

Growth and Regeneration Scrutiny Commission [16/11/21]



Report of: Stephen Peacock, Executive Director: Growth & Regeneration

Title: Project 1000: Affordable Housing Delivery Plan 2022-25

Ward: All

Officer Presenting Report: Elaine Olphert, Head of Housing Delivery

Contact Telephone Number:

Recommendations:

Members to consider;

The emerging Project 1000: Affordable Housing Delivery Plan 2022-25 is being developed to address Bristol's significant Affordable Housing Need.

Project 1000 is an ambitious target to trigger momentum, ambition, and acceleration throughout the Council to deliver the targeted 1000 affordable homes in the city per year. The paper is a refresh of the previous Housing Delivery Plan 2017-20, and is an over-arching plan intended to offer a vision, purpose and focus to Bristol City Council's limited resources of land, time, money and influence to deliver much-needed affordable housing.



1. Summary

This scrutiny report provides background information for Project 1000: Affordable Housing Delivery Plan.

2. Context

- 2.1 Bristol City Council strives to ensure the affordability, availability, diversity, and sustainability of housing for all. This includes accelerating home-building in the city to at least 2,000 homes each year, with at least 1,000 affordable, by 2024. This is in response to Bristol's growing local affordable housing need which is projected to be 22,261 homes over a 20-year period based on the WECA 2021 Local Housing Need Assessment. Project 1000: Affordable Housing Delivery Plan 2022-25, is a delivery plan that sets out how the Council will try to meet the ambitious target of 1,000 affordable homes, per year, delivered by 2024.
- 2.2 Bristol's appeal as a desirable place to live and work has led to high house prices and high rents, making the city unaffordable for many. The average Bristol resident now needs almost nine times their annual salary to be able to buy a house and private sector rents have also risen by more than the national average since 2013/14. Alongside the pressures of increasing rents and house prices, the city is faced with wider issues including the climate emergency, supporting the most vulnerable groups, reducing fuel poverty, and ensuring the provision of supported living amongst others. The Council currently has over 16,000 applicants on our Housing Register and considers the delivery of affordable housing in the city to be a corporate priority.
- 2.3 Project 1000: Affordable Housing Delivery Plan 2022-25, is a refresh of the previous Housing Delivery Plan 2017-20. It is an overarching plan that is intended to offer a vision and purpose to Bristol City Council's limited resources of land, time, money and influence to:
- bring alignment across its operations and partnerships around a shared vision and purpose of delivering affordable housing at pace,
 - enable improved outcomes for housing as a powerful intervention for creating longer term value in health and city resiliency in the face of the climate and ecological emergencies,
 - and ensure the critical engagement of communities in the process of designing and developing affordable housing to ensure the support of local residents.
- 2.4 To achieve the targeted 1000 affordable homes by 2023/24, there is a substantial uplift in trajectory required from the 400 affordable homes delivered in 2020/21. To do this, the Council has reviewed where it can directly influence the delivery of more affordable homes, through various workstreams. These include direct delivery through the Housing Revenue Account and Goram Homes, Registered Provider and other Affordable Housing Provider delivery, market delivery, and land disposal through targeted release to registered providers, community groups and other partners.

3. Policy

- 3.1 The Project 1000 Affordable Housing Delivery Plan 2022-25 aligns with the BCC Corporate Strategy 2022-27, particularly the Homes and Communities Theme. Homes and Communities strives for “healthy, resilient and inclusive neighbourhoods with fair access to decent, affordable homes.”
- 3.2 The council’s strategic priorities are to:
1. HC1 Housing Supply: “Ensure the affordability, availability, diversity and sustainability of housing for all. This includes accelerating home-building in the city to at least 2,000 homes each year, with at least 1,000 affordable, by 2024. Build and retain new social housing; review the system for allocating social housing; provide more supported and extra-care housing for those who need it; pursue a ‘living rent’ in the city; and ensure there are strong long-term plans for the council’s own housing stock and the use of land in the city.”
 2. Alongside boosting affordable housing supply, the plan also responds to wider Homes and Communities priorities including: HC2 Lower Carbon Homes, HC3 Homelessness, HC4 Disability, and HC5 Community Participation.
- 3.3 Project 1000 also aligns with the Council’s ‘Building Blocks’, notably ‘Equality and Inclusion’, ‘Environmental Sustainability’, and ‘Development and Delivery’. Accelerating the delivery of new affordable homes in the City provides greater opportunities for people in housing need to be adequately housed. This will have a positive impact on their quality of life, particularly where housing provision is targeted to meet a specific need e.g. older persons housing, wheelchair accessible housing. Alongside addressing the inequalities in access to affordable housing, the plan promotes positive environmental impacts and the delivery of quality public services, while realising the expertise and resources of empowered communities, individuals, community groups and city partners to help shape city priorities.

4. Consultation

a) Internal

Project 1000 Project Board, the Mayor’s Office, Housing and Landlord Services, Finance, Policy and Public Affairs

To be consulted: Legal Services, HR, Procurement, IT

b) External

Not applicable at this time.

5. Public Sector Equality Duties

- 5a) Before making a decision, section 149 Equality Act 2010 requires that each decision-maker considers the need to promote equality for persons with the following “protected characteristics”: age, disability, gender reassignment, pregnancy and maternity, race, religion

or belief, sex, sexual orientation. Each decision-maker must, therefore, have due regard to the need to:

- i) Eliminate discrimination, harassment, victimisation and any other conduct prohibited under the Equality Act 2010.
 - ii) Advance equality of opportunity between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to --
 - remove or minimise disadvantage suffered by persons who share a relevant protected characteristic;
 - take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of people who do not share it (in relation to disabled people, this includes, in particular, steps to take account of disabled persons' disabilities);
 - encourage persons who share a protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.
 - iii) Foster good relations between persons who share a relevant protected characteristic and those who do not share it. This involves having due regard, in particular, to the need to –
 - tackle prejudice; and
 - promote understanding.
- 5b) An Equality Impact Assessment is being prepared in support of the emerging paper. Overall, proposals are expected to significantly benefit people with protected characteristics in Bristol, through the provision of much needed affordable housing. The Housing Register waiting list of over 16,000 people has a higher percentage of people with protected characteristics than the figures for the city as a whole, so the proposals are expected to address these people's needs more directly.

Appendices:

n/a

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985

Background Papers: N/A