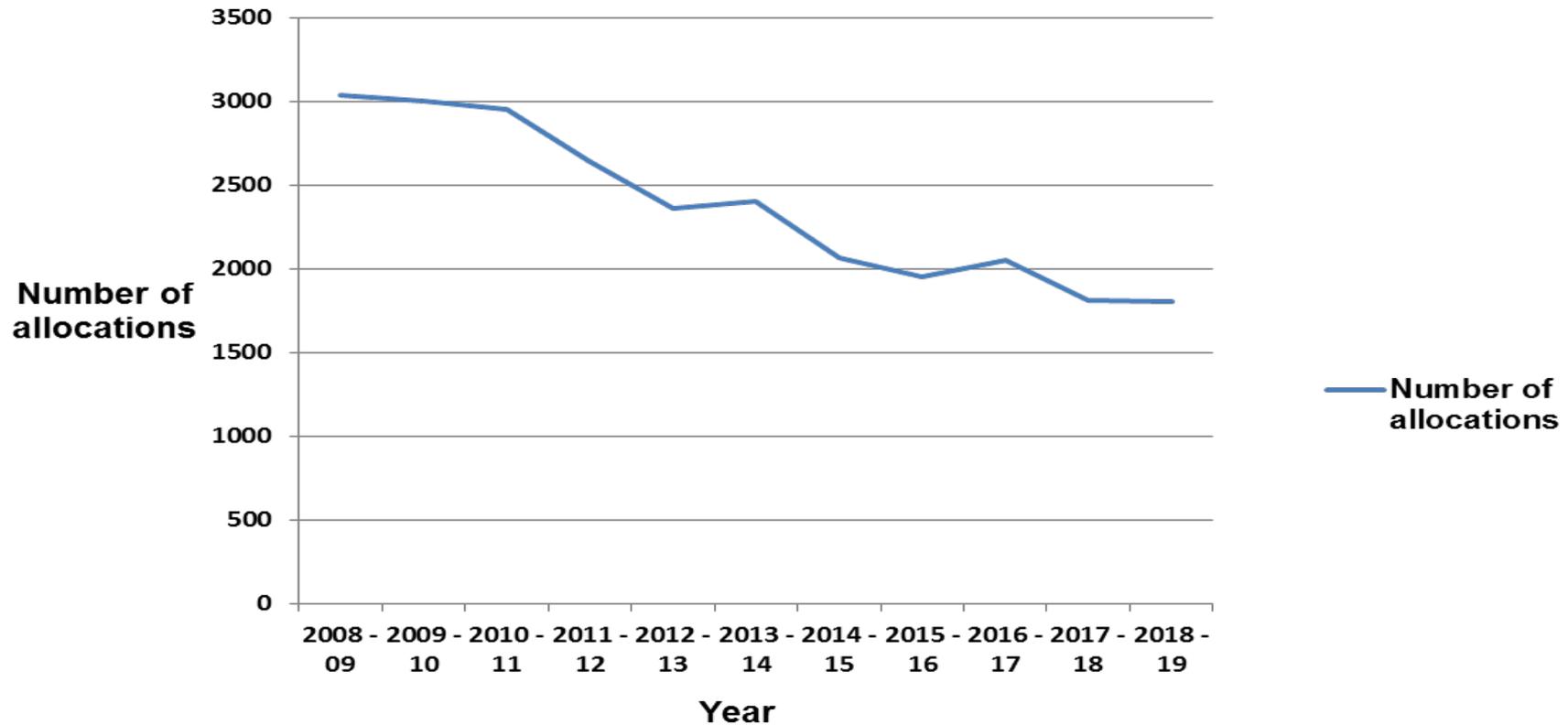
# Rough sleeping

- Annual snapshot counts are the governments preferred method of measuring rough sleeping
- This does not give the full picture of the level of rough sleeping in Bristol
- The number of individuals that the outreach service has contact with is increasing and is expected to reach 1300 in 2019 up from 956 in 2018



# Housing Supply – Social Housing lettings

HomeChoice Bristol allocations 2008 - 2019



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- Reduced from over 3000 a year to 1800 a year

# Housing Supply

Social Housing lettings to households who are homeless and those moving on from supported housing 18/19 & 19/20

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	18- 19	Q1 19-20	Q2 19-20	Q3 19-20 (up to 12.12.19)	YTD 2019-20	Projected 19/20
<b>Total Allocations</b>	1803	408	478	325	1211	1700 (-103)
<b>Total allocations to Homeless households</b>	554	112	133	112	357	490 (-64)
<b>Total allocations to households moving out of supported housing</b>	173	34	34	31	99	136 (-37)

- Figures are projected but represent a 6% reduction in total lettings in 19/20 compared with 18/19
- Projected 14% reduction in lettings to households who are homeless/moving out of supported housing in 19/20 compared with 18/19

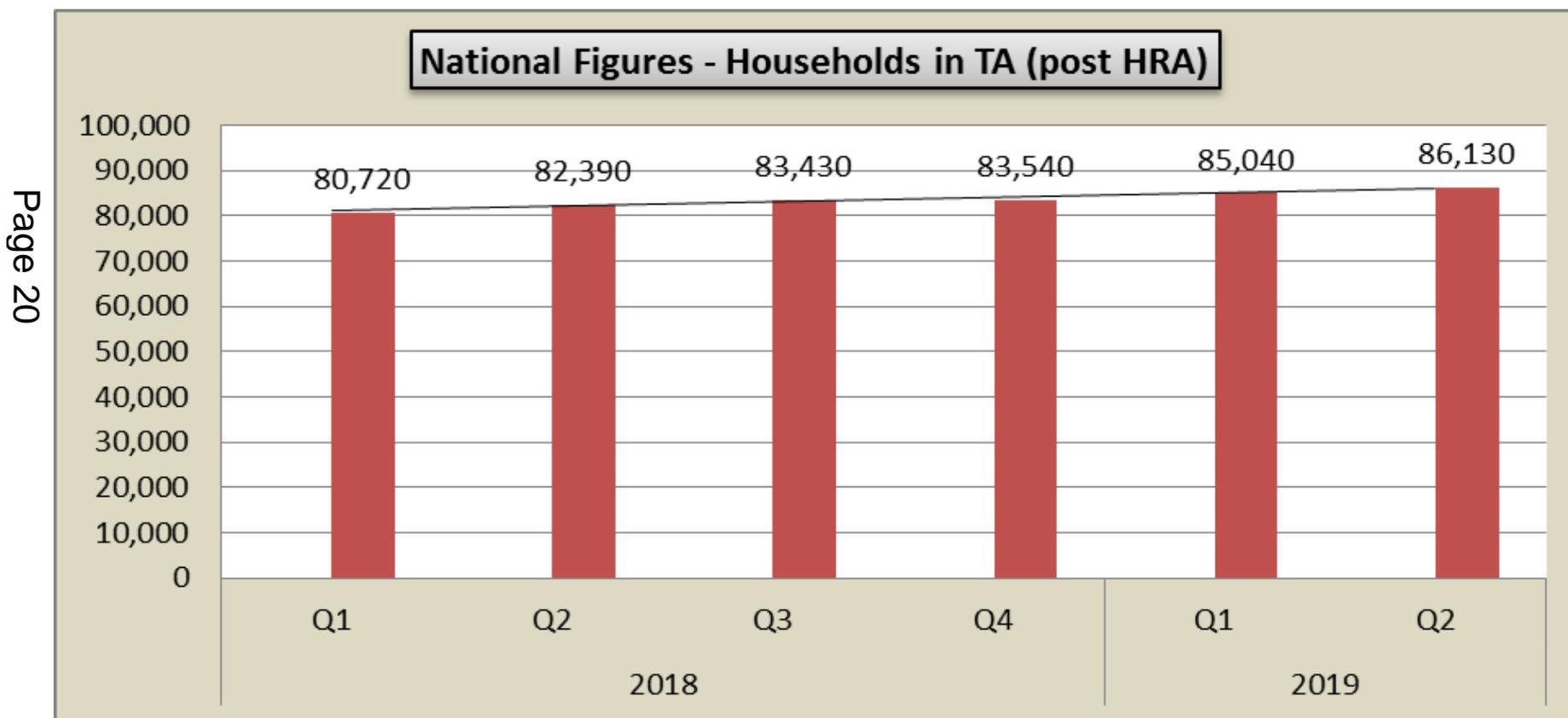
# Housing Supply

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- The number of re-lets is reducing, off setting any increase (so far) in new build
- The total number of lettings are at the lowest point ever. There were 3000 lettings p/a 10 years ago
- The impact of tenancy pre-assessment, affordability assessments and rent in advance to be established
- The number of placements in affordable private rented tenancies will increase to approx. 200 in 19/20. More needs to be done

# Temporary Accommodation (TA)- national

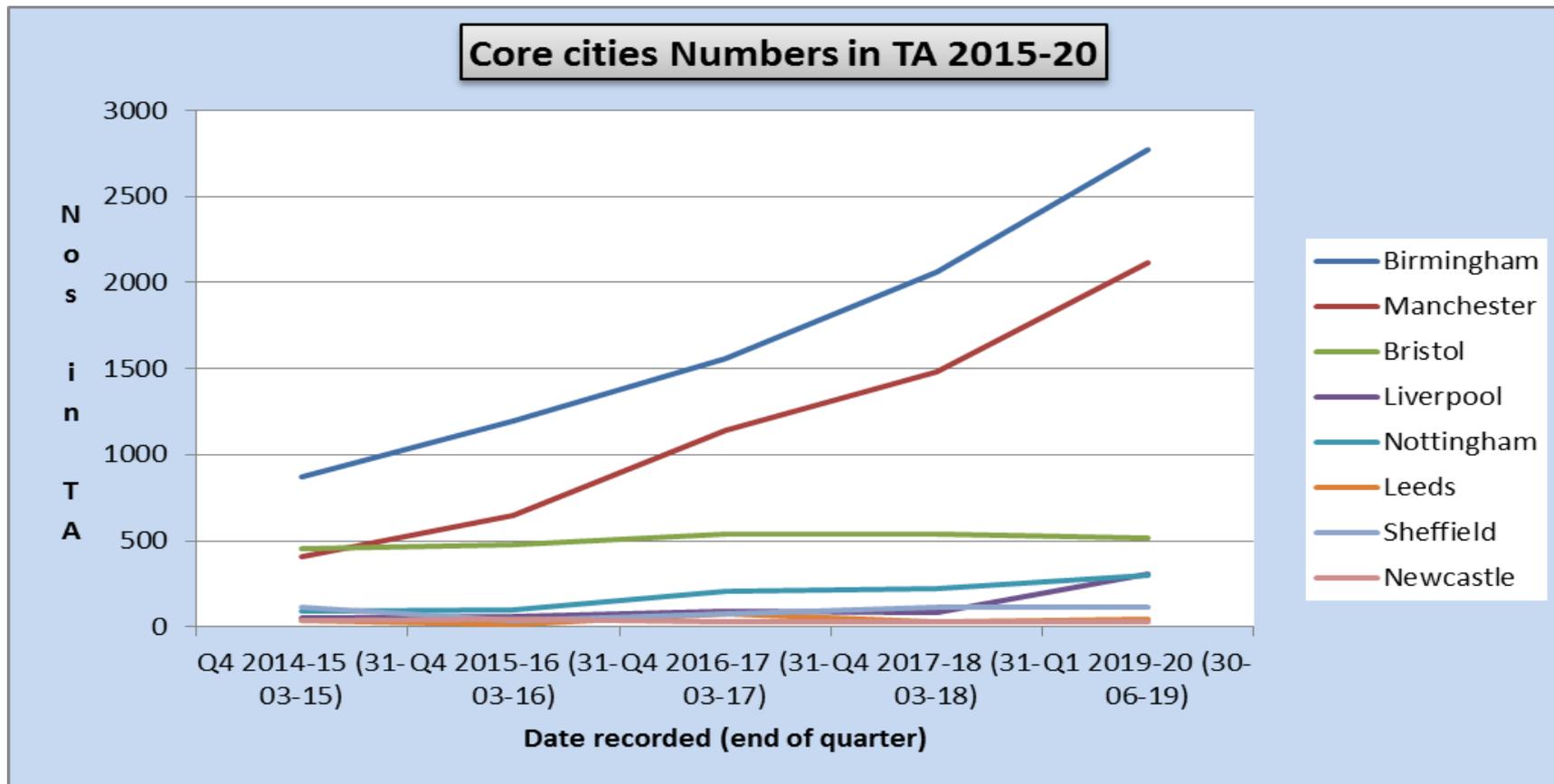
- Nationally the use of TA is increasing
- Up 6.7% since April 2018



# Temporary Accommodation – Core Cities

- Manchester & Birmingham significant increase
- Bristol hovered between 450 and 550

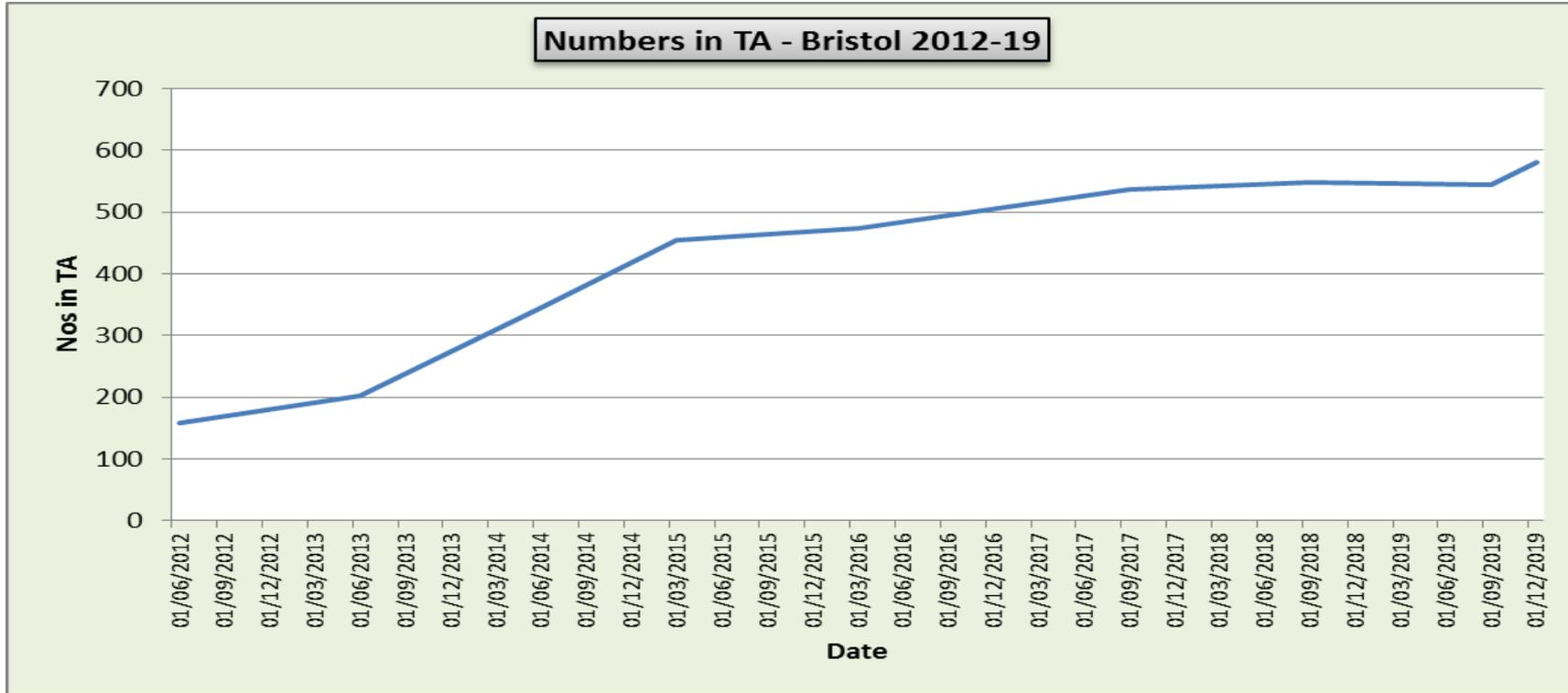
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# Temporary Accommodation - Bristol

- Recent increase due to rise in demand and reduction in move on
- 31/12/19 – 585 (estimate).

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# Temporary Accommodation- Bristol

In 2019 compared with 2018 there was a

- 6% increase in families placed in TA
- 50% increase in single people placed in TA

Reasons for Homelessness and TA booking

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- Families - Top 3 – Private rented eviction, Told to leave by family/friends & Domestic abuse
- Singles – Top 5 – Rough sleeping, Prison discharge, Hospital Discharge, Domestic Abuse & Told to leave by family/friends

# Homelessness Strategy Partnership Approach

The Bristol Homelessness Action Partnership will deliver the City's Homelessness and Rough Sleeping strategy

Recently re-launched partnership providing leadership on homelessness in Bristol. Working with a broad range of partners committed to reducing homelessness

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- Homelessness services
  - Housing providers
  - Social Care & Health
  - Criminal Justice
  - Advice services
  - Education



# Homelessness and Rough Sleeping Strategy 2019 - 2024

The strategy was developed by Bristol Homelessness Action Partnership and agreed in September 2019 following significant consultation. There are 5 strategic priorities:

- Tackling rough sleeping
- Prevention and early intervention
- Improving health and wellbeing
- Delivering equality, diversity & inclusion in all services
- Working in partnership

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# Increase in affordable move on

- We will benefit from an increase in affordable new build in 2020, but in itself this is not enough
- Need to compliment with an increase in private rented accommodation at LHA, including shared accommodation
- We will explore joint ventures and other long term investment opportunities to increase supply
- We will increase move on out of Bristol where it meets household needs
- We will explore innovative models of move on accommodation working with Bristol Housing Festival
- We will work with Registered Providers to evaluate shared housing models

# Increase in shelter provision

- Our focus has and will continue to be been on more affordable long term accommodation to tackle rough sleeping
- However, with the number of people coming onto the streets increasing and the length of time people spend on the streets increasing we also need to increase our shelter provision in the short/medium term
- Funding for additional shelter provision is part of a bid to MHCLG and we will hear the outcome of that bid by end of January 2020
- Further expansion of shelter provision and guardianship provision on meanwhile sites is being explored with partners and BCC services

# Early Intervention & Prevention

- Increasing early intervention & prevention is a priority for Bristol Homelessness Action Partnership
- There are great examples of early intervention, from advice agencies to floating support services helping to sustain tenancies.
- More can be done by getting help to those that need it earlier. The partnership will set up a group to co-ordinate activities across Bristol including community outreach services.
- We will be delivering a publicity campaign where one of the key messages is, “to get help early”.
- We will be developing our service to support private landlords in sustaining tenancies

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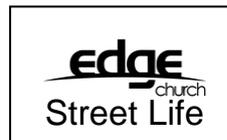
# Data driving services

- A priority for the Partnership is to make better use of data to inform service delivery
- Fully understanding the systems we work in will enable us to design and deliver interventions to prevent homelessness, provide services to meet needs and make effective use of resources e.g supported housing
- We will be learning from those organisations that use data well and will be supported by Golden Key
- Priorities for areas of research will be established

# Street Volunteer Groups

- High number of volunteer/faith groups active in Bristol
- Tend to provide food, bedding and tents
- Very active on social media – info not always accurate
- Little coordination or engagement – no shared approach
- Occasional disagreements between groups
- New groups forming frequently

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Mayor-led initiative to bring groups together and reduce duplication began in 2019, now being led by Revd Canon Martin Gainsborough



# Homelessness Communications Group

- Multi-agency group leading on shared messaging about homelessness with a focus on rough sleeping

## Achievements:

- Common “notes to editors” for press releases
- Comms plan for responsive and annual messaging

## Current priorities:

- Changing the nature of discussions on social media
- Developing and publishing a flow of accurate data
- Communicating with existing and new groups
- Creating a narrative to focus attention on priority areas

## Housing Delivery Programme – 2019/20 Q2 Update

Bristol Homes Board – (January 2020)

### Purpose of Briefing

To provide an update to Bristol Homes Board regarding the current housing delivery trajectory and the key achievements of the Council and its partners. This briefing is for information only and is in response to a manifesto commitment from the Mayor to build 2,000 new homes – 800 affordable – a year by 2020. The overall market and affordable position is included in Appendix A

### Current Affordable Housing Trajectory

#### Background

We are currently projecting to complete 409 affordable homes in 2019/20 and 747 affordable homes in 2020/21. The Housing Delivery Team is focusing on ‘starts’ in addition to ‘completions’ as these can be influenced quicker (a shorter lag effect) and give greater confidence to projected ‘completions’ data.

The following table shows the updated figures for ‘affordable’ starts and completions, together with any variance from the last reporting period to the Homes Board.

Affordable Units - Updated October 2019										
	2019/20				2020/21				2021/22	2022/23
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1-Q4	Q1-Q4
<b>Starts</b>	53	200	223	481	1,857				158	188
<b>TOTAL</b>	<b>957</b>				<b>1,857</b>				<b>158</b>	<b>188</b>
<i>Change (Since June 2019)</i>	58				147				-172	172
Completions										
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	972	944
<b>TOTAL</b>	<b>409</b>				<b>747</b>				<b>972</b>	<b>944</b>
<i>Change (Since June 2019)</i>	-103				38				44	204

#### Key changes to the Affordable Housing programme Since Last Meeting (June 2019)

Following receipt of Homes West Bristol Partner Q2 2019/20 returns in September the Council has reviewed its projections. Please see Appendix B for movements recorded during last quarter. The Council is currently analysing the most recently returns from Homes West Bristol Partner for Q3 2019/20 and an update will be available at the March Homes Board.

The Council, in consultation with Homes West Partners, will now review what steps it can take to deliver additionality on existing schemes and mitigate any project delays to bring affordable housing delivery forward.

## **Key Affordable Housing Milestones Achieved Since Last Meeting (June 2019)**

### *Bristol Homes West RP Partners*

- Marksbury Road, Bedminster - the last 4 units have been completed in September as part of the 36 affordable homes.
- Launch pad, Alexandra Car Park, Fishponds – 31 flats have been completed in September.
- Dundry View, Withywood – the acquisition of 10 houses (off the shelf) has been completed with the support of BCC funding.
- Blackberry Hill – the initial phases of this major mixed tenure development have begun to be delivered
- Dunmail – the first two shared ownership homes on this major new low Carbon scheme have been released
- Hengrove Ph 1 the first four rented homes on major new scheme have been delivered
- Maze St, Barton Hill fifteen rented homes have been delivered

### *New Council Homes Programme*

- HRA Development Team: Richeson Close, Henbury (26 houses and flats) have been completed and occupied

### *BCC Land Release Programme to Homes West Bristol RP's*

- Solon have secured Ridingleaze site from the Council
- Elim have secured the Woodlands Way site from the Council

## Current Overall Housing Trajectory

### Total (Market and Affordable) Units

The planning forecasts are used to support the Council's estimated five year housing land supply. The forecasts are intended to show the housing supply for a five-year period. They only provide an illustrative estimates for individual years as they are based on broad estimates for some categories of housing supply and are produced to comply with the definitions in the Government's National Planning Policy Framework and Planning Practice Guidance. The figures for individual years should not therefore be relied on for detailed calculations or modelling.

	2019/20	2020/21	2021/22	2022/23
Student	35	72	92	192
<b>Total Completions</b>	<b>2,210</b>	<b>2,515</b>	<b>2,269</b>	<b>1,632</b>

## Details of changes to affordable housing schemes completion between June – September 2019:

## 1- Year 2019/20

No.	Scheme Name	No. of Units	Company	Notes	Mitigation
1	Alderman Moores, Ashton Vale	-16	Council Homes	4 units to be delivered in 2019/20 & 16 units slipped to 2020/21	Programme being reviewed
2	Hidden Homes / Office Conversion Programme	+3	Council Homes	Revised programme	
3	Zedpods, Chalk road, St George	+11	YMCA/BCC	Newly added scheme	
4	Dunmail Primary School, Southmead	-35	United Communities	Slipped to 2020/21, Revised programme	
5	Maesknoll EPH, Bamfield, Hengrove	-9	Sovereign	Slipped to 2020/21, revised programme	
6	East Street Mews, Bedminster	-11	1625 Independent People	No longer progressing	
7	1-10 Dundry View, Four Acres, Withywood,	+10	Alliance Homes	Newly added scheme	
8	Hengrove Park (Phase 1)	-56	Curo	Slipped to 2020/21, revised programme	
<b>Total Change</b>		<b>-103</b>			

## 2- Year 2020/21

No.	Scheme Name	No. of Units	Company	Notes	Mitigation
1	Alderman Moores, Ashton Vale	+16	Council Homes	Slipped to 2020/21, revised programme	
2	Hidden Homes / Office Conversion Programme	+9	Council Homes	Revised programme	
3	Coombe House EPH, WOT (Council Homes)	-16	Council Homes	Slipped to 2020/21	
4	Blackberry Hill Hospital, Fishponds	+8	Sovereign	Revised programme	
5	Dunmail Primary School, Southmead	+53	United Communities	Slipped to 2020/21 Revised programme	
6	Lawrence Weston Campus	-22	Persimmon	Slipped to 2021/22, provision of Heat Hierarchy	Viewing options available and viability
7	Maesknoll EPH, Bamfield, Hengrove	+9	Sovereign	Slipped to 2020/21, revised programme	
8	Hengrove Park	+56	Curo	Slipped to 2020/21, revised	

	(Phase 1)			programme	
9	Land to the rear of 45 – 95 Kings Weston Avenue	-18	Yarlington	Slipped to 2021/22	
10	Holly House	-13	Curo	Slipped to 2021/22, delay Due to fire which caused asbestos disturbance.	Demolition works start in November with ground works in New Year.
11	Rockwell	-27	Curo		
12	Cedar House	+25	Galiford Try	Newly added scheme	
13	111 Staple Hill, Fishpond	+6	Solon	Newly added scheme	
14	31-45 Lower Ashley Road, St. Agnes	-31	Livewest	Slipped to 2021/22	Aiming to start on site Nov 2019 subject to final scheme design
15	Redland High School, Redland Court Road	+5	Curo	Developer confirmed start on site date (Sep 2019)	
16	13 Victoria Avenue (Rear of Shiner Builders Merchants), Redfield	+7	Curo	Additional 7 AH units secured	
17	Portland Square, Cave St, St Pauls	-20	Freemantle	Slipped to 2021/22, developer seeking revised AH contribution.	
18	Foundary Lane on South Side of Deep Pit Rd (Brook Rd), Speedwell	-9	Yarlington	Revised programme, early delivery in 2019/20	
<b>Total Change</b>		<b>+38</b>			