

Decision Pathway – Report



PURPOSE: Key decision

MEETING: Cabinet

DATE: 05 February 2019

TITLE	External Funding to Support Housing Delivery		
Ward(s)	Citywide		
Author: Paul Owens	Job title: Senior Project Manager – Special Projects		
Cabinet lead: Cllr Paul Smith	Executive Director lead: Colin Molton		
Proposal origin: BCC Staff			
Decision maker: Cabinet Member			
Decision forum: Cabinet			
Purpose of Report:			
To authorise Officers in consultation with the appropriate Cabinet Member to: make external funding applications, accept external funding awards, and invest external funding received to support the delivery of new homes, infrastructure, and regeneration in Bristol.			
Evidence Base:			
<p>1. Bristol has an ambitious housing delivery programme to ensure that 2,000 new homes – 800 affordable – are built in Bristol each year by 2020 in accordance with Mayoral priorities and Corporate Strategy 2018–2023 commitments. The programme includes the following work streams;</p> <ul style="list-style-type: none"> • Enabling: supporting, where necessary, the private development sector and securing affordable homes through s106 Agreements. Supporting and enabling Homes West Registered Providers to deliver housing. • Direct delivery: Housing Revenue Account (HRA) new build programme, Local Housing Company and a range of housing led development projects in North Bristol (Lockleaze) and South Bristol (Hengrove). • Grant funding: Provide grant funding to Homes West Bristol Registered Providers to bring forward private land and other housing opportunities to significantly increase the supply of affordable housing. • Land release: Releasing Council land to accelerate the delivery of residential led development and deliver Better Lives at Home. Supporting Community Led Housing organisation to bring forward residential led development within their communities. <p>2. A number of external funding opportunities are available to Bristol City Council and/or WECA to facilitate the delivery of new homes, infrastructure, and regeneration. These include but are not limited to:</p> <ol style="list-style-type: none"> a. 'Accelerated Construction' Programme b. 'Marginal Viability Housing Infrastructure Fund' c. 'Community Housing Fund' d. 'Forward Funding Housing Infrastructure Fund' e. 'Early Investment Programme' f. 'Revolving Infrastructure Fund' g. 'One Public Estate' <p>3. Bidding deadlines for these various funds do not always allow for individual bid approvals to be considered by</p>			

Cabinet prior to bid submission. Successful external funding awards to Bristol City Council (of over £0.5m) are usually subject to contract and sometimes secured by deed or similar to deliver the bid programmes within agreed timescales.

4. To enable the Council to submit external funding bids, often within tight timescales, and then to successfully deliver investment addressing Corporate Strategy priorities (in relation to the delivery of new homes, infrastructure, and regeneration) approval is sought to delegate authority to the Executive Director, Growth & Regeneration, in consultation with the appropriate Cabinet Member, to authorise bid submissions, enter into appropriate contracts to draw down funds and scheme delivery.

Recommendations:

1. Authorise the Executive Director, Growth & Regeneration in consultation with the Council’s s.151 Officer and Cabinet Member for Housing to enter into contract to draw down and spend the following external funding to support the delivery of new homes in accordance with the Corporate Strategy:
 - a. One Public Estate (OPE) 6 Land Release Fund - £ 3,810,000
 - b. Accelerated Construction programme - £4,904,135
 - c. West of England Combined Authority (WECA) Feasibility & Development - £800,000
 - d. WECA Early Investment Programme (EIP) (Hengrove) - £8,000,000
 - e. Community Housing Fund - £790,000
 - f. WECA Early Investment Programme (EIP) (Lockleaze) - £4,300,000
2. Authorise the Executive Director for Growth & Regeneration, in consultation with Cabinet Member for Housing, to submit future external funding bids which will facilitate the delivery of new homes, infrastructure, and regeneration.
3. Authorise the Executive Director for Growth & Regeneration, in consultation with the Council’s s.151 Officer and Cabinet Member for Housing, to draw down external funding (including entering into appropriate contracts and grant agreements) and invest this funding to facilitate the delivery of new homes, infrastructure, and regeneration.

Corporate Strategy alignment:

1. This will support delivery of the Fair & Inclusive Key Commitment: Make sure that 2,000 new homes – 800 affordable – are built in Bristol each year by 2020.
2. This will support the delivery of the Empowering and Caring Key Commitments: Prioritise community development and enable people to support their community.
3. This will support delivery of the Fair and Inclusive Key Commitment: Help develop balanced communities which are inclusive and avoid negative impacts from gentrification
4. This will support delivery of the Well Connected Key Commitment: Reduce social and economic isolation and help connect people to people, people to jobs and people to opportunity

City Benefits:

1. The proposal will increase the supply of housing and affordable housing which will be of benefit to the whole city. The lack of affordable housing causes homelessness and the people who are owed a homelessness duty by the council are disproportionately young people, disabled people, BME people and lone parents who are mainly women. Lack of accessible housing mainly affects older people and disabled people. These dwellings will meet the minimum standards set out in the part M of the Buildings Regulations, Access to and Use of Buildings. Improved public transport, cycling and walking infrastructure anticipated.

Consultation Details:

N/A

Revenue Cost	£	Source of Revenue Funding	
Capital Cost	£23m	Source of Capital Funding	External funding sources

One off cost <input type="checkbox"/>	Ongoing cost <input type="checkbox"/>	Saving Proposal <input type="checkbox"/>	Income generation proposal <input checked="" type="checkbox"/>
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Required information to be completed by Financial/Legal/ICT/ HR partners:

1. Finance Advice:

The 2018/19 to 2023/24 Draft Capital Programme reported to Cabinet on 22 January 2019 and to be reported to Full Council in February 2019 sets a Housing Delivery programme of £146.091m, being £84.831m to deliver the Housing Programme through enabling, grant funding and land release and £61.260m to deliver and accelerate the affordable housing provision through the Housing Company.

The external funding secured for OEP6, Accelerated Construction, and WECA feasibility and development as set out in this report are reflected in the Draft Capital Programme.

WECA EIP (Hengrove), Community Housing Fund and WECA EIP (Lockleaze) are bids now seeking approval.

The external funding secured is enabling increasing housing delivery over and above the use of the Council's own resources.

Finance Business Partner: Paul Cook, Interim Finance Business Partner, 23/1/19

2. Legal Advice: The making of bids for external funding does not in itself raise any particular legal issues, however the terms of any grants and or any associated contracts should be reviewed by legal services to ensure the obligations on the Council are fully understood and acceptable before committing to them. In addition when the funding is "invested" legal and finance advice may be required, and where this investment involves procurement, the proper regulations and rules will need to be followed.

Legal Team Leader: Eric Andrews, Team Leader, Legal Services - 28 November 2018

3. Implications on IT: There are no direct IT implications in this initiative.

IT Team Leader: Ian Gale, Head of IT, 2/12/18

4. HR Advice: No anticipated HR implications at this stage.

HR Partner: Celia Williams, HR Business Partner – Growth and Regeneration, 6/12/18

EDM Sign-off	Growth & Regeneration Board	28/11/18
Cabinet Member sign-off	Cllr Paul Smith	3/12/18
CLB Sign-off	Mike Jackson	11/12/18
For Key Decisions - Mayor's Office sign-off	Mayor's Office	07/01/19

Appendix A – Further essential background / detail on the proposal	NO
Appendix B – Details of consultation carried out - internal and external	NO
Appendix C – Summary of any engagement with scrutiny	NO
Appendix D – Risk assessment	NO
Appendix E – Equalities screening / impact assessment of proposal	YES
Appendix F – Eco-impact screening/ impact assessment of proposal .	YES
Appendix G – Financial Advice	NO
Appendix H – Legal Advice	NO
Appendix I – Combined Background papers	NO
Appendix J – Exempt Information	NO
Appendix K – HR advice	NO
Appendix L – ICT	NO