

BRIEFING TO HOUSING DELIVERY BOARD

Meeting date: 20th May 2019

Grant Payment for temporary Housing Scheme – Alexandra Park	
Ward:	Citywide
Author: Tim Southall	Job title: Housing Delivery and Enabling Manager
Ext. No: 25138	Location: City Hall
Officer presenting report: Tim Southall	

Purpose of briefing

To inform the Board of the need for an urgent decision to be taken by the Strategic Director of Growth and Regeneration to allocate a grant of £370,000 to United Communities Housing Group for the development of 7 no. social rent units and 8 no. affordable rent units at a mixed tenure scheme at Alexandra Park, St Georges.

Policy Context

1. The Mayor of Bristol has set out the objective' to build 2,000 new homes – 800 affordable – a year by 2020'. In response to this the Council has established the Housing Delivery Team a single multi-functional team that will deliver homes through a number of routes including grant funding to Registered Providers (RPs).
2. The new Council's Affordable Housing Funding Policy and procedures was approved by Cabinet on 2nd April 2019. This included grants to support agencies bringing forward proposals to support the ongoing Bristol Housing Festival.
3. United Communities have been working up a proposal for temporary living in modular housing units at Alexandra Park which they are now seeking grant. Please see attached Cabinet member Briefing paper.

Timescale

4. In order to meet the University deadlines that the 16 of the 31 flats, reserved for University students at this scheme, being available for letting by no later than the beginning of the academic year United Communities will need certainty early next week from the Council that it will be able to support their grant submission for the 15 affordable rent and social rent flats. If a decision in

principle cannot be given by the Council during next week then United Communities have confirmed that they would not be able to enter into contracts and the scheme would be aborted.

5. Recommendation(s)/steer sought:

That the Housing Delivery Board notes:

- a. That the Executive Director approval is being sought for a grant of £370,000 to United Communities Housing Group for the development of 7 no. social rent units and 8 no. affordable rent units at a mixed tenure scheme at Alexandra Park, St Georges. (See Decision Notice in Appendix B of attached report.
- b. The Affordable Housing Funding Panel has met and recommends that the grant funding as detailed below is made available from the Affordable Housing Fund. This recommendation is supported by the Finance Business partner (See comments in attached report)

Cabinet Member Briefing

Meeting Date: 20th May 2019

Heading: Grant Payment for temporary Housing Scheme – Alexandra Park	
Ward: St Georges	
Author: Tim Southall	Job title: Housing Delivery Manager
Ext. No: 25138	Location: City Hall
Officer presenting report: 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 from the Affordable Housing Fund.

It is proposed to allocate a grant of £370,000 to United Communities Housing Group for the development of 7 no. social rent units and 8 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
- 7x 1625ip care leavers (at Social Rent) funding sought from Bristol City Council
- 8x 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 £370,000 is returned to the Council. United Communities have bid £25,000 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 have secured planning approval and hopeful that they will be make a start on site in June 2019, with a three-month build period they expect to complete and let the units by early October 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 the Affordable Housing Fund of £370,000 to United Communities Housing Group for the development of 7 no. social rent units and 8 no. affordable rent units (Please see **Appendix B** - for Decision Notice).

Which directorates / executive portfolios are affected by the proposal / issue? Growth and Regeneration
Will this require a key decision to be taken by the Mayor at a Cabinet meeting? No
Comments from relevant Executive Directors: To be considered by Executive Director Growth and Regeneration on 13 th December
Financial implications / issues: Wendy Welsh Finance Manager has confirmed that there is funding available for affordable housing in the capital programme and United Communities appears to be a viable organisation. There has been no additional assessment of VFM by finance though the unit costs are within the parameters as agreed by Cabinet. The full grant will be returned to the Council if an alternative site is not able to be found after ten years-
HR implications / issues: Has the HR Business Partner been consulted? N/A
Legal issues: The scheme falls within new Affordable Housing Funding Policy as approved by Cabinet on April 2 nd 2019
Financial implications / issues: Wendy Welsh Finance Manager has confirmed that there is funding available for affordable housing in the capital programme and United Communities appears to be a viable organisation. There has been no additional assessment of VFM by finance though the unit costs are within the parameters as agreed by Cabinet. The full grant will be returned to the Council if an alternative site is not able to be found after ten years-



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. Mohammed Al-Bayatti, Housing Programme Coordinator (Housing Delivery Team)
3. Miles Reynolds, Property Senior Development Surveyor

Contribution and advice during moderation from:

4. Wendy Welsh, Finance Business Partner (Growth and Regeneration)

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	4	4	3	3	3	69%

Recommendations

To allocate grant funding as detailed below from the Affordable Housing Fund.

Registered Provider	Value of Grant Funding	Number of Units	Proposed Completion Date
United Communities – Launchpad	£370,000	15	September 19