



Committee Report

PURPOSE: Final Decision Report

KEY OR NON-KEY DECISION: Key decision affects 2 or more wards

COMMITTEE: Homes and Housing Delivery Committee

DATE: 14 February 2025

TITLE: Homes for Bristol: Interim Affordable Housing Delivery Plan 2025-27

Ward(s): Citywide

Officer presenting the report: Louise Davidson **Job title:** Head of Housing Delivery

Committee Chair: Cllr Barry Parsons

Executive Director lead: John Smith: Executive Director for Growth & Regeneration

Proposal origin: BCC Staff

Purpose of Report:

1. To seek approval to adopt and implement 'Appendix A1 - Bristol City Council's Homes For Bristol: Interim Affordable Housing Delivery Plan 2025-2027'.
2. To seek approval to continue the use of the current Affordable Housing Funding Policy 2022-25 (Appendix A2) and Affordable Housing Funding Policy Scoring Criteria (Appendix A3) through to 2027. This ensures alignment with the proposed 'Homes for Bristol: Interim Affordable Housing Delivery Plan 2025-27'.

Evidence Base / Options to consider:

1. The decision to progress a new Affordable Housing Delivery Plan has been made because the current plan (Project 1000) runs to March 2025 and needs replacing. The reason to progress this as an Interim Affordable Housing Delivery Plan is because the new Local Plan is currently at examination stage, and the council plan to launch a new Housing Strategy within which there will be a work stream setting out routes to delivery for Affordable Housing. An interim plan allows us to ensure future strategies and delivery plans work alongside recent and upcoming changes to national housing policy directions and priorities.
2. As well as setting out the city's ambition and plan for the delivery of much needed affordable housing, approval of the Interim Affordable Housing Delivery Plan will agree important officer delegations in terms of decision making and approvals. This will ensure that timely, efficient, and effective decision making happens so that BCC and partners can continue to deliver affordable housing at pace.
3. High house prices, rents and energy bills make the city unaffordable for many. We urgently need to build new high quality affordable homes that are safe, contribute positively to health and wellbeing, address the climate emergency, and help to build resilient communities. New homes can also deliver a range of additional benefits to local economies and education through jobs in the

construction sector, including entry level apprenticeships and traineeships, as well as roles that require specialist skills and management experience.

4. The greatest housing need in Bristol is for Social Rent housing. Where Affordable Rent homes are delivered, we require them to be capped at Local Housing Allowance to maintain affordability. We recognise the role that low-cost home ownership plays in meeting housing need and creating viable developments, helping us to deliver mixed and sustainable communities. New tenures can help to meet intermediate housing need that supports the economic growth of our city, contributing to a functioning housing market. This will help us to build more homes overall. This includes Affordable Private Rent, Rent to Buy and Discounted Market Sale (First Homes) homes. And finally, some of Bristol's housing need will need to be met by shorter term and specialist housing solutions, in particular supported housing.
5. We face a "perfect storm" of challenges in delivering these homes. The increasing cost of construction is making the viability of delivering all types of homes difficult. This is exacerbated in Bristol due to the brownfield nature of development which is more costly than building on green field. Further, the financial and resource pressures of existing social landlords, and the significant financial stresses on the Local Authority have hampered progress. Without robust interventions from local and national government and without other delivery partners and solutions in place, delivery will stall.
6. This delivery plan sets out a plan of action and set of interventions, and invites all our partners from the public, private and not for profit sector to join us in delivering our vision to build Homes for Bristol. Building on engagement work undertaken as part of 'the Big Conversation', this plan has been developed through engagement with internal colleagues and committee members. The Housing Delivery Service has also engaged directly with external partners including the HomesWest Registered Provider Partnership, Bristol Development Forum, Bristol Housing Partnership, the West of England Combined Authority. The context and objectives of the A1 Appendix were developed through two workshops held with the Homes and Housing Delivery Committee in September and October 2024.
7. Further detailed documentation is set out in Appendix A1 - Homes for Bristol: Interim Affordable Housing Delivery Plan 2025-27. Following committee approval, a public facing document will be developed and published, with sign off by the Executive Director Growth and Regeneration and the Chair of the Homes and Housing Delivery Committee.

Officer Recommendations:

That the Committee for Homes and Housing Delivery:

1. Approves 'Homes for Bristol: Interim Affordable Housing Delivery Plan 2025-27 as set out in Appendix A1, and endorse the approach being taken.
2. Approves the continued use of the current Affordable Housing Funding Policy (Appendix A2) and Affordable Housing Funding Policy Scoring Matrix (Appendix A3) through to 2027. This ensures alignment with the proposed 'Homes for Bristol: Interim Affordable Housing Delivery Plan 2025-27'.
3. Authorise the Executive Director Growth and Regeneration in consultation with the Chair of the Homes and Housing Delivery Committee, subject to securing the necessary funding (from whatever source), to take all necessary steps to implement the various workstreams as detailed in the Interim AHDP, including procuring all necessary goods, services and works contracts, and other agreements, and agreeing terms for any relevant property disposals or acquisitions, notwithstanding that any of

these may (whether by value or otherwise) comprise a key decision.

4. Authorise the Executive Director Growth and Regeneration in consultation with the S151 Officer, to secure and utilise funding to support the Interim Affordable Housing Delivery Plan 2025-27 and Affordable Housing Funding Policy 2025-27, including authority to agree the terms of any grants (including those in excess of £500k).
5. Note that the appointment to the new post of Executive Director of Housing, will necessitate the Executive Directors agreeing the reallocation of the above delegations.
6. Authorises the reallocation and rearrangement of the above delegations from the Executive Director Growth and Regeneration, to the expected Executive Director of Housing due to be appointed as required in line with the updated scheme of delegation.

Corporate Strategy alignment:

1. HC1 Housing Supply: “Ensure the affordability, availability, diversity and sustainability of housing for all. Build and retain new social housing; review the system for allocating social housing; provide more supported and extra-care housing for those who need it; pursue a ‘living rent’ in the city; and ensure there are strong long-term plans for the council’s own housing stock and the use of land in the city.”
2. Alongside boosting affordable housing supply, the plan also responds to wider Homes and Communities priorities including: HC2 Lower Carbon Homes, HC3 Homelessness, HC4 Disability, and HC5 Community Participation.

‘Homes for Bristol: Interim Affordable Housing Delivery Plan 2025-27’ also aligns with the Council’s ‘Building Blocks’, notably ‘Equality and Inclusion’, ‘Environmental Sustainability’, and ‘Development and Delivery’. Accelerating the delivery of new affordable homes in the city provides greater opportunities for people in housing need to be adequately housed. This will have a positive impact on their quality of life, particularly where housing provision is targeted to meet a specific need e.g. older persons housing, wheelchair accessible housing. Alongside addressing the inequalities in access to affordable housing, the plan promotes positive environmental impacts and the delivery of quality public services, while realising the expertise and resources of empowered communities, individuals, community groups and city partners to help shape city priorities.

City Benefits:

‘Homes for Bristol: Interim Affordable Housing Delivery Plan 2025-27’ will benefit the city and improve outcomes for citizens through the delivery of inclusive, sustainable developments and neighbourhoods which provide much needed affordable housing that Bristol needs. This will have a positive impact on Bristol’s citizens quality of life, particularly people with protected or other relevant characteristics. The environmental impact of new buildings is expected to be balanced by high sustainability standards for new developments alongside wider Council measures for greater public transport, pedestrian, and cycle access.

Consultation Details:

As a delivery plan for accelerating the delivery of affordable homes, ‘Homes for Bristol: the Interim Affordable Housing Delivery Plan 2025-27’ does not provide detail on specific developments or the specific allocation of housing – or its associated funding – across the city. Detailed consultation and engagement plans will be developed for each project at a site-specific basis, ensuring effective consultation and engagement properly informs the various workstreams. For BCC Housing Delivery-led projects, consultation and engagement approaches will be based on the Housing Delivery Service’s Consultation and Engagement Checklist and Equality and Diversity Action Plan, to ensure that project engagement and formal

consultations are effective at responding to the views of local citizens.

Background Documents:

- [New build affordable homes \(bristol.gov.uk\)](https://www.bristol.gov.uk/new-build-affordable-homes)
- [Types of affordable housing \(bristol.gov.uk\)](https://www.bristol.gov.uk/types-of-affordable-housing)
- [Project 1000: Affordable Housing Delivery Plan \(bristol.gov.uk\)](https://www.bristol.gov.uk/project-1000-affordable-housing-delivery-plan)
- [Better Lives in Bristol - Supported Housing Delivery Plan 2024-29](https://www.bristol.gov.uk/better-lives-in-bristol-supported-housing-delivery-plan-2024-29)
- [Affordable housing practice note \(bristol.gov.uk\)](https://www.bristol.gov.uk/affordable-housing-practice-note)
- [Delivery of affordable build to rent homes in Bristol](https://www.bristol.gov.uk/delivery-of-affordable-build-to-rent-homes-in-bristol)
- [Affordable Housing - information for developers and homebuilders \(bristol.gov.uk\)](https://www.bristol.gov.uk/affordable-housing-information-for-developers-and-homebuilders)
- [City of Bristol Local Housing Needs Assessment 2023](https://www.bristol.gov.uk/city-of-bristol-local-housing-needs-assessment-2023)
- [Home - Goram Homes](https://www.bristol.gov.uk/home-goram-homes)
- [Affordable Housing Delivery Map](https://www.bristol.gov.uk/affordable-housing-delivery-map)

Revenue Cost	£ n/a	Source of Revenue Funding	Not applicable
Capital Cost	£ n/a	Source of Capital Funding	Not applicable
One off cost <input type="checkbox"/>	Ongoing cost <input type="checkbox"/>	Saving Proposal <input type="checkbox"/> If yes - existing or new saving? Choose an item. OR Income generation proposal <input type="checkbox"/>	

1. Finance Advice: The financial implications of the delivery plan will be addressed and detailed in the full subject to the approval of the HRA Business Plan and Budget, the Goram Homes Business Plan, and the Housing Delivery Capital Programme. The approval of the delegated authority for de-risking of the sites will be subject to the identification of the necessary budgetary provision.

Finance Business Partner: Martin Johnson, Finance Business Partner, 5th December 2024

2. Legal Advice: The delegations sought aim to provide the Executive Directors with very broad authority to implement the delivery plan, including securing/expending funding from external sources, and all relevant procurement activities, without further reference to the Committee. All procurement activities will need to comply with the Public Contracts Regulations 2015 or the Procurement Act 2023 (as appropriate), and the Council's own procurement rules.

Legal Team Leader: Eric Andrews; Team Manager; Legal Service; 3rd January 2025.

3. Implications on IT: I can see no implications on IT regarding this activity.

IT Team Leader: Alex Simpson – Lead Enterprise Architect, 11th December 2024

4. HR Advice: There are no HR implications evident

HR Partner: Celia Williams, HR Business Partner, 2nd January 2025

APPENDICES

Appendix A1 – Homes for Bristol: Interim Affordable Housing Delivery Plan 2025-27 YES

Appendix A2 – Affordable Housing Funding Policy 2025-27	YES
Appendix A3 – Affordable Housing Funding Policy Framework 2025-27	
Appendix B – Equality Impact Assessment (EqIA)	YES
Appendix C – Environmental Impact Assessment (Environmental Impact Assessment	YES
Appendix D – Decision Risk Assessment	NO
Appendix E – Exempt Information	NO
Appendix F – Details of consultation carried out - internal and external	NO
Appendix G – Options appraisal matrix	NO
Appendix H – Business case / financial analysis	NO