

Decision Pathway – Report



PURPOSE: Key decision

MEETING: Cabinet

DATE: 03 March 2022

TITLE	Goram Homes - Pipeline of Housing Development Sites	
Ward(s)	City-wide	
Author:	Declan Cooney	Job title: Senior Project Manager, Housing Delivery Service
Cabinet lead:	Cllr Tom Renhard, Cabinet Member Housing Delivery and Homes	Executive Director lead: Stephen Peacock, Executive Director, Growth and Regeneration
Proposal origin: BCC Staff		
Decision maker: Cabinet Member Decision forum: Cabinet		
Purpose of Report:		
<ol style="list-style-type: none"> 1. To provide an update on the pipeline of housing development sites approved by Cabinet in March 2021 for transfer to Goram Homes, the Council's wholly owned housing company. 2. To seek Cabinet Approval for the addition of several new sites to the Goram Homes pipeline. 		
Evidence Base:		
<ol style="list-style-type: none"> 1. Goram Homes Ltd, the Council's housing development company, was incorporated on 1 October 2018 following Cabinet Approval in September 2018 to establish a wholly-owned housing company. This approval included the transfer of an initial two Council-owned sites to Goram Homes, at Romney House in Lockleaze and at Baltic Wharf. 2. The Council subsequently identified a further pipeline of Council-owned sites to be developed by Goram Homes and its partners, to deliver new market and Affordable Homes. 3. In March 2021 Cabinet approved the allocation to Goram Homes of a further pipeline of 12 sites, and confirmed that Cabinet would receive annual updates on the pipeline of sites. 4. Appendix A1 sets out the sites that were approved by Cabinet in March 2021 for delivery by Goram Homes, and provides an update on the current status of these sites, which Cabinet is asked to note. 5. As per the March 2021 Cabinet Approval, the Housing Delivery Board chaired by the Executive Director: Growth and Regeneration oversees the progress of the land transfers to Goram Homes. 6. The Housing Delivery Board also regularly reviews and prioritises further sites which have the potential to deliver housing and related mixed-use and community development, and recommends the most appropriate delivery route to bring forward these sites for development. 7. Appendix A2 sets out a number of additional council-owned sites which this report is seeking Cabinet Approval to allocate to Goram Homes to further build the company's 'development pipeline', in order to increase the supply of high-quality Affordable and market-sale housing to meet housing need in the city. 8. The development of the sites allocated to the Goram Homes pipeline is subject to approval of the Goram Homes Business Plan by the Board of Goram Homes. 9. Prior to being brought forward for development, each approved site will also be subject to further due diligence, public engagement, the required planning approvals and vacant possession. 		

10. The sites in the Goram Homes pipeline are at various stages of development, with work to ‘de-risk’ the sites ready for development and then bring forward the new housing developments being undertaken by the Council’s Housing Delivery Team, Goram Homes and/or its Development Partners.

Cabinet Member / Officer Recommendations:

That Cabinet

1. Note the update on the current status of each site previously approved for allocation to the Goram Homes pipeline, as set out in Appendix A1.
2. Approve the allocation of the additional sites detailed in Appendix A2 to the Goram Homes development pipeline, under the same terms as outlined in the March 2021 Cabinet approval.

Corporate Strategy alignment:

Contributes to achieving the goals set out in the Council’s [‘Corporate Strategy 2022 to 2027’](#), in particular ‘Theme 5 – Homes and Communities’, which includes ‘Housing Supply’ and ‘Modern Methods of Construction (MMC)’.

Contributes to the ‘Project 1000 – Bristol’s Affordable Housing Delivery Plan’ commitment to accelerate home-building in the city, building over 2000 homes a year, of which at least 1,000 are Affordable Homes, by 2024.

City Benefits:

The proposal will facilitate the supply of market and affordable housing which will be of benefit to the whole city. The lack of affordable housing causes homelessness and the people who are owed a homelessness duty by the council are disproportionately young people, disabled people, Black Asian Minority Ethnic people and lone parents who are mainly women. Lack of accessible housing mainly affects older people and disabled people.

Consultation Details:

All development sites will be subject to planning approval and relevant public consultation in the future, as they progress through the development lifecycle.

The Goram Homes 2022 Business Plan, which includes the development pipeline of sites, has been reviewed at Overview and Scrutiny Commission in February 2022.

Background Documents:

- March 2021 Cabinet Report ‘Land Disposals to Goram Homes to Support Housing Delivery’
 Link to [Cabinet Report](#)
 Link to [Cabinet Decision](#)

Revenue Cost	£ NA	Source of Revenue Funding	
Capital Cost	£ NA	Source of Capital Funding	
One off cost <input type="checkbox"/>	Ongoing cost <input type="checkbox"/>	Saving Proposal <input type="checkbox"/>	Income generation proposal <input type="checkbox"/>

Required information to be completed by Financial/Legal/ICT/ HR partners:

Finance Advice:

The update on existing pipeline (Appendix A1) and the transfer of further two sites (Appendix A2) at market value, to the Goram development pipeline does not in itself give rise to financial implications.

The detailed financial assessment for each site is undertaken at the point of the actual land transfer, taking consideration of value for money and financial benefits to the Council.

The transfer would be subject to Housing Delivery Board and Goram Homes Board approval and payment terms which may include loan notes and deferred payments.

It should be noted that those sites listed include Council storage depots, lease sites and car parks. Development of these sites or, indeed, cancellation of these sites once development has commenced could have a consequent adverse impact on the Council's General Fund, for example through any resulting temporary or long-term loss of parking fee income. Such impacts should be included in the detailed financial assessment of any these business cases which follow for these sites' development.

Finance Business Partner: Aisha Bapu, 26 January 2022

2. Legal Advice:

Earmarking additional sites for disposal to Goram Homes raises no particular legal issues. It is noted that the additional site are to be added to the pipeline on the same basis as those identified in the March 2021 report. All disposals will be at market value so there should be no issues over complying with obligations in connection with achieving best consideration or public subsidy in connection with sales. As with previous cases any associated funding arrangements will need to be mindful of potential state aid/public subsidy requirements.

Legal Team Leader: Eric Andrews, Legal Services; 25.1.22

3. Implications on IT: *No IT implications apparent.*

IT Team Leader:

4. HR Advice: No HR implications apparent.

HR Partner: Celia Williams, HR Business Partner – Growth and Regeneration, 4 February 2022

EDM Sign-off	Stephen Peacock, Executive Director Growth and Regeneration	12 January 2022
Cabinet Member sign-off	Cllr Renhard, Cabinet Member Housing Delivery and Homes	17 January 2022
For Key Decisions - Mayor's Office sign-off	Mayor's Office	31 January 2022

Appendix A – Further essential background / detail on the proposal	YES
Appendix B – Details of consultation carried out - internal and external	NO
Appendix C – Summary of any engagement with scrutiny	NO
Appendix D – Risk assessment	YES
Appendix E – Equalities screening / impact assessment of proposal	YES
Appendix F – Eco-impact screening/ impact assessment of proposal	YES
Appendix G – Financial Advice	NO
Appendix H – Legal Advice	NO
Appendix I – Exempt Information	No
Appendix J – HR advice	NO
Appendix K – ICT	NO
Appendix L – Procurement	NO