

Property and Pricing Schedule

Bristol City Council is looking to secure blocks of accommodation to house households that have become unavoidably homeless. The accommodation will be provided as described in the instructions for bidders document. Please use the form in the next tab called 'Property List' to complete details of the accommodation that you are proposing for this. All accommodation should be within the Bristol City Council boundary area.

The nightly price must be all inclusive, including rent, support and utilities (except in self-contained family properties), as described in the specifications. There will be no charge payable from households occupying the accommodation to the provider.

A minimum of 8 units of shared accommodation per bidder are required for the Singles block contract and a minimum of 5 units of self contained accommodation per bidder for the Families block contract.

There must be no breach of planning consent if this accommodation is to be used as supported housing. Please see guidance on HMO licencing and Planning Permissions required (If property falls within the Article 4 Directions Area) in the tab called 'Licencing and Article4 Guidance'.

The ceiling price for the Singles shared block contract accommodation is £26.00 per room per night and the council will exclude bids that are over this price.

The ceiling prices for the Families self-contained block contract is as below, and the council will exclude bids that are over these prices:

Unit size	Recommended fixed price per night
1-bed (couple only)	£45
2-bed	£46
3-bed	£55
4-bed	£62
5-bed	£70

As a provider of emergency accommodation, we ask that you commit to the following recommendations to reduce your business' impact on the environment:

- Maintain existing green spaces
- Install smart meters
- Seek renewable energy tariffs
- Ensure that properties have appropriate waste and recycling provision with a proactive approach to information and guidance
- Ensure properties are appropriately insulated, ventilated, and install mitigation measures where excessive heat is found to be an issue

Types of property licence for HMOs

Your property is a house in multiple occupation (HMO) if both of the following apply:

- at least 3 tenants live there, forming more than 1 household
- there are shared facilities such as toilet, bathroom or kitchen facilities

There are two types of private HMO property licences:

Mandatory HMO licence

You need a mandatory HMO licence if you're renting out a property, in any part of Bristol, that has:

- 5 or more people from 2 or more households
- shared toilets, bathrooms or cooking facilities

This means that houses, flats or converted flats on any number of storeys are licensable.

Central Bristol Additional HMO licence

Additional licensing applies to HMOs in central areas of the city where Bristol City Council have declared additional licensing schemes.

It applies to privately rented or leased flats or houses, where:

- 3 or 4 unrelated people live in 2 or more households
- and share some basic facilities.

The Central Bristol licensing scheme covers the 12 wards:

Ashley
Bishopston and Ashley Down
Central
Clifton
Clifton Down
Cotham
Easton
Hotwells and Harbourside
Lawrence Hill
Redland
Southville
Windmill Hill

Follow this link : <https://www.bristol.gov.uk/licences-permits/apply-for-a-property-licence-page> if you're not sure if you need a licence or which type.
<https://www.gov.uk/guidance/homelessness-code-of-guidance-for-local-authorities/chapter-17-suitability-of-accommodation>

Please follow this link for additional government guidance on standards of accommodation for local authorities:

<https://www.gov.uk/guidance/homelessness-code-of-guidance-for-local-authorities/chapter-17-suitability-of-accommodation>

If your property sits within **the Article 4 Directions Area** then you will need to obtain **planning consent** in addition to licencing the property as a HMO.

In certain areas of the city, Article 4 Directions are in place which remove permitted development rights and you may need to **submit a planning application for change of use** between a dwelling house i.e. occupied by a single person or household (Use Class C3) and a small HMO (Use Class C4), or a larger HMO if the property has 6 or more bedrooms (Sui Generis Use class).

Please follow this link for a map of the areas covered by Article 4 here: <https://www.bristol.gov.uk/planning-and-building-regulations/additional-planning-restrictions-article-4>

or search for a specific property and whether it falls within the Article 4 boundaries here: <https://maps.bristol.gov.uk/pinpoint/> (search for your property by post code > click Local information > click Environment and planning > click Article 4 Directions > if the pin point falls in the green area then it is within Article 4 boundaries).



If the property does fall within the Article 4 Directions area **but has an existing HMO licence** (issued before 29 June 2020) then a Lawfulness Development Certificate will need to be obtained, rather than full planning permission. For example, this would be applicable to former student properties that are already licenced as HMO. This is cheaper and quicker to obtain than full planning permission.

Properties identified as HMO outside the defined Article 4 Directions boundary do not require planning permission, unless the change of use is from a small HMO of up to 6 persons (Use Class C4) to a larger HMO of over 6 persons (Sui Generis Use) then full planning permissions will be required.

For more information please follow this link: <https://www.bristol.gov.uk/planning-and-building-regulations/additional-planning-restrictions-article-4>

	Full Postal Address	Post Code	Description of Propety (E.g. House, Miasonette, Semi or Flat)	Number of reception rooms	Number of Accessible Units of Accommodation	Energy Costs?	Weekly or Nightly Price?? ? £xx.xx	Own/Management Agreement/Lease.
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								
	Total Number of Units							

Please add rows as necessary.

	Full Postal Address	Post Code	Description of Propety (E.g. House, Miasonette, Semi or House Type Flat, High Rise)	Number of Units of Accommodation	Number of reception rooms	Energy Costs?	Is the Property in Article 4 Directions Area? Y/N	If so, do you have planning permission or an LDC for HMO use of the property? If yes please include details of type of consent obtained.	Weekly or Nightly Price?? ? £xx.xx	Own/Management Agreement/Lease.
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										
	Total Number of Units									

Please add rows as necessary.