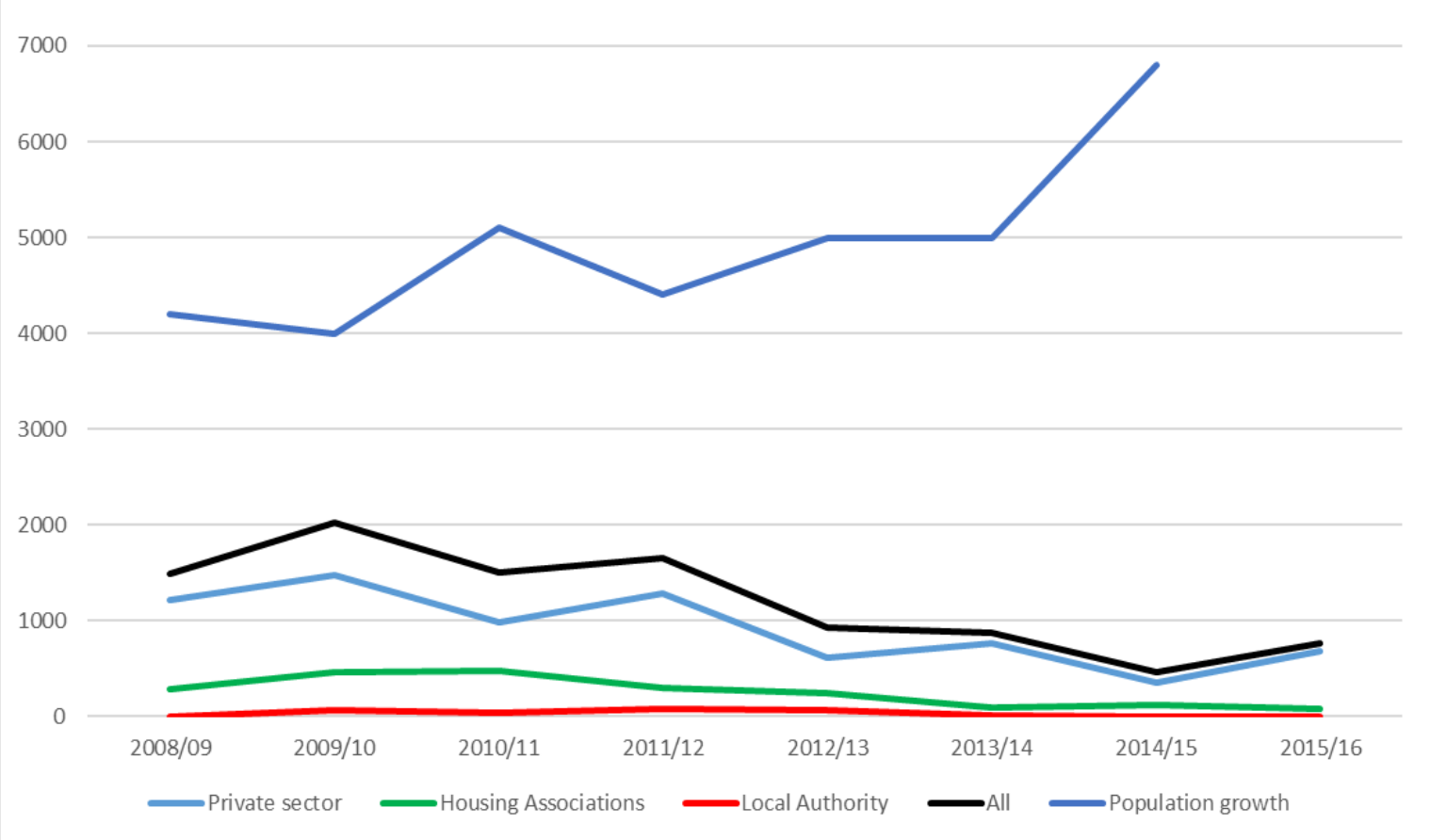
TACKLING BRISTOL'S HOUSING CRISIS

THE FIRST SIX MONTHS

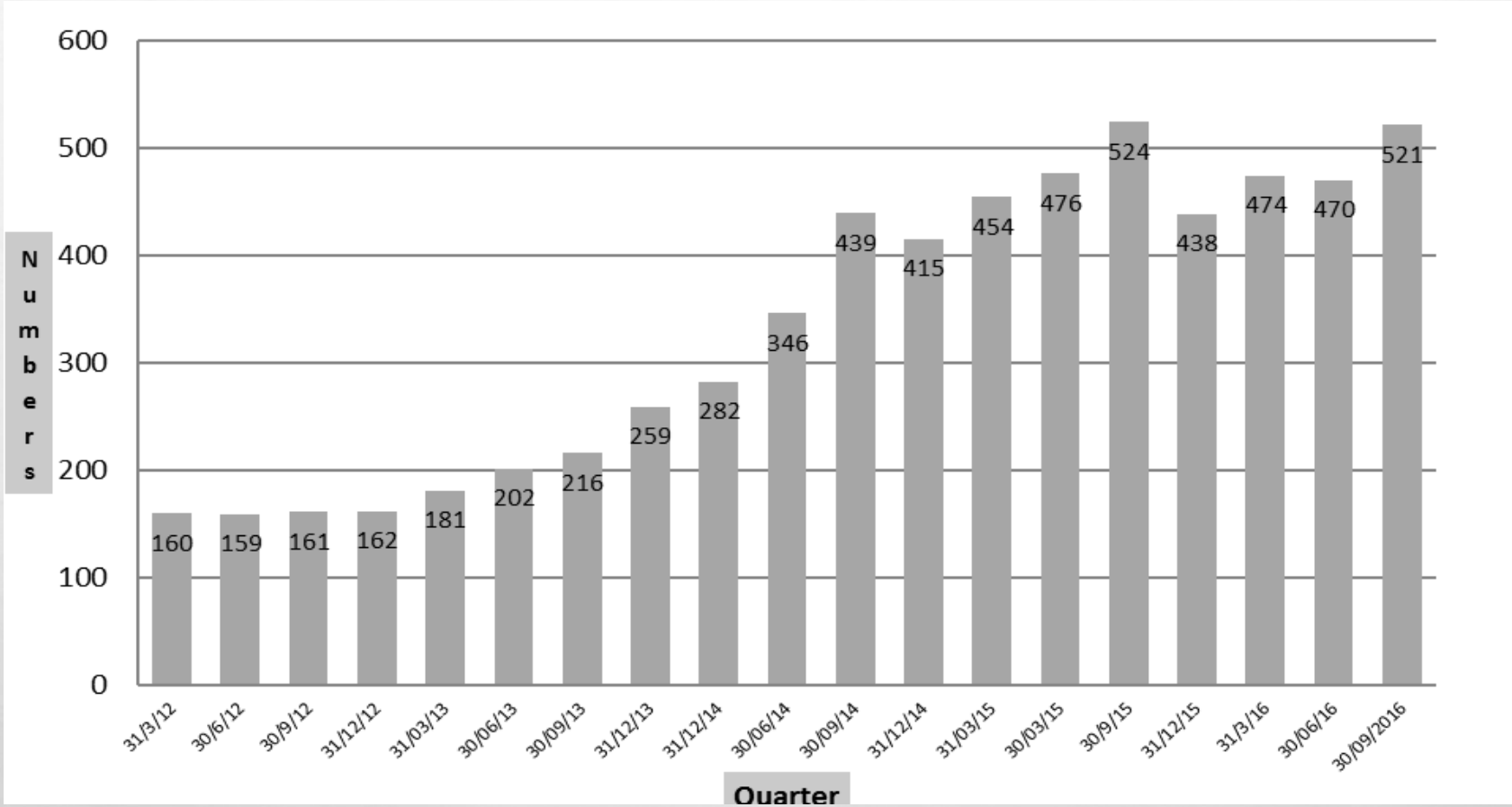
PAUL SMITH ★ HOMES AND COMMUNITIES

HOME BUILDING & POPULATION GROWTH



Source: DCLG Table 253 Housebuilding: permanent dwellings started and completed, by tenure and district. 2015-16 and ONS mid year population estimates.

FAMILIES IN TEMPORARY ACCOMMODATION



Source: Bristol City Council
Households placed in temporary accommodation quarterly trends 2012-2016

OPERATING ENVIRONMENT

- Average House Price £250k+
- Average Rent £915 pcm
- Social Housing 4 year rent cut
- Housing & Planning Act 2016
  - Pay to Stay, Higher value homes sales, Starter Homes
- Planning viability assessments
- Welfare Reform
- Local government cuts
- Joint Spatial Plan

Sources: Hometrack (house prices), National Housing Federation (average rents)

EMPTY COUNCIL HOMES

At end of 2015/6

- **550 empty homes**
- **£2M budgeted rent loss**
- **49 days void turn around**

Source: Bristol City Council

PRIORITIES FOR YEAR 1

“The beginning is the most important part of the work.” Plato

BUILDING NEW HOMES

- **Halted sale of 80 hectares of housing land**
- **Commenced dvt process Hengrove & Brislington Meadows**
- **Three sites out to housing associations**
- **One major (and several minor) sites for new council housing**
- **One site to transfer to Ambition Lawrence Weston**
- **Restructured land deal for Dunmail Development**
- **Increased housing allocation at Temple Quarter**
- **Developing programme for community led housing**
- **Pension fund interest in rented housing delivery**
- **Bristol & Bath Regional Capital CIC – Bristol Bond**

"We set ourselves a real challenge. We know it's a stretch. We know the city council cannot deliver that alone. It's going to take us working with private developers, associations, self-build, community land trusts and so forth." Marvin Rees

BUILDING NEW HOMES

Total number of homes these initiatives are set to produce (current figure)

6203 Total

1748 Affordable

Health Warning: Not all of these will be completed by 2020, some schemes may fail. Does not include 250 homes from Kier on Hengrove as set under previous administration. Does not include private sector developments (e.g. Bedminster Green, Redcliffe Quarter, Ambulance Station, Chocolate Factory et al) or the current HCA projects.

BUILDING NEW HOMES

A new Housing Delivery Company

- Developing Business Plan
- Legal options
- Scheduled for Feb 2017 Cabinet

Labour manifesto pledge: 2,000 homes per year by 2020, 800 affordable homes per year by 2020

EMPTY COUNCIL HOMES

- Halted auction programme
- Refurbish properties for temporary accommodation
- Let 6 properties to housing charities under repairing peppercorn leases
- Project group to reduce re-let time
- Review of long term voids
- Slow progress to date – voids down to 513

Target to get voids down to 250, releasing 300 council homes to rent

TEMPORARY ACCOMMODATION

- Huge pressure on homelessness service
- Temporary accommodation not reducing
- Supporting housing association bid for 40 unit scheme
- Awaiting report on new build temp accom options
- Increased prevention activity
- Major concerns about implications of benefit cap

Shelter: “This Christmas, 120,000 children will be homeless”

STANDARDS IN PRIVATE RENTED SECTOR

- **Licensing extension**
- **Rogue landlord programme**
- **Smaller HMOs**
- **Ethical lettings charter**
- **Encouragement of ethical corporate PRS**

"The toilet was continually broken. The bathroom had no working hot water tap, and the fire alarm was only partially installed with bare wires coming out. It was a category two breach of the regulations concerning personal hygiene, drainage and sanitation,"
Council prosecutor Richard Clark. .

THINKING AHEAD

- Who is social housing for?
- A Bristol Living Rent?
- Balancing the Housing Revenue Account
- Tenant involvement and empowerment
- Housing and health/Housing and sustainability
- Increasing density and urbanisation

“If you fail to plan, you are planning to fail!” Benjamin Franklin

NOW FOR SCRUTINY

“Government works best under the glare of public scrutiny. Absent such scrutiny, abuses occur.” Stephen Hawking