

Housing Delivery Update (Bristol City Council)

Homes Board – 21st November 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 projecting to complete 437 affordable homes in 2019/20 and 813 affordable homes in 2020/21.

The Housing Delivery Team is focusing on 'starts' in addition to 'completions' as these can be influenced quicker (a shorter lag effect) and 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 November 2018									
	2018/19				2019/20				2020/21
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1-Q4
Starts	366	82	310	425	5	3	62	991	382
<i>Change (Since September 2018)</i>	<i>20</i>	<i>-42</i>	<i>-36</i>	<i>156</i>	<i>Quarterly data not available for Sep</i>				<i>-79</i>
TOTAL	1,183				1,061				382
<i>Change (Since September 2018)</i>	<i>98</i>				<i>49</i>				<i>-79</i>
Completions	18	29	153	61	43	52	23	319	813
<i>Change (Since September 2018)</i>	<i>0</i>	<i>-6</i>	<i>10</i>	<i>1</i>	<i>Quarterly data not available for Sep</i>				<i>-174</i>
TOTAL	261				437				813
<i>Change (Since September 2018)</i>	<i>5</i>				<i>-146</i>				<i>-174</i>
Market Units									
Completions	<i>The Council will produce a market housing trajectory by the end of the year to support the Joint Spatial Plan and Local Plan Review.</i>								

Key changes to the programme Since Last Meeting (September 2018)

Following receipt of Homes West Bristol Partner Q2 2018/19 returns at the end of September the Council has reviewed its projections. As set out at Appendix A there has been significant slippage from 2019/20 to 2020/21 and from 2020/21 to 2021/22.

The Council, in consultation with Homes West Partners, will now review what steps it can take to deliver additionality on existing schemes and mitigate project delays to bring delivery phases forward.

Key Affordable Housing Milestones Achieved Since Last Meeting (September 2018)

Bristol Homes West RP Partners

- United Communities: Elderberry walk (58 units) started on site. Mayor with Kevin McCleod opened new scheme on 9th November 2018.
- Sovereign: Blackberry Hill (100 units) started on site. Mayor open new scheme on 17th September 2018.
- Curo: The White Hart PH, Whitehall Rd (14 units) completed supported by BCC grant. Mayor to open scheme on 21st November 2018.
- Sovereign: Marksbury Road on programme to complete the final 20 units by March 2019.
- Merlin: Malago Road and St Matthias on programme to complete the final units by March 2019.
- Bristol charities: Bowmead , Stockwood (60 extra care units) completed.
- Extra care charitable trust: Coldharbour Lane, Filton (40 extra care units) completed.
- Solon: 66 St Johns Lane, Bedminster (10 refurbished units) BCC grant allocated and due to complete in January 2019.
- Alliance Homes: 31-35 High Street Shirehampton (16 units) BCC grant allocated due to complete by March 2019.
- Yarlington: Speedwell Swimming Baths (31 units) BCC grant allocated and due to complete June 2020.
- United Communities: Oldbury Court (16 units) & Luckwell (47 units) BCC grant allocated and due to complete September 2020.

New Council Homes Programme

- HRA Development Team: Alderman Moores, Ashton Vale (53 affordable and 80 market homes) due to start on site in January 2019.
- HRA Development Team: Guildford Road, St Annes (5 units) and Monsdale Close, Henbury (14 units) are due to completed by December 2018.
- HRA Development Team: Review of delivery strategy for mixed used schemes to accelerate delivery

BCC Land Release Programme to Homes West Bristol RP's

- Phase 3 of six sites to be marketed in January 2019

Detailed analysis of affordable housing schemes changed completion dates between September to November 2018:

1- Year 2018/19

No.	Scheme Name	No. of Units	Company	Notes	Mitigation
1	Broomhill EPH, Brislington	-13	Council Homes	Slipped from to Q1 2019/20	Programme being reviewed
2	Filwood Park, Hengrove Way	+13	Yarlington	Brought forward to Q4 from Q1 2019/20	
3	Hidden Homes / Office Conversion Programme	-4	Council Homes	Slipped to Q2 & Q3 2019/20 reprogrammed	Programme being reviewed
4	66 St Johns Lane, Bedminster	+10	Solon	New added scheme (10 one bed flats refurbishment)	Completion by Mar 2019
5	Parcel 4, Imperial Park, Hartcliffe	-1	Solon	Slipped to Q4 2019/20	15 units out of 16 units delivered in Q1-Q2 2018/19
Total Change		+5			

2- Year 2019/20

No.	Scheme Name	No. of Units	Company	Notes	Mitigation
1	Broomhill EPH, Brislington	+13	Council Homes	Slipped from 2018/19 to Q1 2019/20	
2	Alderman Moores, Ashton Vale	-25	Council Homes	Slipped to 2020/21 as a result of ecological (badgers) issue	Work on site to start on Jan 2019.
3	Constable Rd (East of Copley Gardens), Lockleaze	-16	Council Homes	Removed from Council Homes programme to self-build.	Programme being reviewed
4	Hidden Homes / Office Conversion Programme	-2	Council Homes	Slipped 2020/21, revised programme	Programme being reviewed
5	Romney Avenue, (plots 190-196) Lockleaze	-12	Council Homes	Removed from Council Homes programme to self-build.	
6	Turner Gardens (Allotments), Lockleaze	-4	Council Homes	Removed from Council Homes programme to self-build.	
7	Turner Gardens (Garages), Lockleaze (Brangwyn Grove)	-8	Council Homes	Removed from Council Homes programme to self-build.	
8	Blackberry Hill Hospital, Fishponds	+2	Sovereign	Increased to 45 units from 43 units (phased programme)	Strategic meeting with Sovereign to discuss programme
9	Filwood Park, Hengrove Way	-13	Yarlington	PC of 13 units brought forward to Q4 2018/19	Strategic meeting with Yarlington to discuss programme
10	Hengrove Park (Phase	+27	Curo	Increased to 57 units from 30	Strategic meeting with Curo

	1)			units (phased programme).	to discuss programme
11	Goolden St, Totterdown	-6	Guinness	Removed from AH programme, Guinness reported difficulty to develop due to high build cost.	
12	Long Cross PH/Holly House, Lawrence Weston	-13	Curo	Slipped to 2020/21 (Phased programme).	Strategic meeting with Curo to discuss programme
13	Speedwell Swimming Baths, Whitefield Rd	-31	Yarlington	Slipped to 2020/21	Strategic meeting with Yarlington to discuss programme
14	Elizabeth Shaw Chocolate Factory, Greenbank	-20	Sovereign	Removed from AH programme (scheme not progressing).	
15	185 Passage Road, Brentry (Existing 7 no. Bedrooms)	+8	Liverty	New added scheme	
16	Parcel 4, Imperial Park, Hartcliffe	+1	Solon	Slipped to 2019/20 from Q4 2018/19	
17	Plot ND6 & ND7, Temple Quay North, Temple Gate	-48	Legal & General	Slipped to 2020/21	
18	Westmoreland House, Stokes Croft	-10	PG Enterprises	Slipped to 2021/22	
19	East Street Mews	+11	1625 Independent People	New added scheme	
	Total Change	-146			

3- Year 2020/21

No.	Scheme Name	No. of Units	Company	Notes	Mitigation
1	Alderman Moores, Ashton Vale	+25	Council Homes	Slipped from 2019/20 reprogrammed as a result of ecological (badgers) issue	Work on site to start on Jan 2019.
2	Florence Brown School, Knowle	-30	Council Homes	Slipped to beyond 2020/21	Programme being reviewed
3	Hidden Homes / Office Conversion Programme	+3	Council Homes	Slipped from 2019/20 (revised programme)	Programme being reviewed
4	St Peters House EPH, Horfield	-16	Council Homes	Slipped to 2021/22	Programme being reviewed
5	Brunel Ford, Muller Road, Horfield	-23	Council Homes	Slipped to 2021/22	Programme being reviewed
6	Coombe House EPH, Westbury-on-Trym	-16	Council Homes	Slipped to beyond 2021/22	Programme being reviewed
7	Kingswear Road, Knowle West	-13	Council Homes	Slipped to 2021/22	Programme being reviewed
8	Blake Centre, Lockleaze	-16	Extra Care Housing	Slipped to 2021/22	Programme being reviewed
9	Blackberry Hill Hospital, Fishponds	-10	Sovereign	Slipped to 2021/22 (phased programme)	Strategic meeting with Sovereign to discuss programme
10	Shaldon Road,	+24	United	Brought forward from	Strategic meeting with

	Lockleaze		Communities	2021/22 (revised programme)	United Communities to discuss programme
11	Hengrove Park (Phase 2)	-10	Key site - BCC	Slipped to 2021/22 (phased programme)	
12	Tenants Hall, Avondale Road, Barton Hill	-5	BCLT	Removed – waiting for revised programme of delivery	
13	Hartcliffe Campus (Phase 2), Hartcliffe	+15	Land disposal - BCC	Phased programme	
14	Henacre Open Space, Lawrence Weston	-38	Curo	Slipped to 2021/22	Strategic meeting with Curo to discuss programme
15	Dunmail Primary School, Southmead	-10	United Communities	Phased programme (10 units brought forward for delivery)	Strategic meeting with United Communities to discuss programme
16	Crome/Constable Road PRC, Lockleaze	-40	Yarlington	Slipped to 2021/22	Strategic meeting with Yarlington to discuss programme
17	Bath Rd (West of Totterdown Bridge), Totterdown	+32	Yarlington	Brought forward from 2021/22	Strategic meeting with Yarlington to discuss programme
18	Herkomer PRC, Lockleaze	-26	Yarlington	Slipped to beyond 2020/21	Strategic meeting with Yarlington to discuss programme
19	Hengrove Park (Phase 1)	-27	Curo	Brought forward for delivery	Strategic meeting with Curo to discuss programme
20	40-48 Midland Road, Old Market	+62	United Communities	Brought forward for delivery (planning issue yet to be resolved)	Meeting arranged with planning & Urban design & united communities to discuss outstanding issues
21	493-499 Bath Road, Arnos Vale	-86	Sovereign	Slipped to Beyond 2021/22	Strategic meeting with Sovereign to discuss programme
22	Land to Rear of 65-67 Kings Weston Ave, Lawrence Weston	+1	Yarlington	Revised design	Strategic meeting with Yarlington to discuss programme
23	PX Centre (Highbury S/S), Bedminster Rd,	-3	Solon	New proposal for the site	Already working with Solon to enable delivery
24	Long Cross PH/Holly House, Lawrence Weston	+13	Curo	Slipped from 2019/20	Strategic meeting with Curo to discuss programme
25	Speedwell Swimming Baths, Whitefield Rd	+31	Yarlington	Slipped from 2019/20	Strategic meeting with Yarlington to discuss programme
26	194 Luckwell Road, Bedminster	-1	United Communities	Revised design	Already working with United Communities to enable delivery
27	Ambulance Station, Tower Hill	-75	Yarlington	Slipped to 2021/22	Strategic meeting with Yarlington to discuss programme
27	Plot ND6 & ND7, Temple Quay North, Temple Gate	+48	Legal & General	Slipped from 2019/20	

28	Redcliffe Wharf, Redcliffe	-3	Sovereign	Slipped to 2021/22	Strategic meeting with Sovereign to discuss programme
29	Portland Square, Cave St, Surrey St (Sandhu Warehouse) St Pauls	+20	Freemantle	New added scheme	
Total Change		-174			