

## Cabinet Member Briefing

Meeting Date: 14<sup>th</sup> January 2019

<b>Heading: Grant Payment for temporary Housing Scheme – Alexandra Park</b>	
<b>Ward:</b> St Georges	(if applicable)
<b>Author:</b> Tim Southall	<b>Job title:</b> Housing Delivery Manager
<b>Ext. No:</b> 25138	<b>Location:</b> City Hall
<b>Officer presenting report:</b> Tim Southall	

### Purpose of Briefing

To seek approval from the Executive Director for Growth & Regeneration in consultation with the Cabinet Member for Housing for making a grant allocation using S106 commuted sums secured from developers for affordable housing provision.

It is proposed to allocate £255,000 to United Communities Housing Group for the development of 10 no. social rent units and 7 no. affordable rent units at a mixed tenure scheme at Alexandra Park, St Georges

### Proposal

United Communities in partnership with Bristol University Students Union, 1625 Independent People (1625ip) has developed a new housing initiative called LaunchPad. The proposal is to create a diverse, supportive and sustainable community of Bristol University students, young people moving on from 1625ip and young key workers (e.g. nurses, teachers etc). This initiative aims to break down some of the perceptions of barriers between Bristol University and the wider City, and to promote a closer working relationship whereby the University is an active participant in affordable housing.

Alexandra Park is a pilot affordable housing scheme targeted at young people and students in financial hardship. All young people will be able to access University facilities and support. It is proposed that the scheme will exemplify the best forms of modular housing and modern methods of construction as supported by Bristol City Council, Homes England and the Bristol Housing Festival.

The proposed tenure split is

- 17x Student beds (at Affordable Rent) funded by University of Bristol
- 10x 1625ip care leavers (at Social Rent) funding sought from Bristol City Council
- 7x Key Worker rent (at Affordable Rent) funding sought from Bristol City Council

Bristol City Council has agreed to provide a ten year lease to United Communities on a disused car park in Fishponds. The scheme finances have not been worked out on the assumption that the site is returned to the BCC at the end of year 10, and the homes can then be moved elsewhere. If no alternative site can be found the grant of £255,000 is returned to the Council.

United Communities have bid £15,000 per unit from BCC as there is no allocation from HCA due to the temporary nature of the accommodation.

## Policy Context

The Mayor of Bristol has set out the objective of delivering 2,000 new homes per year - of which 800 should be affordable - by 2020. In response to this the Council has established a new Housing Delivery Team; a single multi-function team that will deliver homes through a number of routes including, by securing affordable housing and commuted sums through the planning system.

## Timescale

United Communities submitted a full planning application in November 2018. They are hopeful that they will be successful in securing a planning permission in late March 2019, enabling a start on site in June 2019, with a three-month build period they expect to complete and let the units in September 2019.

## Social Value

United Communities have offered to provide local labour, training and apprenticeship opportunities and will encourage this through their partnership with the University of Bristol.

## Recommendation(s) / steer sought:

To provide a grant payment from s106 Commuted sums of £255,000 to United Communities Housing Group for the development of 10 no. social rent units and 7 no. affordable rent units (Please see **Appendix C** - for Decision Notice).

<b>Which directorates / executive portfolios are affected by the proposal / issue?</b> Growth and Regeneration
<b>Will this require a key decision to be taken by the Mayor at a Cabinet meeting?</b> No
<b>Comments from relevant Executive Directors:</b> To be considered by Executive Director Growth and Regeneration on 13 <sup>th</sup> December
<b>Comments from relevant Strategic Directors:</b> Strong support from Executive Directors (on Housing Delivery Board) to affordable housing provision through grant payments.
<b>Financial implications / issues:</b> Neil Sinclair Finance Business Partner has confirmed that there is £2m available in the s106 commuted sums budget available for affordable housing provision and supports the grant proposal on the strict understanding that the full grant will be returned to the Council if an alternative site is not able to be found after ten years.
<b>HR implications / issues:</b> Has the HR Business Partner been consulted? N/A
<b>Legal issues:</b> Commuted Sums Budget can be used to facilitate affordable housing provision in the city of Bristol



## Grant Application Appraisal

Each member of the assessment panel has scored this application independently and all individual scorings have been moderated to agree a final score.

The assessment panel comprised:

1. Tim Southall, Housing Delivery Manager (Housing Delivery Team)
2. Barry Wallen, Housing Development Project Manager (Housing Delivery Team)
3. Mohammed Al-bayatti, Housing Programme Coordinator (Housing Delivery Team)
4. Miles Reynolds, Property Senior Development Surveyor

Contribution and advice during moderation from:

5. Neil Sinclair, Interim Finance Business Partner (Resources)

## Grant Application

The applications were scored as follows:

Registered Provider	Quality			Cost & VFM		Total
	Housing Proposal	Delivery Programme	Social Value	Financial Appraisal	Grant Requirement	
United Communities – Launchpad	-	3	4	4	3	

## Recommendations

To allocate grant funding as detailed below from the Commuted Sums Budget. The Panel were unable to determine whether the affordable housing proposal met the remit of the Affordable Housing Funding Policy and therefore proposed that the grant would be better through the Commuted Sums Budget.

Registered Provider	Value of Grant Funding	Number of Units	Proposed Completion Date
United Communities – Launchpad	£255,000	17	September 19



# Officer Executive Decision Form

## DECISION DETAILS:

1. **Subject:** Grant payment to United Communities Housing Group – Launchpad, Alexandra Rd
2. Full details of the decision taken: Approves the total grant allocation to United Communities of £255,000 for 10 social rent units and 7 affordable rent units from the Commuted Sums budget.
3. **Date of decision:** 14<sup>th</sup> January 2019
4. **Reasons for the decision:** The Mayor of Bristol has set out the objective of delivering 2000 new homes per year, of which 800 should be affordable, by 2020.  
  
In response to this the Council has established a new Housing Delivery Team, a single multi-function team that will deliver homes through a number of routes including, making grant available to Registered Providers (RPs) to deliver affordable homes for rent.
5. **Details of alternative options considered and rejected:** All of the grant proposals from Registered Providers (including this one) were assessed by an Officer Panel and moderated through ProContract under the guidance of Procurement & Commercial Solutions Service.
6. Any conflict of interest declared by an Cabinet Member consulted by the officer taking the decision, together with a note of any dispensation granted by Audit Committee in relation to the conflict of interest (if applicable): None declared.

Signed: .....

Date: .....

18/1/19

Job title: Executive Director Growth and Regeneration

