

Bristol Homes Board

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

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

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

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

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

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

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

Our objectives for the next five years:

Appendix 1

We are contributing to the following Mayoral commitments:

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

Our objectives also include:

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

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

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

Homes

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

Homes

2a: Making Best use of Stock and Improving Standards

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

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

2b: Making Best use of Stock and Improving Standards

- Improve standards in the Private Rented Sector

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

Homes

2c: Making Best use of Stock and Improving Standards

- Utilise existing stock and assets

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

2d: Making Best use of Stock and Improving Standards

- Build and Support Stable and Diverse Communities

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

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

- Homelessness is reduced and prevented

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