

Further Background Information

1. Coming out of the Bristol Housing Festival, it is recognised by the City that there is an appetite for imaginative approaches to address the shortage of housing in Bristol. Bristol City Council is committed to delivering 2,000 new homes a year by 2020, of which 800 will be affordable. Bristol Housing Festival is a five-year Festival, during which the organisers' stated ambition is to "test innovation in real life scenarios, to find out what works for people in our City, in order to see real and lasting positive change." Following on from an exhibition at the Bristol Housing Festival in October 2018, Bristol City Council committed to supporting the Festival and to making land available for innovative solutions to address the shortage of housing in Bristol.
2. ZEDpods has been identified as an innovative volumetric modular housing solution that could help the Council achieve this ambitious housing commitment. This scheme is the first test of whether factory-built housing to meet identified housing need can be accommodated above a Council owned public car park.
3. Chalks Road Car Park is shown edged red on the plan at Appendix Aa to this report. The proposed site for the ZEDpods comprises part of the public car park for St George's Park, and has an area of 0.21 hectares. The site was historically part of St George's Park before being repurposed as a car park in the 1980's, but is still designated as 'Local Historic Parks and Gardens'.
4. Bristol City Council owns the freehold of the car park and it's currently held in the General Fund. The land is registered under HM Land Registry Title No. BL 89369.
5. On the 10th July 2019, full planning permission was granted for the erection of 11 factory-built dwellings to be positioned in the centre of the existing car park on a steel frame above the existing parking spaces. The proposed housing would consist of 9 x one bedroom and 2 x two-bedroom dwellings. The proposed one-bedroom dwellings would provide 39 square metres of internal floorspace, and the two-bedroom dwellings would deliver 70 square metres of internal floorspace (see Appendix A3).
6. The scheme is intended to be a car-free development. No parking spaces will be assigned to future residents. The existing access arrangements to the car park would be retained. Through reconfiguration, three additional parking spaces will be provided making a total of 61 spaces available. Public parking is limited to 3 hours between 8.00 and 18.00 on Monday to Saturday. There would be no change to the current access arrangements.
7. The ZEDpods are built 'off-site' in Peterborough using factory-controlled conditions (Lesko are the partner and sole manufacturer of ZEDpods) and are built to BOPAS (at least 60-year life), ISO 9001 and Q-assure quality standards. They are delivered to site as a modular building (Cross-Laminated Timber (CLT)) and erected ready for occupation within days not months. The high quality ZEDpods are built to higher standards than conventional houses, are super insulated, triple glazed, with heat recovery ventilation and lots of daylight. The solar roofs generate more energy than the houses consume and are designed to be low carbon with the lowest running costs possible. They are both 'A' rated for Energy Efficiency and Environmental Impact (CO2).
8. It is anticipated that all of the homes will be made available for young people nominated by the YMCA, working people on incomes below local average earnings, and young people who are making their first steps into independent living.
9. The scheme will provide sufficient accommodation for 13 residents (age range 18-25) and the following mix of affordable homes is anticipated through a Local Lettings Policy:
 - ☐ 4 x 1-beds with nominations through the YMCA Bristol (residents moving-on from YMCA hostel accommodation);
 - ☐ 5 x 1-beds with nominations through HomeChoice Bristol; and
 - ☐ 2 x 2-beds with tenants recruited by YMCA Bristol to act as community leaders/responsible neighbours (income of no more than £40k).
10. The scheme will provide transitional 'move-on' accommodation and not long-term housing. It is anticipated that most residents will stay for between 1-4 years. All residents will be required to sign up to a Code of Behaviour.

11. Development Values – all residents will need to be committed to the values of the Chalks Road ZEDpod development. The development will enable young people to afford a home and live as part of a nurturing mixed community. It will be self-managing, with support from the YMCA.

☑ “We are together”:

- o We take an active interest in the people living alongside us.
- o We take part in regular community activities including meetings and social activities.
- o We offer support to our neighbours when it is needed.
- o We accept support from our neighbours when we need it.

☑ “We have a purpose”:

- o We take opportunities for meaningful work, training and volunteering.
- o We look for ways to benefit the community around Chalks Rd.
- o We take our responsibility to the planet seriously by reducing any negative impact we have.

12. The lifting of the Housing Revenue Account (HRA) borrowing cap has provided more scope for councils to deliver more and better housing. As the main level of income to the HRA Business Plan comes from rents, it is imperative that the number of rental properties is maximised.

13. In January 2019, Cabinet approved a 2019/20 Housing Investment Plan (HIP) budget of £21.042m to invest in a new build programme. The budget runs across several projects at various stages of development, and whilst this didn't include the proposed scheme, it is currently predicted that there are sufficient funds within this to accommodate delivery. This will require a reprofile of the budget based on the 30% of the schemes costs being covered by the use of one Right to Buy (RTB) receipts (known as 1-4-1 receipts).

14. The Councils' 'Housing & Landlord Services' team (HRA) will:

- ☑ Build the ZEDpods;
- ☑ Own the ZEDpods;
- ☑ Maintain the ZEDpods; and
- ☑ Act as landlord and collect rents from tenants (if lease/management agreement not used with third party).

15. Future tenants will be identified by the YMCA Bristol (Part of YMCA Bath Group). They will:

- ☑ Manage referrals as per the Local Letting Policy;
- ☑ Provide training and support to the community leaders/responsible neighbours;
- ☑ Support young people living in the ZEDpods; and
- ☑ Work with community leaders/responsible neighbours to establish regular opportunities for community activities including meetings, social events and volunteering.

16. The Council proposes paying a small fee to the YMCA for providing support and community building activities (approx. £6-7k per year).

17. The new Estate Regeneration Team will oversee the management of this Project.