



# **Communities Scrutiny**

**November 2018**

## **Tackling the housing crisis and Private Rented Sector**

**Sarah Spicer – Business Planning and Service Development Manager**

**Tom Gilchrist - Private Housing and Accessible Homes Manager**

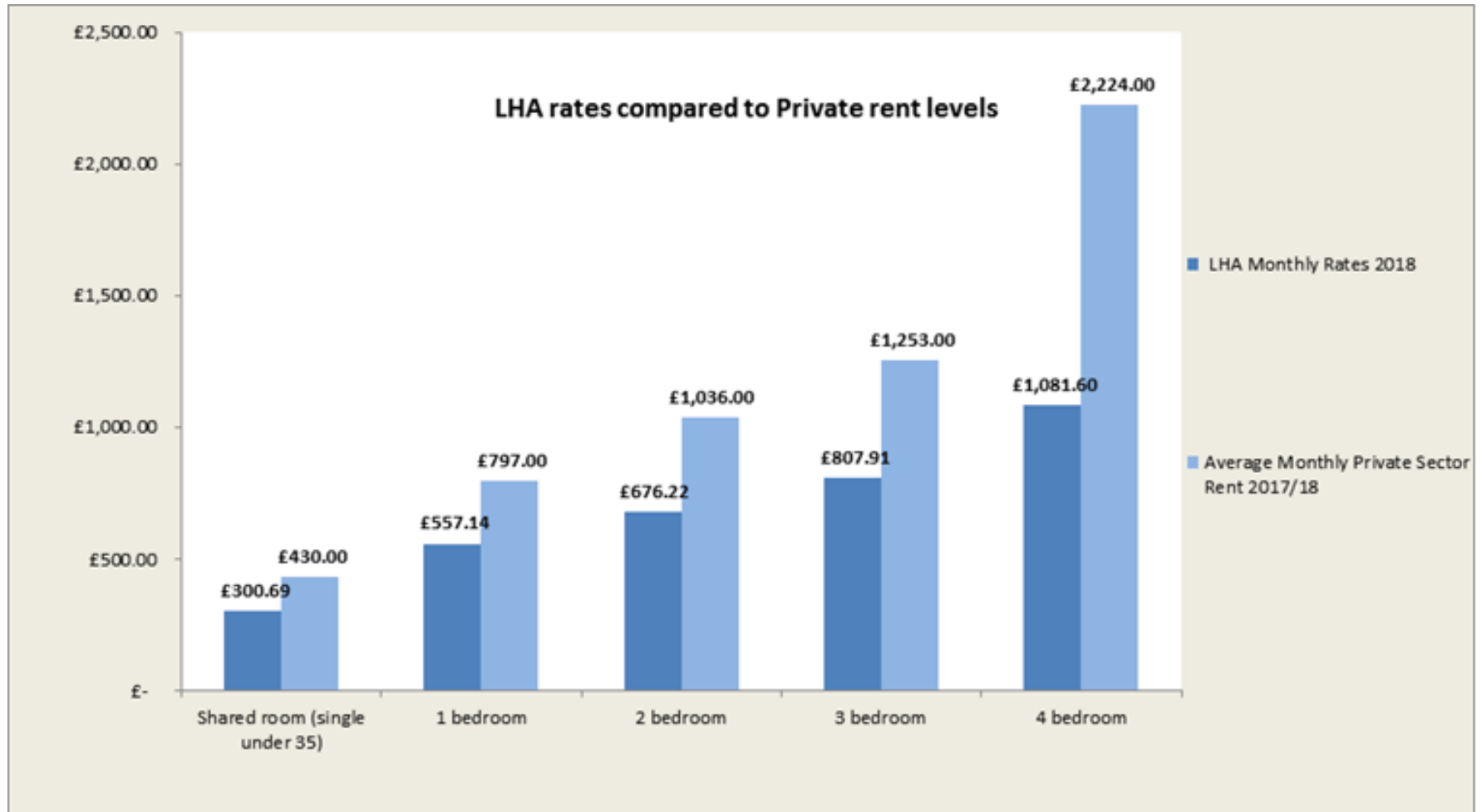
# Bristol's Housing Market

- 200, 284 residential properties (Valuation Office)
  - 18% social rent, 53% owner occupation and 29% private rented sector (Building Research Establishment)
  - Average Bristol house price £283k
  - Average rent in Bristol is £1085
-

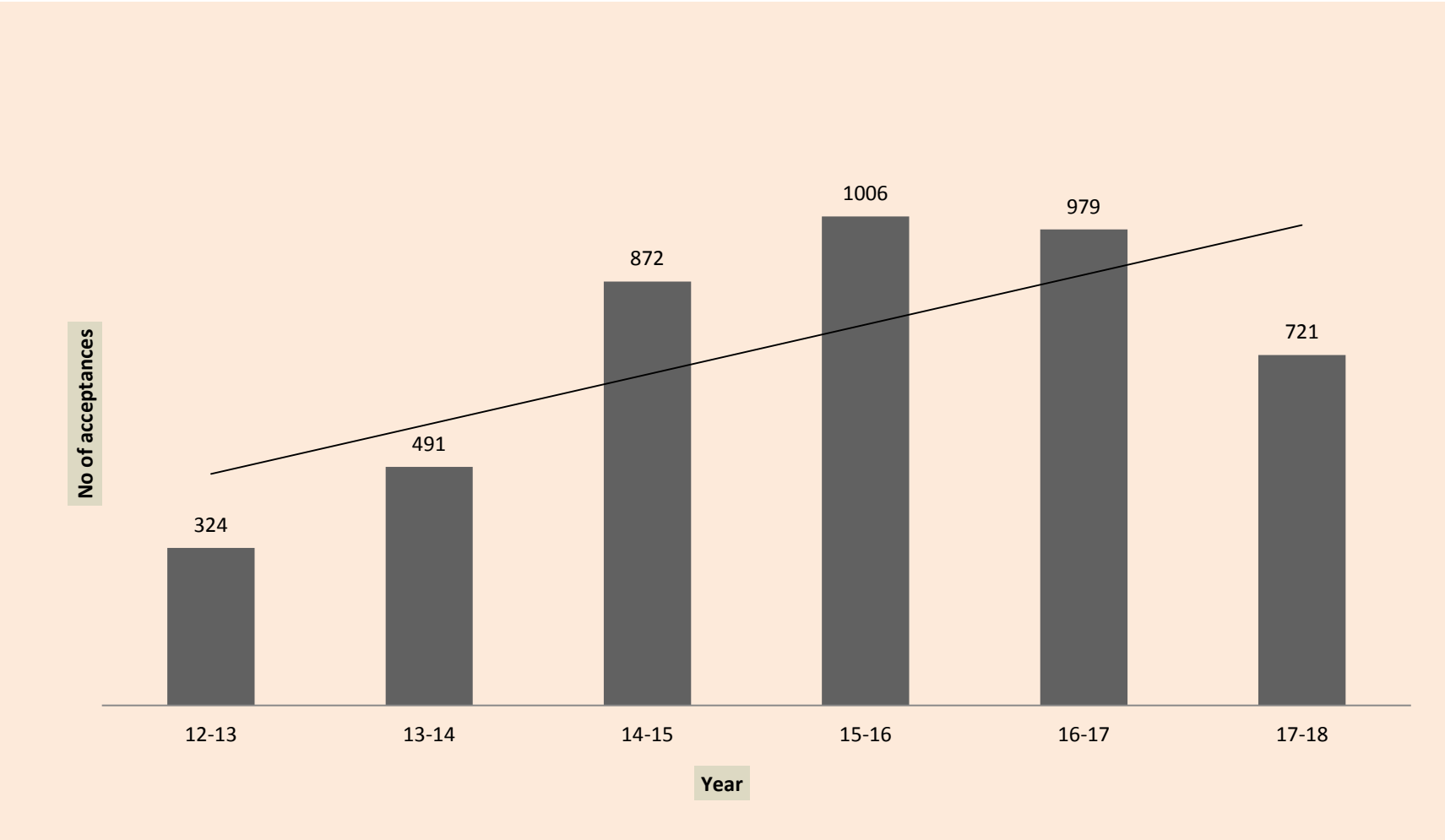
# House prices

City	August 2008	August 2018	Percentage Increase
Birmingham	£138,895	£183,362	32%
Bristol	<b>£180,602</b>	<b>£282,624</b>	<b>56.5%</b>
Cardiff	£160,407	£210,975	31.5%
Glasgow	£124,028	£136,353	9.9%
Leeds	£151,027	£183,651	21.6%
Liverpool	£122,696	£131,811	7.4%
Manchester	£131,761	£177,594	37.8%
Newcastle upon Tyne	£154,575	£165,359	7%
Nottingham	£110,497	£141,294	27.9%
Sheffield	£137,842	£162,363	17.8%
UK Average	£176,092	£232,797	32.2%

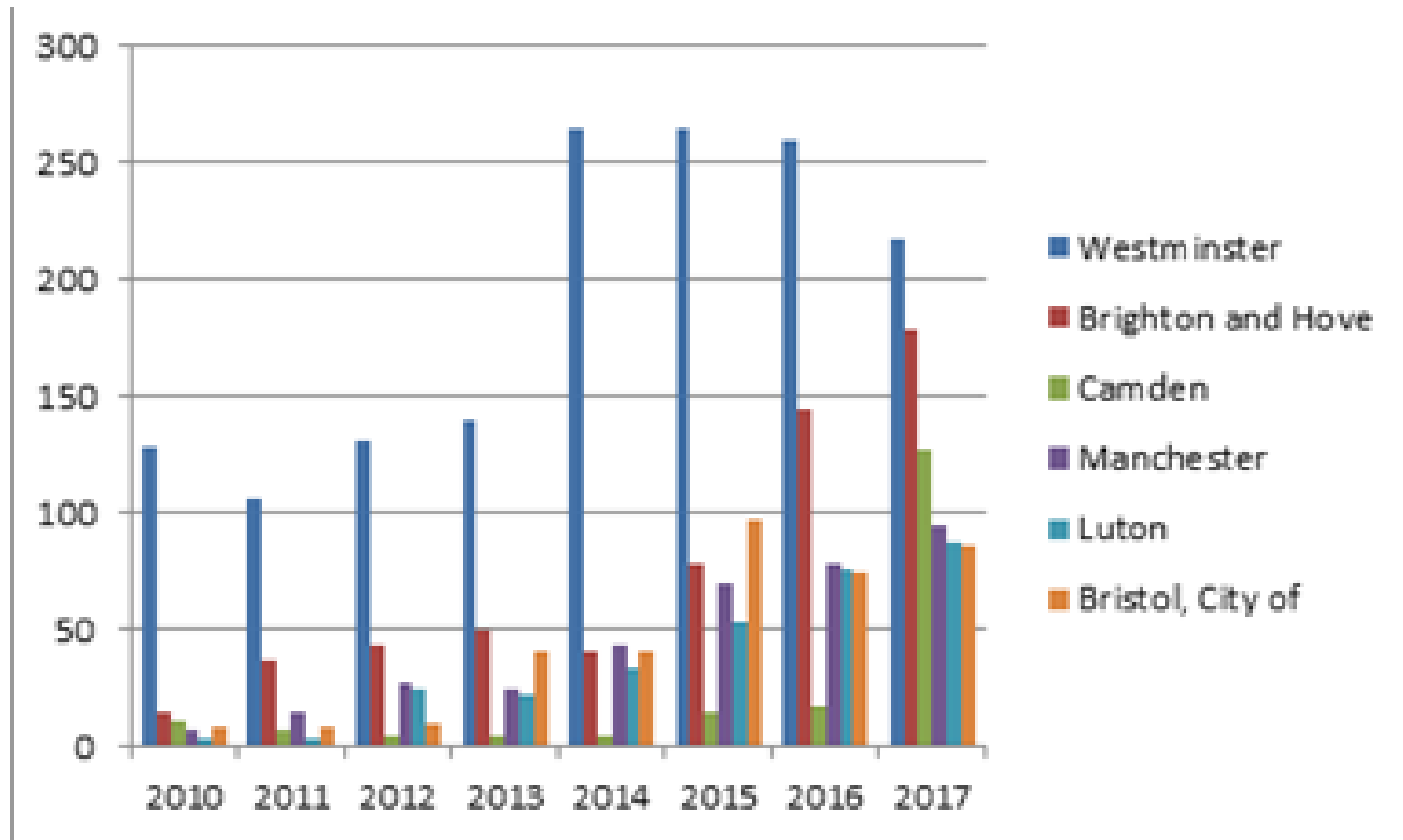
# Rents and Local Housing Allowance



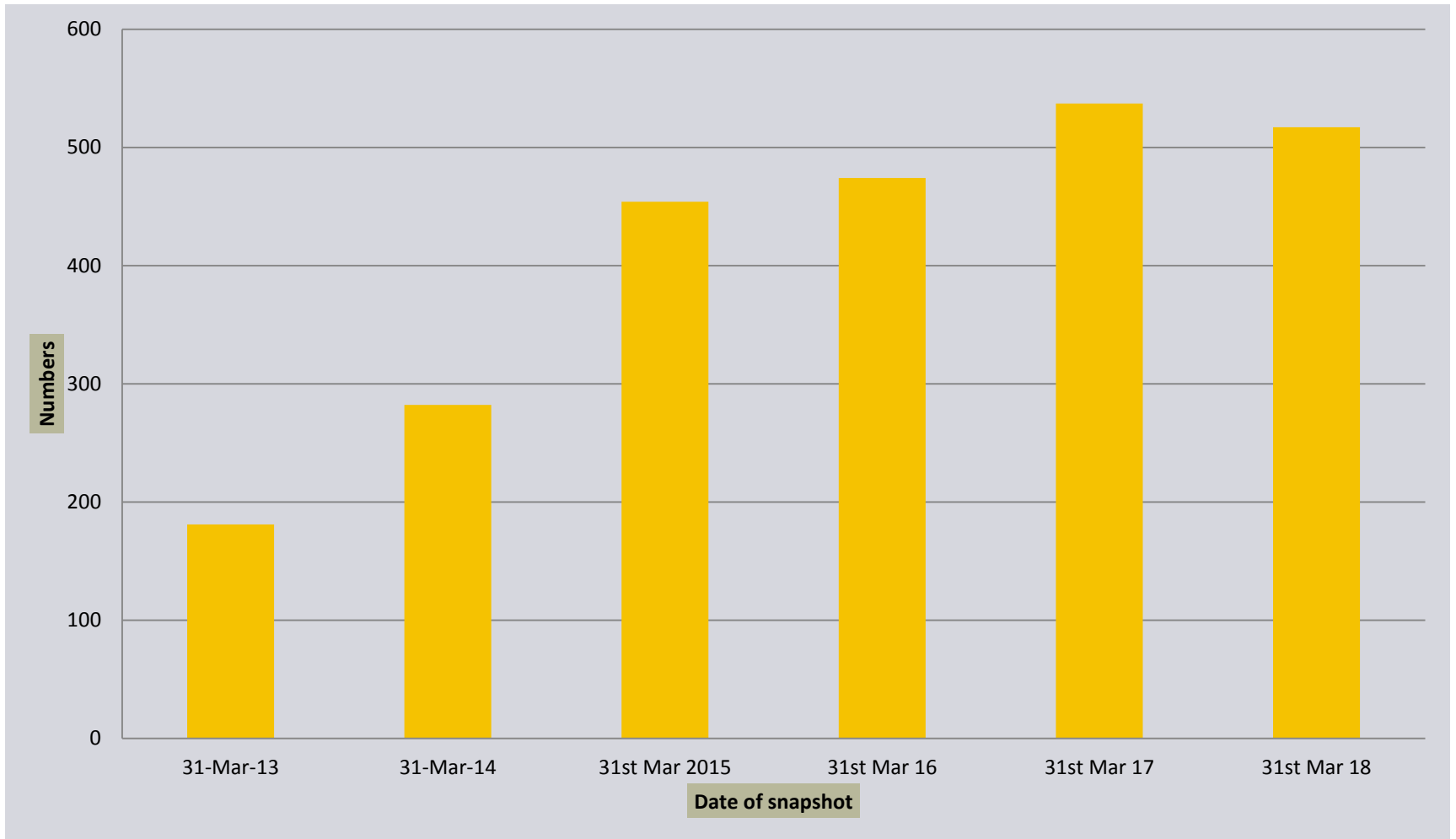
# Total Part 7 acceptances by year 2012-17



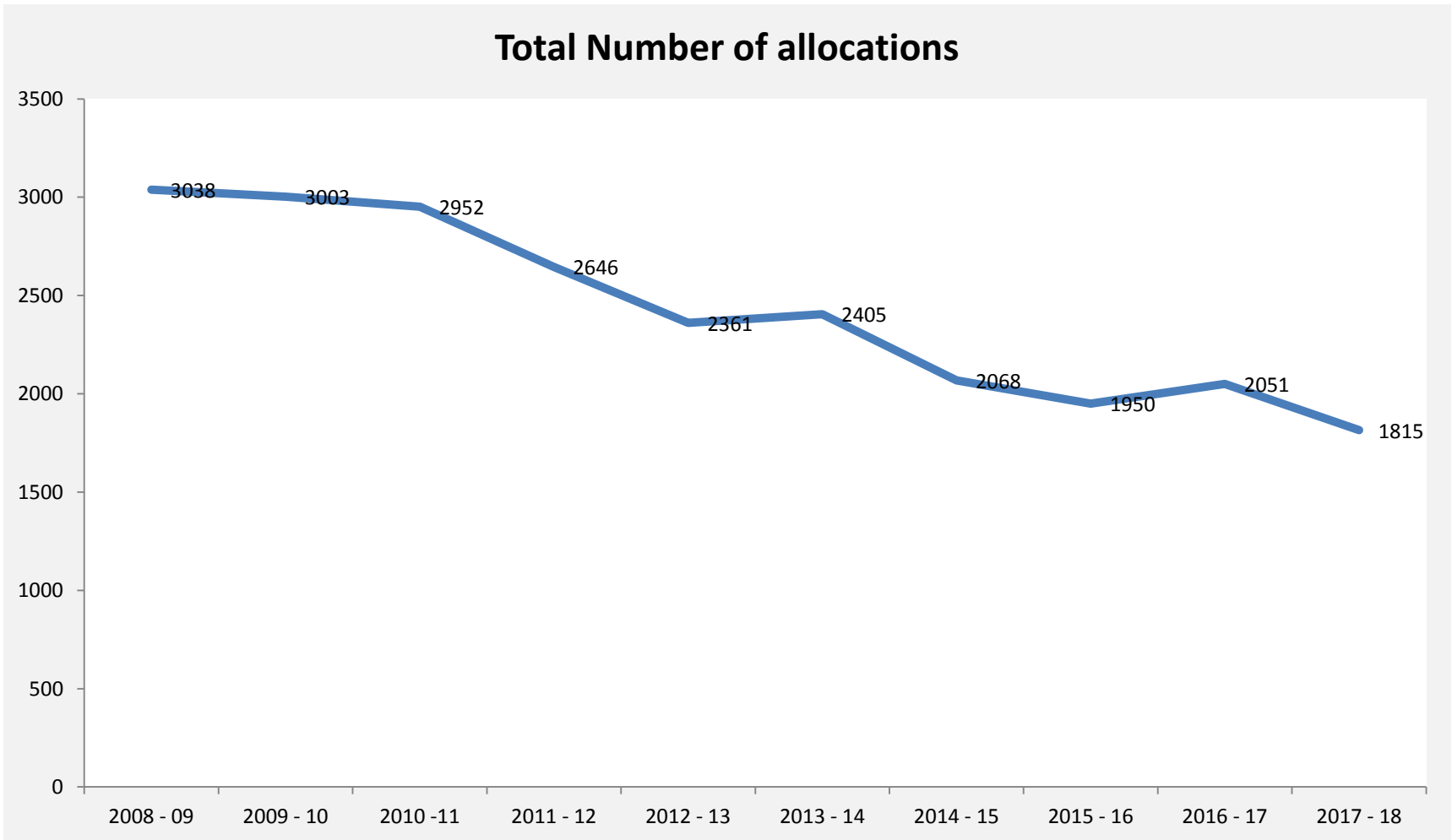
# Rough Sleeping Count



# Households in TA at the end of Q4



# Social Housing – Allocations (Bristol)





# Housing Delivery – Affordable housing supply

Housing Supply							
Year	Affordable Homes				Total Affordable	Total Market Homes	Grand Total
	Social Rent	Affordable Rent	Shared Ownership	Comments			
2008/09	351	107	125	184 AH S106, 399 BCC/HCA grant funded	548	2,124	2,672
2009/10	292	130	131	64 AH S106, 489 BCC/HCA grant funded	539	1,769	2,308
2010/11	334	21	47	53 AH S106, 349 BCC/HCA grant funded	402	1,416	1,818
2011/12	263	39	63	113 AH S106, 212 BCC/HCA grant funded plus 40 BCC funded	365	1,537	1,902
2012/13	180	80	30	64 AH S106, 489 BCC/HCA grant funded	290	725	1,015
2013/14	72	26	4	30 AH S106, 66 BCC/HCA grant funded plus 6 Council Homes	102	1,218	1,320
2014/15	26	208	6	20 AH S106, 220 BCC/HCA grant funded	240	1,263	1,503
2015/16	29	106	7	40 AH S106, 88 BCC/HCA grant funded plus 14 HCA funded Council Homes	173	1,443	1,616
2016/17	17	109	73	66 AH S106, 133 BCC/HCA grant funded	199	1,809	2,008
2017/18	78	79	31	55 AH S106, 133 BCC/HCA grant funded	184	1,475	1,659
2018/19	43	137	81	AH projection based on actual delivery & forecast delivery	261	*Data to be available in early 2019	-
2019/20	160	307	33	AH projection based on forecast delivery	500		-
2020/21	228	365	207	AH projection based on forecast delivery	800		-

# Increasing the housing supply

- 2000 new homes – 800 affordable by 2020
  - Section 106
  - Enabling grant and land disposal
  - Local Housing Company
  - New council housing programme
-

# HRA Development (council homes)



# Rough sleeping and homelessness

- Strong partnership approach
  - Extensive service provision
  - Innovation and new approaches
-

# PRS - Background

- Bristol's Private Rented Sector (PRS) was 28.9% (58,093) of all housing stock in 2017
  - 20 wards in Bristol have PRS levels above the 20% national average level
  - 2017 BRE stock modelling report identified:
  - HMOs in the private rented sector are generally in poorer condition than non-HMOs
  - Levels of serious hazards are higher in HMOs (22% compared to 13% for non- HMOs)
  - Approx. 12,500 Houses in Multiple Occupation (HMO's) – 62% concentrated in the proposed new licensing area
-

# Property Licensing

- There are 3 licensing types under the Housing Act 2004:
  - Mandatory – HMOs of 5 or more people in 2 or more households (storey criteria recently removed)
  - \*Additional – HMOs with 3 or more people in two or more households
  - \*Selective – all other housing not covered by Mandatory or additional licensing
- \* LA's can designate all or a part of their areas for property licensing, subject to meeting various criteria to improve housing conditions and poor property management

# Property licensing in Bristol

- Mandatory licensing covers 2,515 properties
- Stapleton Road licensing scheme – finished April 18 covered 1,226 properties
- Eastville/St George West licensing scheme – Started July 2016 covers approx. 2,800 properties
- Consulted on a 12 ward HMO licensing scheme between May – September 2018. 69% response in favour of proposal
- Following High Court case, will be re-consulting on fees
- Plan to take recommendation to cabinet in April 2019

# licensing scheme outcomes

## **Stapleton Road**

- 845 (69%) of properties required improvements to meet licensing conditions
- 445 hazards resolved in 396 properties (Category 1 hazards – 266, Category 2 hazards – 179) with 572 informal and formal notices served.
- 481 referrals made to various agencies regarding ASB/nuisance issues relating to 439 properties

## **Eastville and St George West Wards**

- 646 (43%) properties have required improvements to meet licensing conditions.
  - 14% of properties inspected have had a category 1 or 2 hazard resolved
  - 408 informal and formal notices served requiring property improvements
  - 192 referrals made to various agencies regarding ASB/nuisance issues relating to 136 properties
-



# Enforcement

- Response to tenant complaints relating to property standards and poor management and enforcement action against those landlords who fail to meet minimum standards
- Range of enforcement action can be taken where landlords will not undertake repairs:
  - Serve formal notices
  - Issue civil penalty notices
  - Prosecution
- Redress Scheme: Civil Penalties issued for not registering
- Project to target Rogue Landlords following successful bids for DCLG funding
  - Serial offenders are investigated and their properties inspected
  - Multi partnership inspections undertaken out of hours
  - Tenancy Relations serious breaches in tenancy law are pursued
  - Trading Standards breaches investigated

# Questions

Sarah Spicer

[Sarah.spicer@bristol.gov.uk](mailto:Sarah.spicer@bristol.gov.uk)

Tom Gilchrist

[Tom.gilchrist@bristol.gov.uk](mailto:Tom.gilchrist@bristol.gov.uk)

---