

Growth and Regeneration Scrutiny Commission 25th January 2023



Report of: Director of Housing and Landlord Services

Title: Housing Delivery – Progress of Project 1000

Ward: Citywide

Officer Presenting Report: Martyn Pursey / Jessie Wilde / Jez Sweetland

Summary

This briefing provides Scrutiny Members with an update on the progress of Project 1000 a year on from its adoption in Feb 2022. Project 1000 is the Council's Plan to meet the Mayoral ambition of delivering 1000 affordable homes a year by 2024.

Figures in this report are based on the Project 1000 Tracker as at Dec 2022.

A glossary of some key terms used in the delivery of affordable housing is also attached for information, explaining what they mean in the National planning context and what this means for the City. (Appendix)

Executive Summary

In January 2022, Bristol City Council launched the Project 1000 Housing Delivery Plan. At its core the plan was an ambitious statement about what might be possible with regards to housing delivery across the city. The plan explored how Bristol could accelerate its delivery of Affordable Homes to 1000 new affordable homes in 2023/24 and each year from then on.

The good news is that we are on track to deliver, or come very close to delivering, on the Mayor's ambitious target of 1000 affordable homes in 23/24. This delivery is a significant increase on affordable housing delivery across the city as compared with previous years. Significantly the anticipated delivery for 2024/25 and beyond is also looking very positive, with 24/25 currently forecasting delivery of over 1000 affordable homes across the city as well.

This is only possible through the collaborative work across the city including the Registered Providers (RPs), other third-party delivery and the enabling team who support them from within the council, Goram Homes, and the HRA's own Housing Delivery through the in house Housing Delivery Team.

Beyond the delivery partners mentioned above, there are other partners whose collaboration has been and continues to be essential for the delivery of Project 1000. Homes England is arguably one of the most significant of these partners and our working relationship with Homes England is in a very good position. In July 2022 this was highlighted by a formal letter from the CEO of Homes England to extol the council's ambition and to state their ambition to continue and develop the way Homes England support our Housing Delivery. This statement of confidence in the housing delivery programme has been a significant milestone in the Project 1000 delivery marking ongoing success of the collaborative approach which underpins the strategy.

The Project 1000 strategy is underpinned by innovation and sustainability which we are pleased to say has been pursued through multiple avenues. As an example, the Housing Delivery Team has developed a public facing interactive map of developments coming forward which (once live) will aid with greater transparency and communication of work going on across the city. The Climate Smart Cities Challenge, of which Bristol was one of only 4 cities globally chosen to participate in the UN Habitat's challenge, continues to progress with a 'winner' now announced to work with the city to address the challenge of delivering affordable and carbon zero homes.

The innovative elements don't stop there and can also be seen in the strategy and enabling team's approach to supporting community led housing utilising funding in an innovative way to enable groups develop their plans by pairing them with architects as part of the land disposal application process. The HRA delivery team have been continuing the develop the use of Modern Methods of Construction (MMC) and we have schemes originally part of the council's Innovate UK funded programme now into the delivery phase including Bell Close, and Romney Avenue.

Looking ahead this paper mentions several things the housing delivery team is working on and will continue to pursue to support housing delivery such as a land (small sites) disposal strategy, how we can work better with the net present value (NPV) calculations and how we are supporting the TA cost avoidance programme working with the housing options team.

Further detail on these elements is provided below, however it is worth reflecting on the ambitious target that was set in the context of a great many challenges including a housing crisis, climate and

ecological emergencies, and a construction skills shortage. This has been compounded by national events such as the cost-of-living crisis and sharp inflation rises among other things. And yet, the council is on track to meet the ambitious targets set for the delivery of 1000 affordable homes every year from 2023/24.

Introduction

Housing delivery, including the delivery of affordable homes, is a key priority for Bristol City Council, forming an important target in the One City Plan and featuring in key performance monitoring and on the Corporate Risk Register.

The One City Plan aspires to see the Council tackle the housing crisis with its target of 60,000 new homes being delivered in Bristol between 2020 and 2050, 24,000 of these being affordable housing. Mayoral priorities include tackling the housing crisis by ensuring the city builds 2,000 homes a year by 2024, of which 1,000 are affordable.

In February 2022 the council adopted its 2022-2025 Housing Delivery Plan: Project 1000, which identified the steps being taken to meet the Mayoral aspirations of delivering 1000 affordable homes a year from 2024.

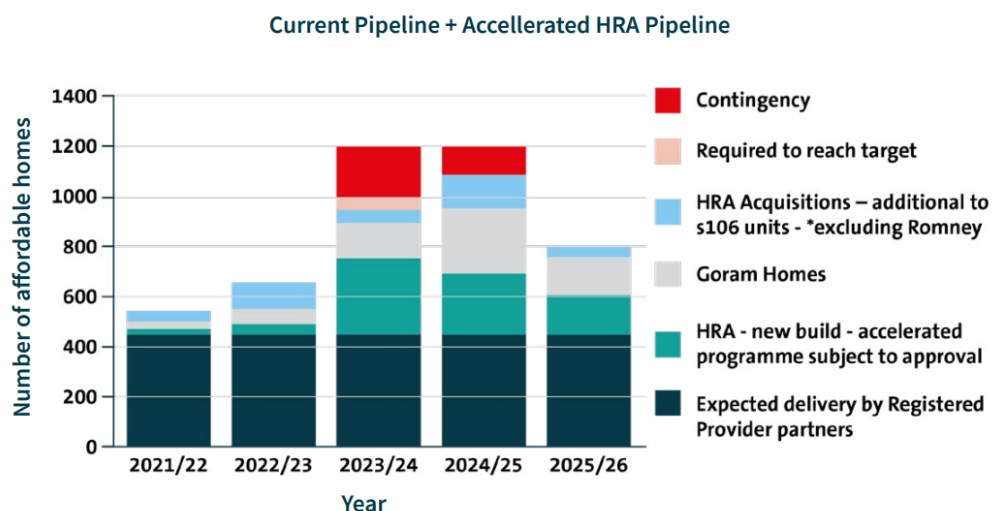
[Project 1000](#) recognises that affordable housing need is spread across many different types of housing, including temporary accommodation for homeless households, adaptable and supported housing for people with care, support and accessibility needs, and general needs homes to rent and buy. From single people and young families, to retired households and those struggling to buy a home in the housing market, the breadth of need is considerable and varied across the city. Project 1000 therefore supports the delivery of traditional rented and affordable home ownership homes, but also specialist, supported and temporary housing, developer-led affordable housing, community-led and co-housing solutions as well as sites for our Gypsy and Traveller communities.

Project 1000 – a summary

The Project 1000 seeks to identify and accelerate key routes to affordable housing delivery. Delivery is split into 3 key themes:

- 1) Maintaining the supply of new affordable homes by third party providers at a minimum baseline of 450 homes a year
- 2) Direct delivery by the Council through its HRA Programme of housing delivery
- 3) Delivery by Goram Homes

The graph below shows the pipeline of housing at the point Project 1000 was published, included an accelerated HRA delivery programme, anticipating how the city *might* be able to meet the ambitious 1000 homes a year target. Even with this acceleration, there was still a shortfall of 48 homes on the target for 2023/24.



Many of the challenges facing all three routes to delivery are the same – availability of land, scheme viability, availability of subsidy, challenges within the supply chain, interest increases, capacity within the Planning system

Identifying and mitigating risks to delivery

The Corporate Risk Register monitors the risks to affordable housing delivery in *CRR48: failure to deliver meet the affordable housing needs of the city by failing to meet the Project 1000 delivery targets*. The key areas of risks to delivery were identified as:

- Availability of public subsidy from Homes England and challenges in meeting their funding viability and value for money assumptions
- Reduction in the levels of Capital funding the Council has to support affordable housing delivery by third party providers
- The complexity and costs associated with the development of brownfield sites, leading to viability challenges for both direct and 3rd party delivery.
- Insufficient land available
- Continued impact of Covid 19 on the delivery programme of developments in the city
- Not enough planning applications submitted
- Not enough planning permissions granted and delays within the planning process
- Inability of the housebuilding industry to deliver at this level to meet need through the planning system
- Increased uncertainty in the market due to Brexit
- Lack of capacity within the council's delivery system and the local market
- Insufficient housing land identified in strategic planning documents

The biggest immediate impact on housing delivery both within Bristol and nationally comes from the continued combined impact of recent national challenges further exacerbated by the cost-of-living crisis and rising fuel prices.

Viability/inflation/rising costs

With costs rising, viability is increasingly becoming an issue with most sites showing a negative Net Present Value (NPV). Since the Project 1000 plan was set up the Housing Delivery Team have been working to create a process to move sites forward on an exception's basis with a negative NPV, while

justifying value to the council. We otherwise risk a circular and slow process of value engineering to attempt to create a positive NPV driving out any additional value such as sustainability features, and with the danger of causing significant delays which means costs may have increased again within this timeframe. This would effectively render the process pointless while having lowered the quality.

There is a growing HRA delivery pipeline, both new build and acquisitions, and driving this increased delivery requires increased resource. Not just in the Housing Delivery Team, but across the council where increased delivery bites (i.e. planning, development management, property etc.). This needs to be appropriate and proportional, while recognising the extra stresses and strains that the increased delivery will require of various council teams.

Inflation and Cost of Living Impact on RP Delivery

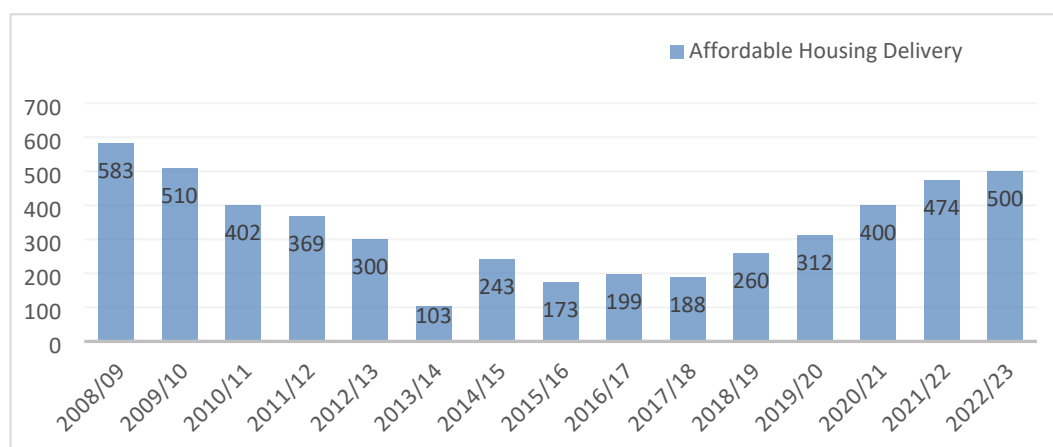
With current high inflation and the developing cost of living crisis, there is a chance that the housing market may slow to control prices and sales risk. That will have an impact on s.106 delivery and therefore the wider affordable housing sector. Currently inflation is high and with rent increases below inflation the risk is that we may see an impact on ambition or willingness to maintain new build programmes among private developers, RPs and others as a reduced real rent return will impact their NPV / Cost to value ratios and negatively impact their business model.

This will continue to be monitored in Bristol and the reality is that we are in very unusual economic circumstances, coupled with pressures on supply chains and construction workforces that risk expediting slowdown and/or inflationary pressure in a way that could affect all strands of the Project 1000 delivery strategy including Goram and the HRA delivery.

Best case/worst case scenario

Considering the % split between HRA and third-party delivery, with any market changes we don't have a lot of control over the delivery of the numbers needed to achieve the 1000 affordable home target. However, the Housing Delivery Team is doing everything it can to support the RPs and the HRA new build delivery to ensure that we are delivering as much as we are able.

Figure 3: Affordable Housing Delivery 2008-2021



The current delivery target for 2022/23 is 500 affordable homes. These are forecast to be delivered as a range of RP s106 (planning led) delivery, RP-led delivery, Council house building and acquisitions, RP

acquisitions and specialist supported housing delivered by non-RP partners. There is step change in forecast delivery being seen for 2023/24 as a result of Project 1000.

Key Mitigations to meet Affordable Housing Needs

The delivery of the P1000 targets for affordable housing are being accelerated and maximised by:

- Appointment of externally commissioned Project 1000 leads through the Council's Strategic Partner, Arcadis.
- Working Closely with Homes England to ensure additional subsidy is brought into Bristol by our RP Partners and to support HRA delivery.
- Securing revenue funding to support delivery through the targeted Homes England 'Get Councils Building' programme.
- Acquisition of additional affordable homes from developers to bolster the HRA stock where strategically appropriate and budgets permit.
- De-risk the outstanding allocated sites in the city to prepare a pipeline of investable development opportunities for future delivery.
- Maximising infrastructure and other external funding to support the release of sites and improve viability.
- Developing a new Land Release Strategy that aims to bring forward 10-20 HRA or General Fund sites / assets for residential use every 6 months for development by the council or disposal to third party Providers and developers.
- Ensure affordable housing is negotiated to policy requirement on all eligible housing sites.
- Developing new frameworks for working collaboratively across different BCC service areas to resolve issues that exist on Residential Planning applications and conditions discharge, including funding of posts in Planning, Procurement, and Property to accelerate delivery.
- Revised Affordable Housing Practice note and supplemental practice notes, creating an up-to-date framework to secure affordable housing that reflects national planning policy changes.
- Requiring Policy Compliant affordable homes on all land released by the Council and seeking additional affordable homes where possible to increase delivery above policy levels
- Supporting a programme of community-led housing delivery on council land
- Maintaining an active enabling relationship with RP Partners to increase provision of affordable housing at every opportunity, identifying barriers to delivery and working with internal colleagues and external organisations to over-come these barriers
- Supporting funding bids and programmes of specialist delivery to address homelessness provision, Gypsy and Traveller / Travelling Show people provision and supported housing provision. All this work contributes to the supply of affordable housing in the city.
- Promoting new supply of specialist and temporary housing using Exempt Rent models of delivery
- Developing further monitoring specific to the Project 1000 targets to support the monitoring and delivery of the target homes
- Working closely with Goram Homes in order to create a smooth interface between the housing company and the council. Recognising that we are working together towards the same aims, closer working relationships have been developed across the Goram Homes team and the Housing Delivery Team.
- Development of an NPV exemptions strategy to ensure council housing delivery pace is maintained while also delivering high quality housing

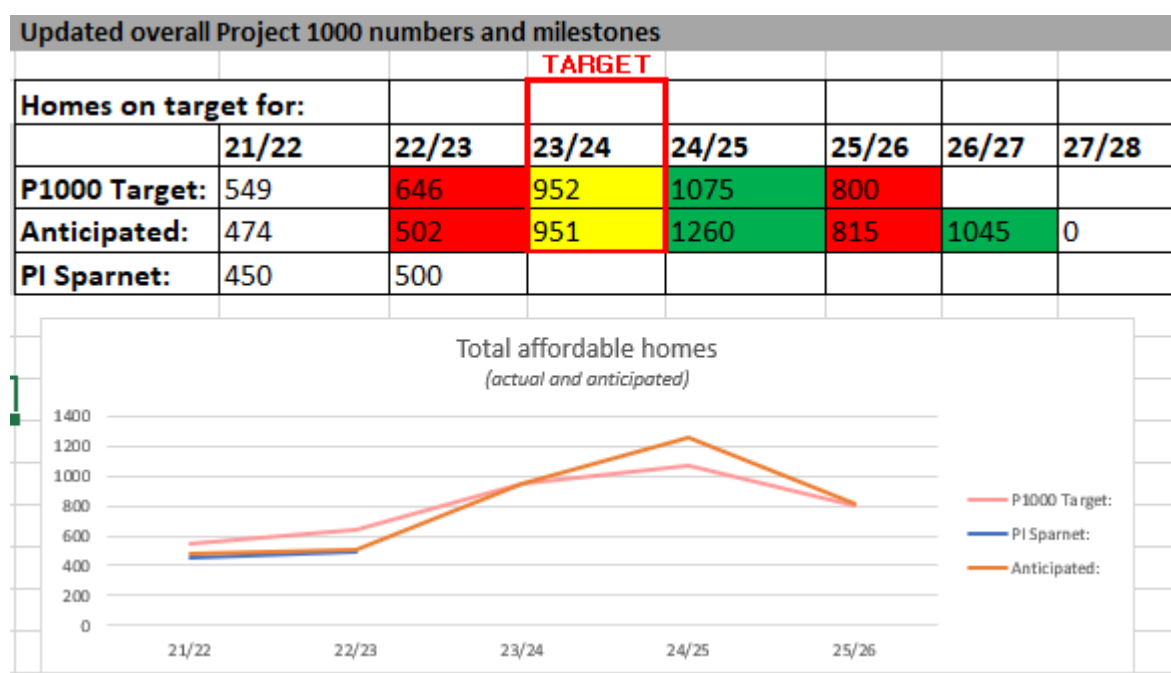
- The instigation of a monthly working group between the HRA Housing Delivery Team and Development Management colleagues (including planning, highways, urban design, transport, and others as required) to expediate decision making and to bring in consultation from key stakeholders on projects as early as possible.
- The instigation of sharing the HRA housing development pipeline across wider council teams who are stakeholders in the delivery of housing to allow for forward planning of resources and potential blockers to be identified and mitigated earlier.

Recording and monitoring Affordable Housing Delivery

The Council's Strategy & Enabling Team holds the performance monitoring role for the delivery of affordable housing and has a dedicated Intelligence Officer to undertake this function.

The Project 1000 Tracker has been established to enhance the quarterly monitoring of affordable housing delivery and scheme pipeline. This tracker is updated monthly in relation to the Council's and Goram's delivery programmes and quarterly in relation to third party delivery.

As at 15/12/2022, the P1000 Tracker shows that the council is on track to meet the Mayoral ambition of 1000 affordable homes being delivered from 2024.



These numbers do not yet reflect the outcomes of Q3 monitoring of third-party active sites and pipeline, nor the units that will be secured through the recent additional focus on the delivery of Temporary Accommodation and Supported Housing to address the Council's budget pressures in these areas. These numbers will swell delivery in 2023/4 and 2024/5.

HRA Development Programme

Since the development programme stated in 2013, over 350 new homes have been built, including the 108 expected to be completed in 2022/23. The Development Programme approved in 2022 committed to delivering over 2000 new homes over the life of the 2022-26 MTFP. The new 5-year programme 2023

- 2027 commits to the provision of 1715 new homes, with numbers reduced to reflect the escalating cost of development and competing priorities within the HRA, with a commitment to build further homes over the life of the 30-year business plan. These new homes will be delivered through various approaches:

- 'Land-led' schemes (using council land to bring forward new development directly managed by the Housing Delivery team);
- 'Developer-led' schemes (e.g., purchase of homes from developers, such as Goram Homes and other S106 Acquisitions from Registered Providers and overseen by the Housing Delivery team); and
- Acquisitions for property conversions, estate regeneration and/or meanwhile use (eg demountable MMC housing for shorter term land use).

The proposed development programme will mean the HRA will make an important contribution to the Council's affordable housing delivery plan *Project 1000* and beyond

Timelines have been reviewed, in order to prioritise new opportunities and to keep expenditure within agreed budget and borrowing parameters. This does not affect the overall target within Project 1000 for 2023/24. This means that the HRA is committed to building a total of 1715 homes over the 2023 to 2027 MTFP on a rolling programme of which:

- 139 anticipated to complete in 2023/24
- A further 476 homes completed in 2024/25
- 580 in 2025/26
- Plus 320 are anticipated to complete by 2026/27
- A further 200 will be delivered in 2027/28, and the programme continues beyond (the remaining of the 30year Business plan)

Goram Homes Development Programme including Hengrove

Goram Homes continues to support Project 1000 delivery through the P1000 board and delivery of projects on its pipeline. Goram Homes is a key lever in the delivery of the affordable home targets, both for 2023/24 and beyond, and it is essential to ensure the continuation of the good working relationships between Goram Homes and the council as success will always require an effective working relationship between the council and its housing company.

The good working relationships between Goram Homes and the council continue to develop and grow as both sides learn and improve in communication and collaboration – there continue to be regular Goram/HRA/Housing Enabling team meetings to review issues and anticipate issues to address before they arise and there continues to be work done together to ensure clear, regular, and accurate reporting.

Construction work has begun on their first development, One Lockleaze, and Goram Homes have now broken ground on the largest site at Hengrove Park in South Bristol.

National challenges, such as inflation and other market pressures, and planning capacity and delays

and other concerns already shared in this paper also continue to be areas of concern for Goram Homes, but they are planning for these challenges, acutely aware of the need for increasing affordable housing delivery across the city and the role they play in that.

Goram Homes business plan is currently undergoing its annual refresh supported by the council Housing Delivery officers.

Land Strategy for Accelerated Housing Delivery (formerly the Small Sites Strategy)

The Land Strategy for Accelerated Housing Delivery is an expanded form of a 'small sites strategy', which is an opportunity to release hundreds of council owned sites for housing development and get more land working to support One City priorities for housing and other delivery.

The purpose of the strategy is to expedite the opportunity to see more BCC land and garage sites (including both HRA and General Fund land holdings) being developed for affordable and specialist housing, and potentially other uses including employment and biodiversity improvements. This strategy includes the development of a defined and credible supply of new sites to the HRA development process and otherwise to the market, prioritising opportunities to maximise affordable and specialist housing. It is intended that tranches of sites not identified for council-led delivery will be uploaded onto a publicly accessible portal on a regular basis. The Council will invite bids to the portal from interested third parties, with conditions for affordable housing, specialist supported housing, temporary accommodation, community-led housing, or straight disposal for self-build or auction. In some instances, sites may also be suitable for employment space.

Officers from BCC Housing Delivery have created a new 'Land Filter' to undertake an initial appraisal of sites, identify surveys and enabling works required, and set out potential delivery routes. It is intended that the costs for de-risking and disposing of these sites will be retained from land receipts to enable the project to be self-sustaining.

Funding is also being sought from Homes England under their 'Get Councils Building' programme to enable the project to be kickstarted with dedicated internal resources and consultant costs to ensure that the process of site identification, enabling, and ultimately delivery, can be accelerated.

With the completion of the supporting scoping paper and land filter, the strategy is now due to go through approval processes, culminating in an Officer Executive Decision from the Exec Director for Growth and Regeneration to approve the Strategy and move towards implementation.

Appendix: Affordable Housing Delivery glossary

Phrase or expression	Definitions	What does this mean for Bristol
Affordable Housing (AH)	<p>Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers);</p> <p>(Source: NPPF definition)</p> <p>Annex 2: Glossary - National Planning Policy Framework - Guidance - GOV.UK (www.gov.uk)</p>	<p>In the simplest of terms, affordable housing is housing made available for people who cannot afford to meet their housing need in the market. Existing homeowners, with a few exceptions, are not eligible for an affordable home in the City. The formal Planning definition has widened over the years and now seeks to address a far larger sector of the community in many different affordable housing tenures.</p> <p>In Bristol we prioritise securing homes for those in greatest housing need wherever it is viable to do so.</p>
Affordable Housing for Rent	<p>Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent). (Source: NPPF definition)</p>	<p>All affordable homes for rent are expected to be allocated through the Council’s housing register to ensure they meet an assessed housing need.</p> <p>Home - Housing Options (homechoicebristol.co.uk)</p>
Social Rent (SR)	<p>Social Rent is low cost rental social housing that is made available at rent levels that are set in accordance with the Regulator of Social Housing’s [Rent Standard]</p>	<p>Social rents are the lowest of the affordable rents sitting at around 50% of market rent. This is the Council’s only rent tenure (with few exceptions) for its housing stock and is the tenure given priority when we secure affordable homes through Planning. Rents are calculated using a formula based on a 1999 value</p>

	(Source: Homes England Capital Funding Guide)	and rent increase are capped by the Social Housing Regulator. A tenant will pay Service Charges on top of their social rent.
Affordable Rent (AR)	<p>Affordable Rent property is made available for rent up to a maximum of 80% of gross market rent (inclusive of service charges).</p> <p>(Source: Homes England Capital Funding Guide)</p>	<p>In Bristol, we require that Affordable Rent (AR) homes (note the capitalisation as this is a specific tenure, not a generic description) are capped to Local Housing Allowance, or lower, because a simple 20% discount from market rent is unaffordable in higher value part of the City. AR rents do include all service charges.</p> <p>The LHA is the fixed cap for housing benefit that was originally set to reflect the bottom 30% level of all rents in Private rented homes, although as market rents continue to rise the LHA rate is now more reflective of the bottom 20-25% of the market. The LHA level and is set by the Valuation Office Agency based on rental information gathered about private market rents. Local Housing Allowance (LHA) rates - GOV.UK (www.gov.uk)</p> <p>Information on the Bristol LHA can be found here Local Housing Allowance - bristol.gov.uk</p> <p>Rent increases of AR homes are set by the Social Housing Regulator. Rents are re-based to LHA at relet.</p>
Affordable Private Rent (APR)	<p>The National Planning Policy Framework states that affordable housing on build to rent schemes should be provided by default in the form of affordable private rent, a class of affordable housing specifically designed for build to rent. Affordable private rent and private market rent units within a development should be managed collectively by a single build to rent landlord</p> <p>(Source: Build to Rent Guidance 2018, MHCLG)</p>	<p>Affordable Private Rent is a newly defined rent tenure that is secured as the affordable housing element in Build to Rent developments.</p> <p>Like AR rents, national policy says these should be set at a minimum discount of 20% <i>inclusive of service charges</i>. In the Bristol AHPN we will be seeking to cap APR rents at LHA to improve affordability.</p> <p>APR units will not be sold to a Registered Provider in the same way as other affordable housing secured through planning gain.</p> <p>Example of Build to Rent in Bristol –</p>

		<p>Box Makers Yard : It's time to make your mark : Apartments to rent in Temple Meads, Bristol</p> <p>We have 30 APR homes being delivered on this site. Bristol has adopted a practice note on affordable housing delivery in Build to Rent developments which can be found here: Supplementary planning documents, practice notes and other planning guidance (bristol.gov.uk)</p>
Affordable Home Ownership (AHO)	<p>Housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent).</p> <p>(Source: NPPF definition)</p>	<p>These homes allow households who aspire to buying their own home a chance to get on the property ladder, without buying a full priced market home outright.</p> <p>Most AHO homes are secured 'in perpetuity' which means that they cannot be bought outright and /or mechanisms are in place to recycle the subsidy used to deliver them into new affordable housing.</p>
Shared Ownership (SO)	<p>Delivered by a Registered Provider, these homes are sold on a part rent / part buy basis with the RP holding the freehold and the shared owner buying through the model shared ownership lease. The purchaser must meet eligibility criteria and can demonstrate that they cannot afford to buy a home outright on the open market. Shared ownership rents are subsidised and calculated as a % of the unsold equity.</p> <p>There is no formal definition of SO</p>	<p>Shared ownership is currently the most common form of affordable home ownership in Bristol. Affordability is key in delivering shared ownership and RPs in Bristol will generally model their shared ownership on selling a 40% share in the home and charging a 1.5% rent on the balance.</p> <p>Shared ownership homes are sold through the national Help to Buy register: Shared Ownership Help to Buy</p> <p>The rules for selling Shared Ownership homes are set by Homes England. With some limited exceptions, shared owners can 'staircase' to outright ownership by buying additional equity in their home as they can afford do so.</p>

First Homes (FH)	<p>Discounted market sale homes that will be forming 25% of affordable housing secured through planning obligations (Section 106 Agreements)</p> <p>Government response to the First Homes proposals in "Changes to the current planning system" - GOV.UK (www.gov.uk)</p> <p>A formal planning definition for First Homes is yet to be issued.</p>	<p>'First Homes' is a new defined model of affordable housing which is going to be shortly incorporated into the NPPF Definition of Affordable Housing.</p> <p>A First Home will be sold on a freehold basis at a price discounted by the developer a minimum of 30% from OMV, to first time buyers earning less than £80,000. The discounted property price will be capped at £250,000. 50% of the purchase must be secured with a mortgage. The discount will continue to apply on resale. The Council will have 2 points at which it will be expected to review the purchaser's eligibility – at Mortgage offer stage and before exchange.</p> <p>BCC will be able to refine eligibility criteria through formal Planning Policy routes in due course, which will be applied to the sale for the first 3 months of marketing before reverting to the National eligibility criteria</p> <p>Bristol has adopted a Practice Note on First Homes which can be found here: Supplementary planning documents, practice notes and other planning guidance (bristol.gov.uk)</p>
Essential Local Workers (ELWs)	<p>Public sector employees who provide frontline services in areas including health, education and community safety – such as NHS staff, teachers, police, firefighters and military personnel, social care and childcare workers.</p> <p>(Source: NPPF definition)</p>	<p>Essential Local Workers, not to be confused with the widely used phrase Key Workers that has come to mean something different during the Covid pandemic, are a defined cohort of people deemed to be in affordable housing need by the NPPF definition of affordable housing.</p> <p>Bristol's adopted Planning and Housing Allocations policy's do not currently seek to prioritise affordable housing based on occupation. Robust evidence of need that cannot be met through general delivery would be required to support any policy change in either regard.</p> <p>Economic sustainability in the City linked to recruitment and retention issues because of a lack of affordable housing, or staffing of for our hospitals and schools, could be justification for housing someone based on occupation alone.</p>
Build to Rent (BtR) (see also Affordable Private Rent)	<p>Purpose built housing that is typically 100% rented out. It can form part of a wider multi-tenure development comprising either flats or houses, but</p>	<p>Pension and Investment funds (Institutional Investors) are heavily involved in backing and/or directly delivering BtR developments, with the likes of L&G already developing these rented products in the City.</p>

	<p>should be on the same site and/or contiguous with the main development. Schemes will usually offer longer tenancy agreements of three years or more, and will typically be professionally managed stock in single ownership and management control.</p>	<p>This is a significant future housing and affordable housing supply for Bristol.</p> <p>We do not have a Planning Policy in place around Build to Rent and therefore must defer to NPPF in terms of the proportion of AH provision we can secure on these developments.</p>
Registered Providers (RPs)	<p>Social Housing Providers registered with the Regulator of Social Housing, as defined in the Housing and Regeneration Act 2008.</p> <p>RPs are regulated by the Social Housing Regulator who sets consumer and economic standards for housing providers.</p>	<p>In Bristol our largest Registered Provider is the City Council's Landlord Service. Non-LA RPs, also often referred to as Housing Associations (HAs), working in Bristol include Sovereign HA, LiveWest, Curo, Brighter Places and Abri.</p> <p>The RP sector is made up of national organisations working across the country down to small local organisations who specialise in a single type of housing delivery or are based in one small geographic location.</p> <p>Most Registered Providers are 'not for profit' organisations, however more recently 'for profit' Registered Providers also exist, although few operate in the City.</p>
HomesWest	<p>The strategic Affordable Housing Delivery Partnership for the West of England</p>	<p>HomesWest is a partnership of 23 RPs who were appointed following a selection process in 2015 (reviewed in 2022), to deliver new affordable homes across the West of England. This is an open partnership that encourages new providers to join if they fulfil key criteria around their performance and agree to work within the priorities for delivery for the West of England Councils, both collectively and responding to specific priorities for each Unitary Authority.</p> <p>HomesWest Bristol is a sub-set of the WoE HomesWest and is made up of 20 of those partners who are developing new affordable housing in the City.</p>