

Market and Affordable Housing Delivery update

Purpose of briefing

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

Overall house building trajectories

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

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