

Housing Delivery Update (Bristol City Council)

Homes Board – 13th September 2018

Purpose of Briefing

To provide an update to Bristol Homes Board regarding the current housing delivery trajectory. 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.

Current Housing Trajectory

We are currently on an upward trajectory to the Mayor’s overall target (2000 new homes) and are currently projecting to complete circa. 2,864 new homes in 2019/20, of which circa, 583 will be affordable.

The Housing Delivery Team is now focusing on ‘starts’ as well as ‘completions’ as we can influence these quicker (a shorter lag effect) and they give greater confidence to projected ‘completions’ data.

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

| Affordable Units - Updated September 2018 | | | | | | |
|---|--------------|------|-----|------|--------------|--------------|
| | 2018/19 | | | | 2019/20 | 2020/21 |
| | Q1 | Q2 | Q3 | Q4 | Q1-Q4 | Q1-Q4 |
| Starts | 346 | 124 | 318 | 269 | 1,012 | 461 |
| <i>Change (Since July 2018)</i> | 0 | -155 | 109 | -138 | 81 | 50 |
| TOTAL | 1,057 | | | | 1,012 | 461 |
| <i>Change (Since July 2018)</i> | -184 | | | | 81 | 50 |
| | | | | | | |
| Completions | 18 | 29 | 145 | 65 | 583 | 974 |
| <i>Change (Since July 2018)</i> | 0 | -6 | 1 | 3 | 27 | -40 |
| TOTAL | 256 | | | | 583 | 974 |
| <i>Change (Since July 2018)</i> | -2 | | | | 27 | -40 |
| | | | | | | |
| Market Units - Last Updated Autumn 2017 | | | | | | |
| Completions | 1,886 | | | | 2,308 | 1,533 |

Major schemes where initial phase may be at Risk of completion date slipping from Q4 2019/20 to Q1 2020/21 (subject to confirmation end of September 2018)

- Dunmail Primary School, Southmead: United Communities have informed Council of significant contamination on site. Council awaiting UC revised programme by end of September.

Bristol Homes West RP Partners

- Affordable homes started on site during Q2 2018/19:
 - Walter Hill Ltd, Maze Street, Barton Hill - Merlin delivering 22 affordable homes with BCC grant funding.
 - Hawkins St, Unity St And Jacob St, Old Market – Sovereign delivering 18 market homes and 30 affordable homes (11 units funded by HCA).

- Affordable homes completed in Q2 2018/19:
 - Marksbury Road, Bedminster – Sovereign advised that 16 affordable homes have been delivered and the remaining number of units to be delivered by Q4 2018/19.
 - Malago Hse, Bedminster Road, Bedminster - Merlin advised that 7 affordable homes have been delivered and the remaining number of units to be delivered by Q4 2018/19.
 - Imperial Park, Hartcliffe - Solon advised that 6 affordable homes have been delivered and the remaining number of units to be delivered by Q4 2018/19 (total 16 affordable homes).

BCC Land Release Programme to Homes West Bristol RP's

- BCC in the process of negotiating contract on six sites released through the Land Release Programme (Phase2):
 - Broad Plain Old Boys Club, Knowle West – Curo
 - Constable and Crome Rd, Lockleaze – Yarlington
 - Herkomer, Lockleaze – Yarlington
 - Filwood Broadway (former Swimming Pool), Kowle West – Liverty
 - Haldon Close, Bedminster – Liverty
 - Bath Rd, Totterdown – Yarlington

BCC Affordable Housing Grant Funding Programme

BCC approved a grant allocation to Solon to provide 10 affordable homes on St John`s Lane Victoria court, 66 St Johns Lane, Bedminster.