

Homes Report Card

Homes	Vision: Every person in Bristol will live in a home that meets their needs		
Indicators	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
Baselines	<p>Rough Sleeping</p> <ul style="list-style-type: none"> - 18 rough sleepers were identified in June 2013 - 86 were identified in Nov 2017 <p>Homeless Households</p> <ul style="list-style-type: none"> - 489 homelessness households in 2013/14 - 979 homeless households in 2016/17 	<p>Temporary Accommodation</p> <ul style="list-style-type: none"> - 282 in Dec 2013 - 517 in Dec 2017 (need annual figures) 	<p>Measures of Housing Quality</p> <ul style="list-style-type: none"> - 34% of vulnerable people live in a home that is classified as non-decent - 28.4% of housing in the Private Sector is defined as non-decent. Source: Housing Stock Condition Survey 2012. - There is also an issue with thermal comfort, 9.2% of homes are identified as having a thermal comfort failure.
Impact of poor housing/homelessness on other areas			
Safer Bristol	<ul style="list-style-type: none"> • '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) 		
Economy	<ul style="list-style-type: none"> • 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 		

	<ul style="list-style-type: none"> 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
Education	<ul style="list-style-type: none"> Living in overcrowded households [or in poor quality housing] has a negative impact on family relationships, child development, educational attainment and health (Shelter). Poverty and poor housing are intrinsically linked¹. There is evidence that children from poorer backgrounds lag at all stages of education, potentially limiting future opportunities.
Environment	Housing is often built around cars with lack of accessible links to the natural environment
Health & wellbeing	<ul style="list-style-type: none"> Up to 25% higher risk of severe ill-health and disability during childhood and early adulthood for..... 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 A great chance of suffering mental health problems and behaviour issues. Reduced opportunities for leisure activities 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)
Causes	
Housing Related	<ul style="list-style-type: none"> Affordability of housing, <ul style="list-style-type: none"> The average house price in Bristol is £290,197ⁱⁱ 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 Lack of social and affordable rent housing <ul style="list-style-type: none"> 11,384 households on the housing register as Feb 2018 700 new applications per month Average 153 social & affordable rented homes let per month during 2017 High demand for both supported housing and floating support, but insufficient supply to meet that need Insufficient regulation of the private rented housing market <ul style="list-style-type: none"> 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). There is also an issue with thermal comfort, 9.2% of

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

	<p>homes are identified as having a thermal comfort failure.</p> <ul style="list-style-type: none"> - 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. 		
Safer Bristol / Safer Communities	<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>		
Transport	<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>		
Environment	<p>Links to decent homes:</p> <ul style="list-style-type: none"> • Need to work with developers to create more homes that enable people to live more affordably and sustainably <ul style="list-style-type: none"> ○ Kitchens/gardens with growing space ○ Composting ○ Energy efficiency ○ Green spaces ○ Integrated with sustainable and affordable travel networks ○ Helping to retro fit so there are no cold homes 		
Economy	<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>		
Goals	<ul style="list-style-type: none"> • Half rough sleepers by 2022 • Eradicate rough sleeping by 2027 	<ul style="list-style-type: none"> • Reduce households in temporary accommodation to 250 by March 2019 	<ul style="list-style-type: none"> • Quality of life survey: Overall satisfaction with your current accommodation
Priority initiatives to meet the goals of the service	<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		
Solutions			
Increase the housing stock including affordable and social housing			
Actions	Source	Who	Date
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
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.			
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
Introduce Better Regulation of Private Landlords			
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	

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

ⁱⁱ National Housing Federation, Home Truths 2017/18