

# Housing Delivery Programme – 2019/20 Q2 Update

Bristol Homes Board – (January 2020)

## Purpose of Briefing

To provide an update to Bristol Homes Board regarding the current housing delivery trajectory and the key achievements of the Council and its partners. 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. The overall market and affordable position is included in Appendix A

## Current Affordable Housing Trajectory

### Background

We are currently projecting to complete 409 affordable homes in 2019/20 and 747 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 the updated figures for 'affordable' starts and completions, together with any variance from the last reporting period to the Homes Board.

Affordable Units - Updated October 2019										
	2019/20				2020/21				2021/22	2022/23
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1-Q4	Q1-Q4
<b>Starts</b>	53	200	223	481	1,857				158	188
<b>TOTAL</b>	<b>957</b>				<b>1,857</b>				<b>158</b>	<b>188</b>
<i>Change (Since June 2019)</i>	58				147				-172	172
<b>Completions</b>										
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	972	944
<b>TOTAL</b>	<b>409</b>				<b>747</b>				<b>972</b>	<b>944</b>
<i>Change (Since June 2019)</i>	-103				38				44	204

### Key changes to the Affordable Housing programme Since Last Meeting (June 2019)

Following receipt of Homes West Bristol Partner Q2 2019/20 returns in September the Council has reviewed its projections. Please see Appendix B for movements recorded during last quarter. The Council is currently analysing the most recently returns from Homes West Bristol Partner for Q3 2019/20 and an update will be available at the March Homes Board.

The Council, in consultation with Homes West Partners, will now review what steps it can take to deliver additionality on existing schemes and mitigate any project delays to bring affordable housing delivery forward.

## **Key Affordable Housing Milestones Achieved Since Last Meeting (June 2019)**

### *Bristol Homes West RP Partners*

- Marksbury Road, Bedminster - the last 4 units have been completed in September as part of the 36 affordable homes.
- Launch pad, Alexandra Car Park, Fishponds – 31 flats have been completed in September.
- Dundry View, Withywood – the acquisition of 10 houses (off the shelf) has been completed with the support of BCC funding.
- Blackberry Hill – the initial phases of this major mixed tenure development have begun to be delivered
- Dunmail – the first two shared ownership homes on this major new low Carbon scheme have been released
- Hengrove Ph 1 the first four rented homes on major new scheme have been delivered
- Maze St, Barton Hill fifteen rented homes have been delivered

### *New Council Homes Programme*

- HRA Development Team: Richeson Close, Henbury (26 houses and flats) have been completed and occupied

### *BCC Land Release Programme to Homes West Bristol RP's*

- Solon have secured Ridingleaze site from the Council
- Elim have secured the Woodlands Way site from the Council

## Current Overall Housing Trajectory

### Total (Market and Affordable) Units

The planning forecasts are used to support the Council's estimated five year housing land supply. The forecasts are intended to show the housing supply for a five-year period. They only provide an illustrative estimates for individual years as they are based on broad estimates for some categories of housing supply and are produced to comply with the definitions in the Government's National Planning Policy Framework and Planning Practice Guidance. The figures for individual years should not therefore be relied on for detailed calculations or modelling.

	2019/20	2020/21	2021/22	2022/23
Student	35	72	92	192
<b>Total Completions</b>	<b>2,210</b>	<b>2,515</b>	<b>2,269</b>	<b>1,632</b>

## Details of changes to affordable housing schemes completion between June – September 2019:

## 1- Year 2019/20

No.	Scheme Name	No. of Units	Company	Notes	Mitigation
1	Alderman Moores, Ashton Vale	-16	Council Homes	4 units to be delivered in 2019/20 & 16 units slipped to 2020/21	Programme being reviewed
2	Hidden Homes / Office Conversion Programme	+3	Council Homes	Revised programme	
3	Zedpods, Chalk road, St George	+11	YMCA/BCC	Newly added scheme	
4	Dunmail Primary School, Southmead	-35	United Communities	Slipped to 2020/21, Revised programme	
5	Maesknoll EPH, Bamfield, Hengrove	-9	Sovereign	Slipped to 2020/21, revised programme	
6	East Street Mews, Bedminster	-11	1625 Independent People	No longer progressing	
7	1-10 Dundry View, Four Acres, Withywood,	+10	Alliance Homes	Newly added scheme	
8	Hengrove Park (Phase 1)	-56	Curo	Slipped to 2020/21, revised programme	
<b>Total Change</b>		<b>-103</b>			

## 2- Year 2020/21

No.	Scheme Name	No. of Units	Company	Notes	Mitigation
1	Alderman Moores, Ashton Vale	+16	Council Homes	Slipped to 2020/21, revised programme	
2	Hidden Homes / Office Conversion Programme	+9	Council Homes	Revised programme	
3	Coombe House EPH, WOT (Council Homes)	-16	Council Homes	Slipped to 2020/21	
4	Blackberry Hill Hospital, Fishponds	+8	Sovereign	Revised programme	
5	Dunmail Primary School, Southmead	+53	United Communities	Slipped to 2020/21 Revised programme	
6	Lawrence Weston Campus	-22	Persimmon	Slipped to 2021/22, provision of Heat Hierarchy	Viewing options available and viability
7	Maesknoll EPH, Bamfield, Hengrove	+9	Sovereign	Slipped to 2020/21, revised programme	
8	Hengrove Park	+56	Curo	Slipped to 2020/21, revised	

	(Phase 1)			programme	
9	Land to the rear of 45 – 95 Kings Weston Avenue	-18	Yarlington	Slipped to 2021/22	
10	Holly House	-13	Curo	Slipped to 2021/22, delay Due to fire which caused asbestos disturbance.	Demolition works start in November with ground works in New Year.
11	Rockwell	-27	Curo		
12	Cedar House	+25	Galiford Try	Newly added scheme	
13	111 Staple Hill, Fishpond	+6	Solon	Newly added scheme	
14	31-45 Lower Ashley Road, St. Agnes	-31	Livewest	Slipped to 2021/22	Aiming to start on site Nov 2019 subject to final scheme design
15	Redland High School, Redland Court Road	+5	Curo	Developer confirmed start on site date (Sep 2019)	
16	13 Victoria Avenue (Rear of Shiner Builders Merchants), Redfield	+7	Curo	Additional 7 AH units secured	
17	Portland Square, Cave St, St Pauls	-20	Freemantle	Slipped to 2021/22, developer seeking revised AH contribution.	
18	Foundary Lane on South Side of Deep Pit Rd (Brook Rd), Speedwell	-9	Yarlington	Revised programme, early delivery in 2019/20	
<b>Total Change</b>		<b>+38</b>			