

Housing Delivery Update (Bristol City Council)

Bristol Homes Board – 31st January 2019

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 420 affordable homes in 2019/20 and 820 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 January 2019									
	2018/19				2019/20				2020/21
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1-Q4
Starts	294	70	97	394	173	310	236	349	1,417
<i>Change (Since November 2018)</i>	0	0	-213	-31	168	307	174	-642	1,035
TOTAL	855				1,068				1,417
<i>Change (Since November 2018)</i>	-244				7				1,035
Completions	18	29	115	98	45	55	95	225	820
<i>Change (Since November 2018)</i>	0	0	-38	37	2	3	72	-94	7
TOTAL	260				420				820
<i>Change (Since November 2018)</i>	-1				-17				7
Market Units*									
Completions	1,614				1,709				1,618

*Draft figures which may change once the Strategic Housing Land Availability Assessment is completed

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

Following receipt of Homes West Bristol Partner Q3 2018/19 returns in January 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. Since this report was written we learnt on 21st January that the 2020/21 target will be 820 AH as Hartcliffe Campus programme has been revised bringing forward 22 Ah units from 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 (November 2018)

Bristol Homes West RP Partners

- Curo: The White Hart PH, Whitehall Rd 14 units affordable homes supported by BCC grant completed on 21st November 2018.
- Solon: 66 St Johns Lane, Bedminster (10 refurbished units) BCC grant allocated has been completed in December 2018.

New Council Homes Programme

- HRA Development Team: Alderman Moores, Ashton Vale (53 affordable and 80 market homes) has started on site in January 2019.
- HRA Development Team: Monsdale Close, Henbury (14 units) has completed.
- HRA Development Team: Preparation for submitting planning applications for phase 3 sites have commenced in January 2019.

BCC Land Release Programme to Homes West Bristol RP's

- Phase 3 of five sites to be marketed in Feb 2019.

Appendix A

Detailed analysis of affordable housing schemes changed completion dates between November 2018 to January 2019:

1- Year 2018/19

No.	Scheme Name	No. of Units	Company	Notes	Mitigation
1	Marksbury Road, Bedminster	-2	Sovereign	Slipped to 2019/20	Programme being reviewed
2	Parcel 4, Imperial Park, Hartcliffe	+1	Solon	Brought forward from 2019/20	
Total Change		-1			

2- Year 2019/20

No.	Scheme Name	No. of Units	Company	Notes	Mitigation
1	Hidden Homes / Office Conversion Programme	-5	Council Homes	Slipped to 2020/21 (revised programme)	Programme being reviewed
2	Alderman Moores, Ashton Vale	+20	Council Homes	Brought forward from 2020/21 (revised programme)	
3	Shaldon Road,	+8	United	Brought forward from	Review meeting with

	Lockleaze		Communities	2020/21 (revised programme)	United Communities to discuss programme
4	Marksbury Road, Bedminster	+2	Sovereign	Slipped from 2018/19	Programme being reviewed
5	Dunmail Primary School, Southmead	-10	United Communities	Revised programme (slipped to 2020/21 & 2021/2022)	Review meeting with United Communities to discuss programme
6	Long Cross PH/Holly House, Lawrence Weston	-17	Curo	Slipped to 2020/21 (Cost/value issue to meet Ground Source Heat pumps)	Review meeting with Curo to discuss programme
7	Paintworks (Phase 4), Bath Road	-14	Crest	Slipped to 2020/21	Seeking confirmation on contract with RP
8	Parcel 4, Imperial Park, Hartcliffe	-1	Solon	Brought forward to 2018/19	
Total Change		-17			

3- Year 2020/21

No.	Scheme Name	No. of Units	Company	Notes	Mitigation
1	Alderman Moores, Ashton Vale	-20	Council Homes	Brought forward to 2019/20 (revised programme)	Work on site has started.
2	Hidden Homes / Office Conversion Programme	+6	Council Homes	Slipped from 2019/20 (revised programme)	Programme being reviewed
3	St Peters House EPH, Horfield	+32	Council Homes	Brought forward from 2021/22 (revised programme)	
4	Brunel Ford, Muller Road, Horfield	+23	Council Homes	Brought forward from 2021/22 (revised programme)	
5	Coombe House EPH, Westbury-on-Trym	+16	Council Homes	Brought forward from 2021/22 (revised programme)	
6	Astry Close PRC, Lawrence Weston	+34	United Communities / ALW	Brought forward from beyond 2021/22 (revised programme), BCC concerned that ALW have the capacity to bring forward this scheme on this timetable.	Community Led Housing consultant to have urgent meeting with ALW
7	Shaldon Road, Lockleaze	+18	United Communities	Brought forward from 2021/20 (revised programme)	
8	Hartcliffe Campus (Phase 2), Hartcliffe	+22	Land disposal - BCC	Brought from 2021/22 (revised programme)	
9	Dunmail Primary School, Southmead	+1	United Communities	Slipped from 2019/22 (revised programme)	Review meeting with United Communities to discuss programme
10	Bath Rd (West of Totterdown Bridge), Totterdown	-32	Yarlington	Slipped to beyond 2021/22 due to extended planning and consultation period	Review meeting with Yarlington to discuss programme
11	Filwood Broadway (Swimming Pool), Knowle	-20	Livewest	16 units slipped to 2021/20 (also total reduced by 4 units)	Review meeting with Livewest to discuss programme
12	Maesknoll EPH, Bamfield, Hengrove	+35	Sovereign	Additional 35 units has been secured (total 50 affordable	

				units)	
13	Romney House, Lockleaze	-40	BCC Company House	Slipped to and beyond 2021/22	Selecting JV partner in next 3/4 months
14	40-48 Midland Road, Old Market	-10	United Communities	Reduced from 62 to 52 units, (design issues), concern that completion may slip to 2021/22	United Communities meeting with BCC officers this month to discuss revised design
15	Land to the rear of 45 - 95 Kings Weston Avenue	-1	Yarlington	Reduced by 1 unit (revised design)	In planning - awaiting for decision
16	Long Cross PH/Holly House, Lawrence Weston	+17	Curo	Slipped from 2019/20 (Cost/value issue to meet Ground Source Heat pumps), BCC concerned that completion may slip again to 2021/22.	Curo to discuss issues with BCC sustainability team.
17	McArthurs Warehouse, Gasferry Road	+27	Guinness	Brought forward from 2021/22 (revised programme)	
18	194 Luckwell Road, Bedminster, BS3 3HH	-67	United Communities	Slipped to 2021/22 (granted planning permission January 19 but start on site delayed to January 2020)	Strategic meeting with United Communities to discuss programme
19	Foundary Lane on South Side of Deep Pit Rd (Brook Rd), Speedwell	-20	Yarlington	Slipped to 2021/22 (revised programme)	Review meeting with Yarlington to discuss programme
20	Paintworks (Phase 4), Bath Road	+14	Crest	Slipped from 2019/20	Seeking confirmation on contract with RP
21	Redcliffe Quarter (Village), Redcliffe	-36	A2 Dominion	Slipped to 2021/22	
22	123 Cumberland Road, Spike Island	+1	Elim	Programme of delivery provided recently	
23	13 Victoria Avenue (Rear of Shiner Builders Merchants),	+7	Elim	Programme of delivery provided recently	
Total Change		+7			