

# H Homes

## What we want for Bristol:

**We believe that decent affordable homes are the foundation of a successful city. To do this:**

- People must be able to afford to live here and live well
- Housing should provide a springboard to achieving a high quality of life
- We create the opportunity for all to thrive in mixed communities of their choice.

## The challenges we face

**Population growth and Bristol's reputation as a great place to live are leading to demand for more homes.**

- There is a projected increase of 1,900 new households a year between 2016 until 2036.
- Nationally the supply of new homes has been at an historic low level following the financial crisis and low direct government investment. Major house builders are failing to deliver the increase in new build units that are needed and the small and medium enterprise sector does not have sufficient scale or capacity to fill the gap.
- High housing costs and high demand for homes makes securing suitable, affordable housing difficult, or even impossible, for many households.
- The average rent in Bristol is £904 per month (as of January 2016) and there are now around 9,000 applications on the Housing Register.
- The private rented sector continues to grow as households find it harder to own their own homes or to access social housing. There are many households struggling to pay high deposits and rents, or in some cases struggling in poor conditions.
- Welfare reforms, in particular the reductions in benefits, are making it harder for households to afford rent, council tax and living costs.

**Over 800 new affordable homes will be required per year**

- Between April 2013 and March 2016, a total of 3011 new homes were built (excluding student housing). Of these only 515 were affordable.
- Welfare reforms and changes in social housing policy are having significant impacts in the provision of affordable housing. The supply of affordable homes from housing associations is affected by the lack of direct investment in housing development, the social housing rent reduction affecting housing association’s income and changes to the Right-to-Buy policy. The council is also facing these challenges as a social landlord of over 27,000 homes.
- The council sold 194 homes under the ‘right-to-buy’ in 2014/15 and a further 161 in 2015/16.
- Homelessness is rising, bringing significant hardship on affected households and rising costs for the council.
- As of October 2016, there are 470 households living in temporary accommodation and 97 people rough sleeping.
- Homelessness is caused by a combination of factors, specifically reducing incomes from welfare reforms, fewer homes being built and rising rents in the private rented sector.

## We will pay for this by:

### Revenue

Our budget for 2016/17 was:	£23.4m
Our income for 2016/17 was around:	£9.9m
So our net cost was around:	£13.5m

### Housing Revenue Account (HRA)

Our budget for 2016/17 was:	£151.0m
Our income for 2016/17 was around:	£151.0m
So our net cost was around:	£0.0m

In this draft plan we cite 2016/17 budgets to help provide context. The final 2017/18 Business Plan will include 2017/18 budgets once they are approved.

To make sure we can deliver our priorities in a world with less money available and a growing population and demand for services, we will:

Action:	Outcome:	2017/18 £'000	2018/19 £'000	2019/20 £'000	2020/21 £'000	2021/22 £'000
<b>Increasing our Income - making money by introducing or raising our charges and renting out spaces</b>						
<b>Further licensing expansion. Expand discretionary licensing. Increase number of licensable properties.</b>	All privately rented dwellings must meet property condition and management standards. If the standards are met then the landlord will be issued with a licence to let it as a privately rented home, on payment of a fee. Landlords pay for the cost of the license, which covers our costs in running the scheme. We will transfer existing staff across to undertake the additional licensing activity, and will therefore reduce the amount of responsive work they do dealing with tenant complaints, which is covered by General Fund.	175	175			
<b>Changing how we fund and provide services - providing different amounts of funding to services, making small changes to what they do, or maybe providing the same thing in a different way</b>						
<b>Recommissioning Homelessness Support Services and services for Adults and Families.</b>	We will look at new ways to support people who are at risk of homelessness or recovering from homelessness, by making efficiencies from our current contracts. This may mean people will have shorter stays in hostels and other support services.	250-500	250-500			
<b>Reduce use of temporary accommodation.</b>	We plan to use less emergency accommodation because we'll be focusing more on preventing homelessness in the first place. This will reduce our current and projected overspend.	150	150			

## Our objectives for the next five years are:

- Deliver More Homes - we'll be building 2,000 homes by 2020 – 800 of which are affordable (Key Pledge 1) (Our Homes 1A)
- Make the Best Use of Stock and Improve Standards
- Early Intervention and Prevent Homelessness

### 1: Deliver More Homes: build 2,000 homes by 2020 – 800 of which are affordable

What we are doing to achieve this over the next five years	What we are doing to achieve this over the next year	How we will know we are succeeding (where referenced, KPIs = Key Performance Indicators)
<b>Produce the strategic business case for a new local housing company.</b>	Establish the company and commence preparation for new build projects.	Net number of new and affordable homes built
<b>Review the housing delivery framework: increase the number of homes from private developers and use our land and funds effectively.</b> <b>Develop a better understanding of the housing requirements for the city and use this to guide housing development.</b> <b>Review the approach to Council land use.</b> <b>Promote Brownfield sites across the city for Housing (OH2).</b>	Review the options and develop a report with recommendations.	Achieve new homes target. Feedback from developers and partners.
<b>Create a West of England Joint Spatial Plan: All four local authorities are working together to create a clear joint plan on how to meet the housing shortfall. There is a commitment to secure funding for essential infrastructure, balancing the need for growth and development with the need to secure quality of life and a strong environmental future.</b>	Create a West of England Joint Spatial Plan and publish for consultation, submitting to Secretary of State for examination in Spring 2018.	Achieve new homes target for Bristol and West of England.

What we are doing to achieve this over the next five years	What we are doing to achieve this over the next year	How we will know we are succeeding (where referenced, KPIs = Key Performance Indicators)
<p><b>Development schemes:</b></p> <ul style="list-style-type: none"> <li>• South Bristol</li> <li>• Northern Arc</li> <li>• Central Bristol</li> <li>• Bristol Retirement Living (Extra Care Housing) programme</li> <li>• New Council homes</li> </ul>	<p>Homes built and/or planning applications approved.</p>	<p>Number of new homes built 2017 to 2020.</p>
<p><b>Support Community Land Trusts, community development trusts, local builders and self-builder's on agreed sites.</b></p>	<p>Agree programme of community build.</p>	<p>More homes built appropriate to that neighbourhood, creating more mixed and balanced communities.</p>

## 2a: Make Best Use of Stock and Improve Standards:

- Reduce the number of empty homes: council and private properties

What we are doing to achieve this over the next five years	What we are doing to achieve this over the next year	How we will know we are succeeding (where referenced, KPIs = Key Performance Indicators)
Reduce the number of empty council houses.	Target reduction for end of 2017/18.	More council homes in use. Increased rental income.
Review the effectiveness of the existing empty homes programme (including empty offices), including use of legal powers.	Report with recommendations by mid-2017.	No. of empty private homes reduced. Number of empty commercial buildings bought into use as homes.

## 2b: Make Best Use of Stock and Improve Standards

- Improve standards in the Private Rented Sector (ELT, Housing Strategy & Cabinet Member)

What we are doing to achieve this over the next five years	What we are doing to achieve this over the next year	How we will know we are succeeding (where referenced, KPIs = Key Performance Indicators)
Supporting and regulating landlords in the private rented sector.	Roll out of Rent With Confidence/Ethical Letting Charter.	Number of landlords/landlord bodies that have adopted the charter. Improve standards in the private rented sector.
Endorse and adopt the ACORN Ethical Letting Charter.	Joining of the Ethical Lettings Charter with Rent With Confidence scheme.	Improving standards in the private rented sector.
Work with ACORN to develop a tenants federation.	Establish a new cross tenure tenants federation.	Tenants have a voice (OH6). Tenants feel listened to and empowered (tenant feedback).
Review and roll out discretionary licensing schemes.	Ongoing review and roll-out, further declarations of new area(s) in autumn 2017.	Improving standards demonstrated by compliance with HMO licenses for example.

## 2c: Make Best Use of Stock and Improve Standards:

- Utilise existing stock and assets (Housing Strategy outcome)

What we are doing to achieve this over the next five years	What we are doing to achieve this over the next year	How we will know we are succeeding (where referenced, KPIs = Key Performance Indicators)
<b>Investment in existing Council Homes to improve standards.</b>	Ongoing investment programme.	Bristol City Council tenant satisfaction with planned and response repairs. Number of homes repaired and improved.
<b>Review of HomeChoice Bristol – review the allocation policy that determines which households are allocated social &amp; affordable rented housing.</b>	Conduct and consult on a review of HomeChoice Bristol.	New allocation policy and improved letting system in place.
<b>Make sure that the best use is made of adapted homes.</b>	Conduct a review and make any recommendations by end of 2017/18.	More disabled people are helped to live independently.

## 2d: Make Best Use of Stock and Improve Standards:

- Build and Support Stable and Diverse Communities (Mayoral priority)

What we are doing to achieve this over the next five years	What we are doing to achieve this over the next year	How we will know we are succeeding (where referenced, KPIs = Key Performance Indicators)
<b>Work with local communities to build homes using council sites which create more balanced communities.</b>	As the result of Neighbourhood Development Plans being produced additional land will be identified for housing use.	Number of homes built on council land in Neighbourhood Partnership area.
<b>Establish a Mayoral task force to understand and shape our response to the challenges of gentrification (OH9B)</b>	Analyse the issues causing gentrification and understand what can be done locally to manage this.	Production of a programme of interventions to build balanced communities.
<b>Work with Bristol's universities to provide more purpose-built quality student accommodation and ensure a proactive approach to the management and impact of student housing across the city (OH 9A)</b>	Complete a review.	Fewer students occupying traditional family homes/HMOs. Number of new bespoke student accommodation available.

### 3: We will take a city-wide approach to tackling Bristol's homelessness crisis

- Homelessness is reduced and prevented (Our Homes 7) (Housing strategy)

What we are doing to achieve this over the next five years	What we are doing to achieve this over the next year	How we will know we are succeeding (where referenced, KPIs = Key Performance Indicators)
<b>Recommission homelessness accommodation services for homeless families and adults (22+).</b>	Have in place new/redesigned services by autumn 2017.	Reduction in repeat homelessness Homelessness prevented Reduce the number of households in temporary accommodation.
<b>Young people's housing pathway plan.</b>	Have in place new/redesigned services by Autumn 2017. Support the development and implementation of the young people's housing and independence pathway plan.	Reduction in repeat homelessness.
<b>Redesign Councils housing advice service to focus on prevention.</b>	New service in place and fully operational	Homelessness prevention activity increased.
<b>Work with partners to reduce rough sleeping.</b>	Priority for City Office task group in 2016 to pilot new approaches to reduce rough sleeping. Resulting in best practice to be implemented and embedded in 2017/18. Increase the number of temporary and permanent beds. Develop a single service offer for every rough sleeper.	Reduced number of rough sleepers 100% of rough sleepers receive a single service offer.
<b>Support the Golden Key Programme (4 year programme end 2021).</b>	Establish a multi-disciplinary team and personal budgets for some rough sleepers.	Pilot new approaches and establish best practice to achieve systems change for those with the most complex needs.

## Further reading:

### Our plan is based on the following evidence base:

- ▶ RDS Report 2015
- ▶ Schedule of Sites from RDS Report 2015
- ▶ 2015–2020 Five Year Housing Land Supply Report
- ▶ Bristol Housing Market 2015 – A Summary
- ▶ Housing Strategy Equality Impact Assessment
- ▶ Wider Bristol HMA Strategic Housing Market Assessment Volume 1
- ▶ Joint Spatial Plan
- ▶ Wider Bristol HMA Strategic Housing Market Assessment Volume 2
- ▶ Bristol Homes Commission Final Report
- ▶ Interactive mapping tool
- ▶ Key 2011 Census Statistics about Equalities Communities in Bristol
- ▶ Extra Care Housing locations (map)
- ▶ Site Allocations