Neighbourhood Planning Network

Delivering Homes – Evidence & Policy

Thursday 31st July 2014

Housing Evidence

What does the NPPF say?

Local planning authorities should:

- 'use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area…'
- 'plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community…'
- 'identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand…'
- 'where they have identified that affordable housing is needed, set policies for meeting this need on site…'

What does the NPPF say?

Local planning authorities should:

- 'prepare a Strategic Housing Market Assessment (SHMA) to assess their full housing needs…'
- 'The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period…'

- A SHMA was prepared for the WoE in 2009 which identified the housing need requirements of the area up to 2021
- An update to the assessment is currently under way

Key sources of evidence?

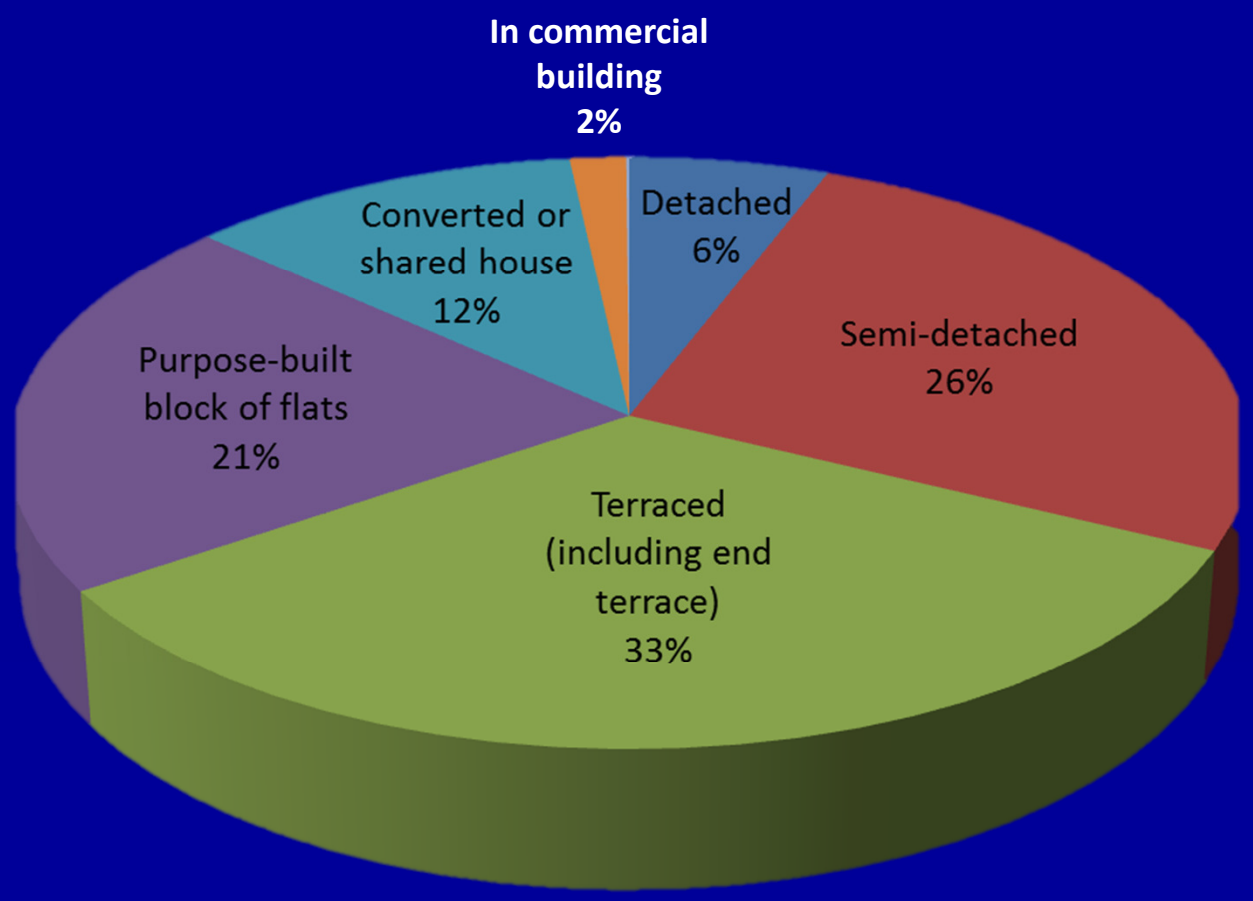
- 2011 Census
- WoE Strategic Housing Market Assessment (SHMA)
- Bristol Residential Development Survey (BCC)
- ONS/CLG statistical releases?
- Local housing needs surveys

Full statistical profiles on each Neighbourhood Partnership area can be found at:

http://www.bristol.gov.uk/page/council-and-democracy/neighbourhood-partnership-statistical-profiles

What is the profile of housing in the city?

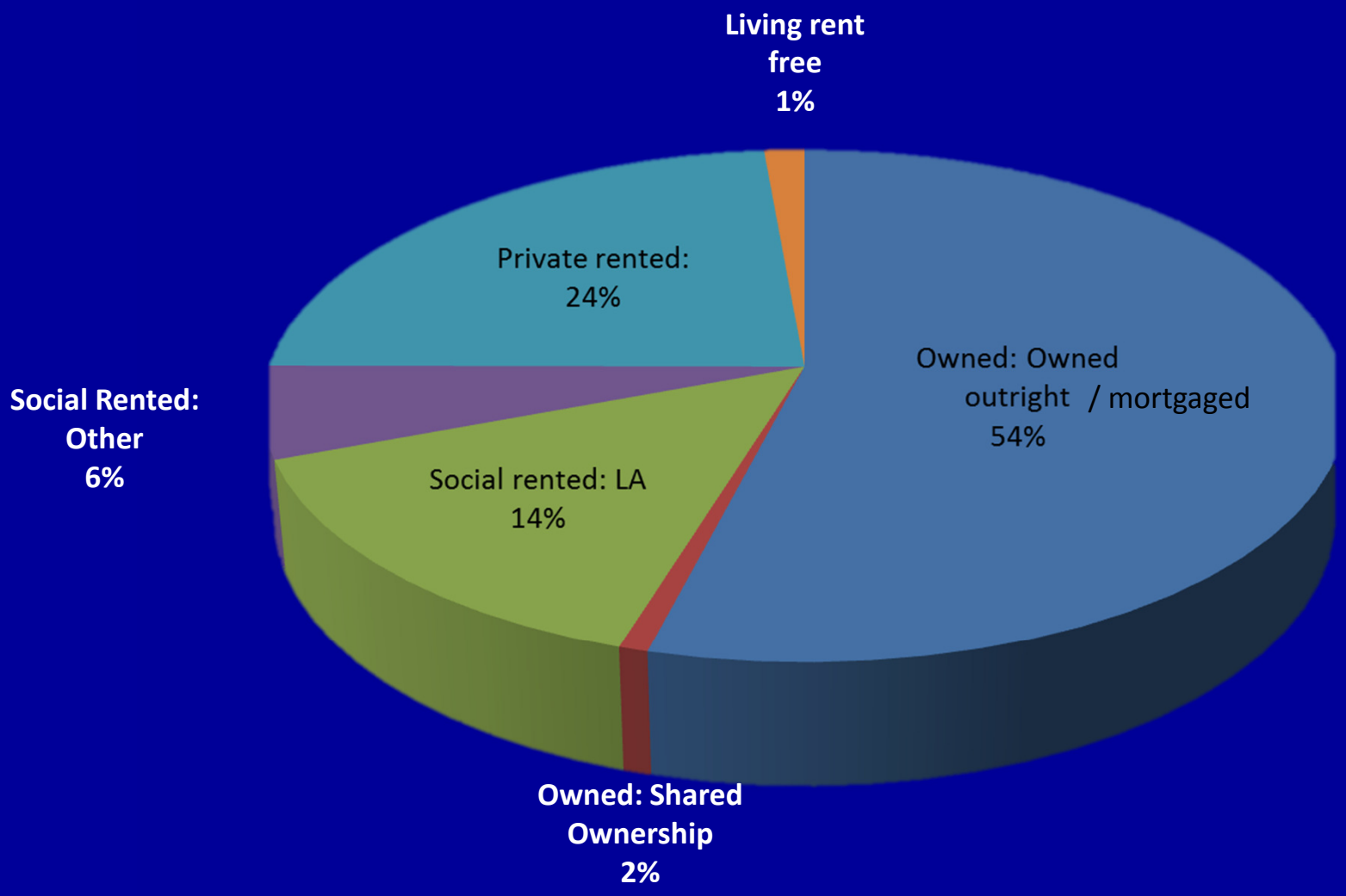
Census 2011: Citywide Housing Type



Source: Office for National Statistics © Crown Copyright 2013.

What is the profile of housing in the city?

Census 2011: Citywide Tenure

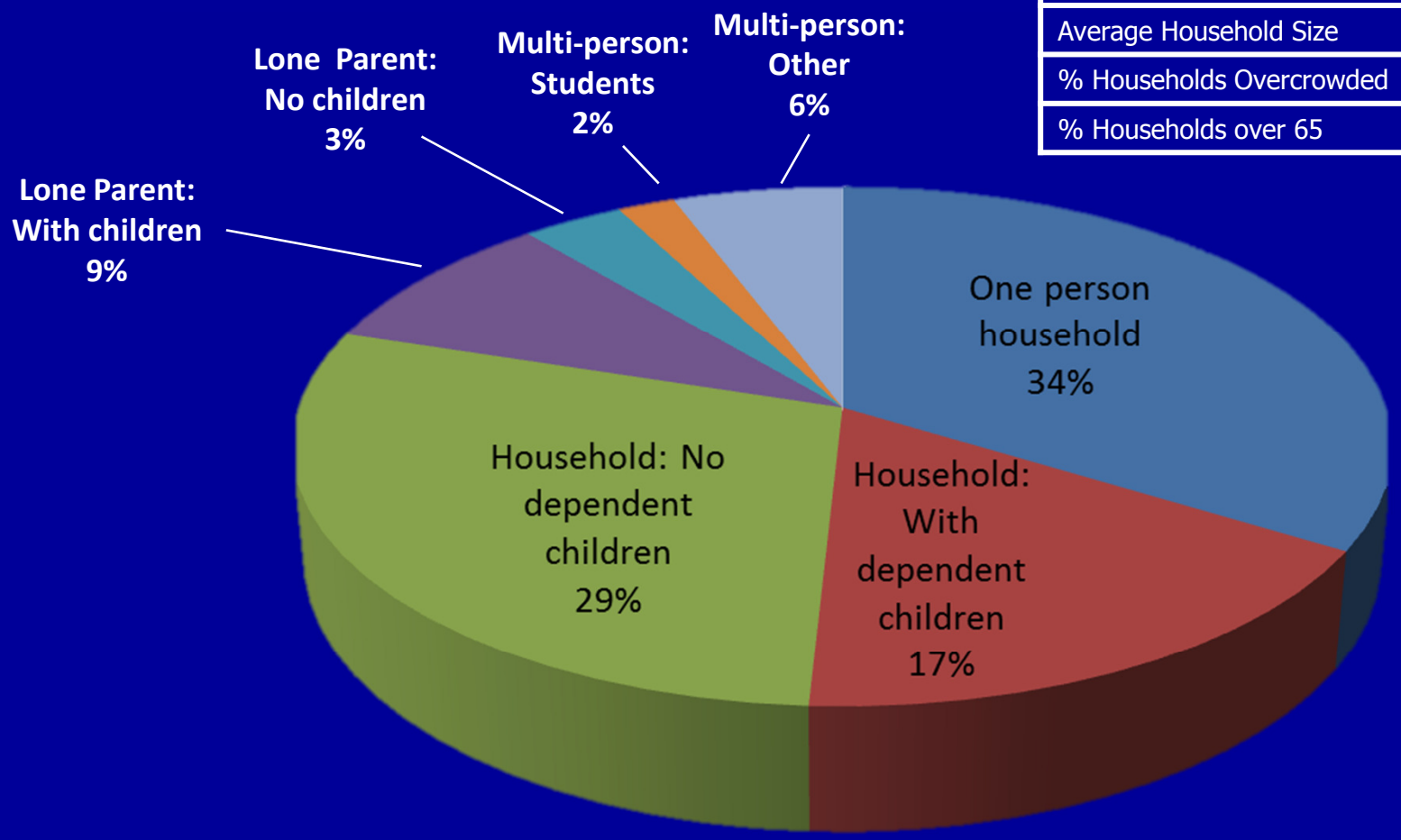


Source: Office for National Statistics © Crown Copyright 2013.

What is the profile of housing in the city?

Census 2011: Citywide Household Composition

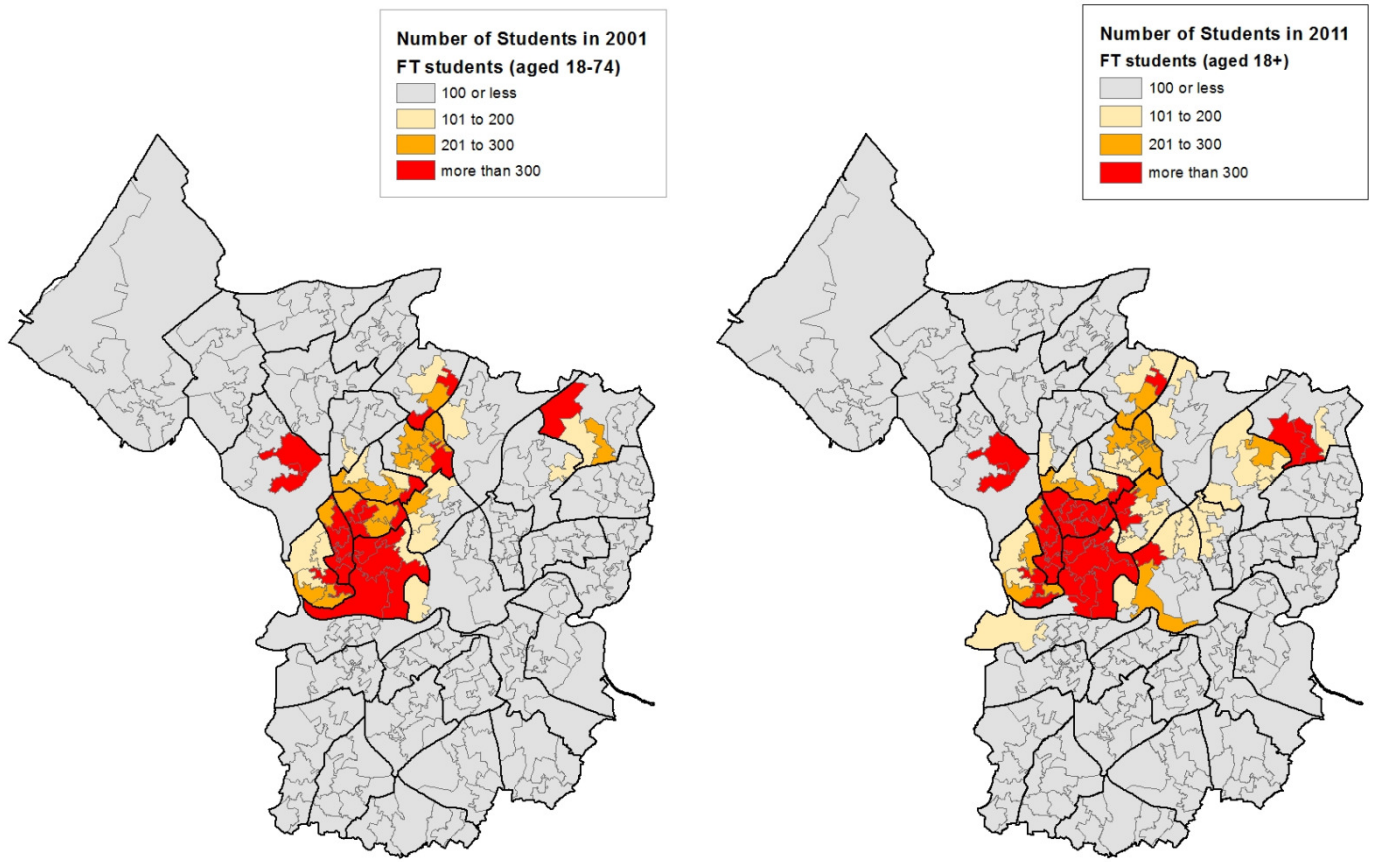
No. of Households (occupied)	182,747 ↑
Vacant Properties	7,138 ↑
Average Household Size	2.3 =
% Households Overcrowded	13.1%
% Households over 65	17% ↓



Source: Office for National Statistics © Crown Copyright 2013.

What is the profile of housing in the city?

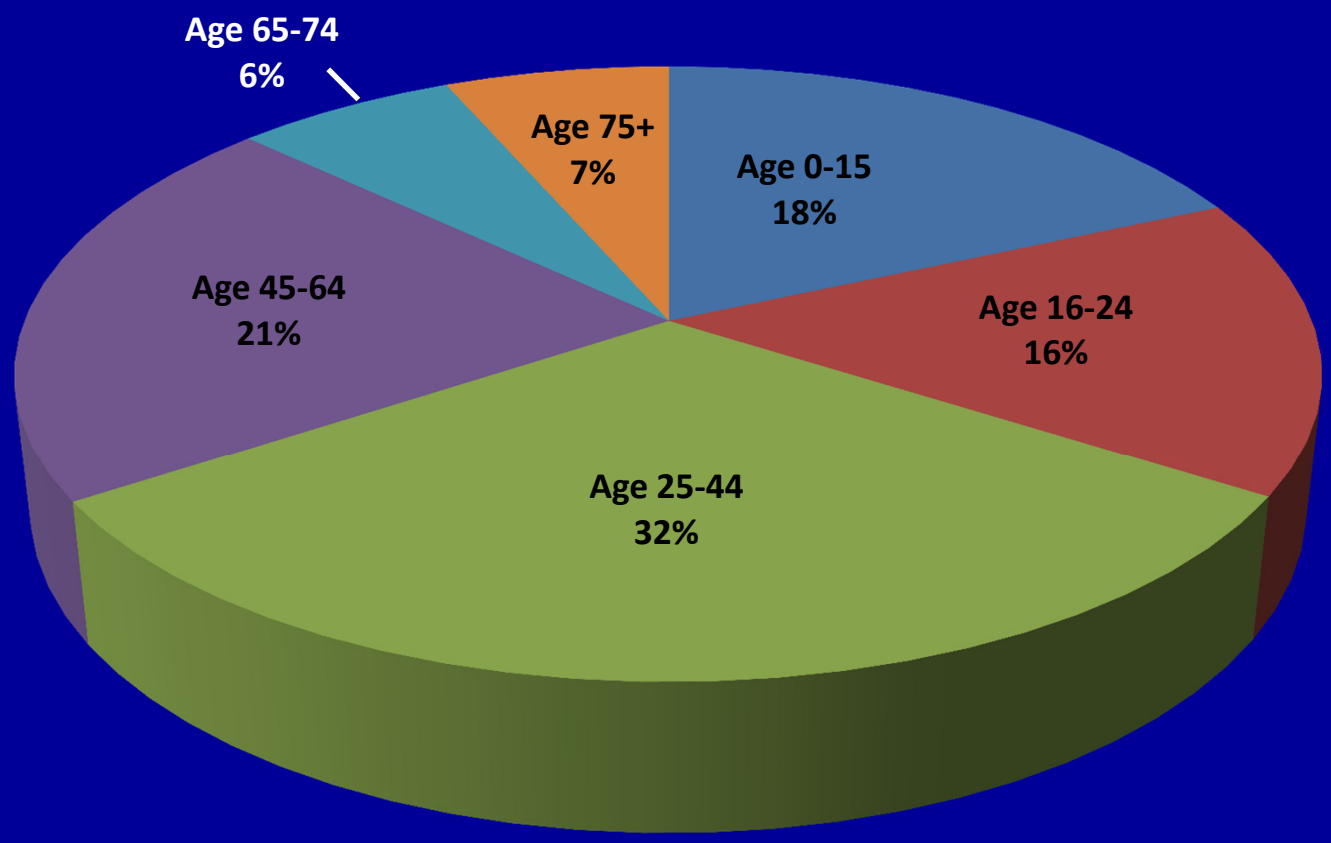
Census 2011: Student distribution



Produced by Strategic City Planning, Bristol City Council
Source: Office for National Statistics © Crown Copyright 2014.
ONS Crown Copyright Reserved [from Nomis on 4 February 2013]
©Crown Copyright and database rights 2014.Ordnance Survey 100023406.

What is the profile of age in the city?

Census 2011: Age profile



Source: Office for National Statistics © Crown Copyright 2013.

What are Bristol's housing requirements?

SHMA: Average annual total housing need requirements 2009-2021

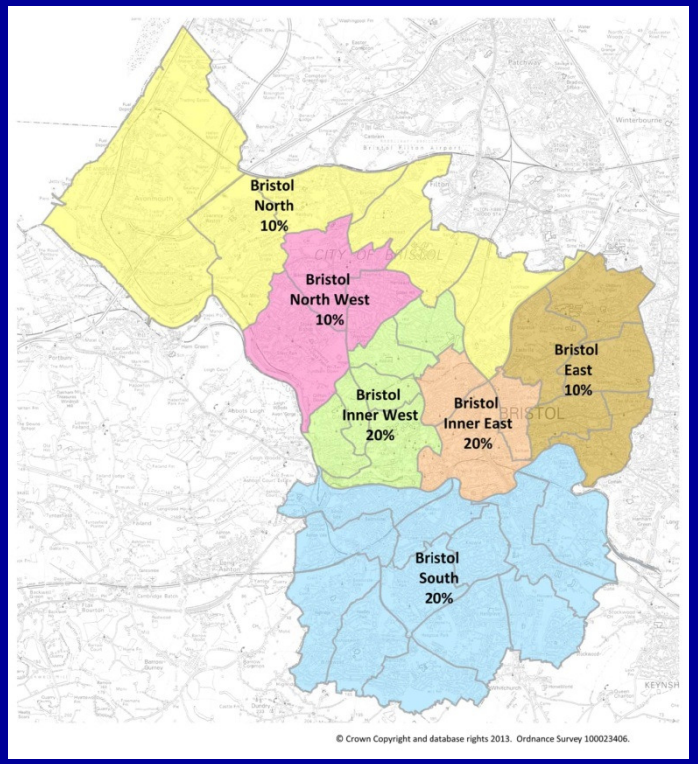
Average 2009 - 2021	**Bristol**	**WoE**
Total annual net need – social rented	1176	4014
Total annual net need – intermediate	351	879
Total annual net need	**1526**	4893
% split social rented/intermediate	77/23	82/18

- Requirement for 1526 affordable homes every year until 2021
- All housing supply in the city up to 2021 would need to be affordable
- The majority of people in need can only afford social rent

What are Bristol's housing requirements?

SHMA: Social rented need – split between family/non family

Zone	Net need % family (2-4 bed)	Net need % non-family (1-2 bed)
Bristol North	81%	9%
Bristol North West	54%	46%
Bristol Inner West	27%	73%
Bristol Inner East	100%	0%
Bristol East	53%	47%
Bristol South	100%	0%



- Significant need for family-sized afford. h'sing across the city
- Demand for larger market homes across the city

Bristol’s Housing Policy Approach

Affordable Housing provision in the city

What is Affordable Housing?

Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market as determined by local house prices and local incomes.

Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Affordable Housing provision in the city

Affordable Housing Products

- **Council homes** are rented homes available to people on HomeChoice Bristol register (HCB)
- **Social rented** homes provided at about 50-70% of open market rents by housing associations –also through HCB
- **Affordable Rent/Intermediate Rent** are provided at about 80% of open market rents by housing associations and are also available through HCB
- **Affordable Home Ownership** and **Shared Ownership** provide opportunities for occupier to acquire 40-50% equity with rent charged at 1-2.75% on balance

Affordable Housing provision in the city

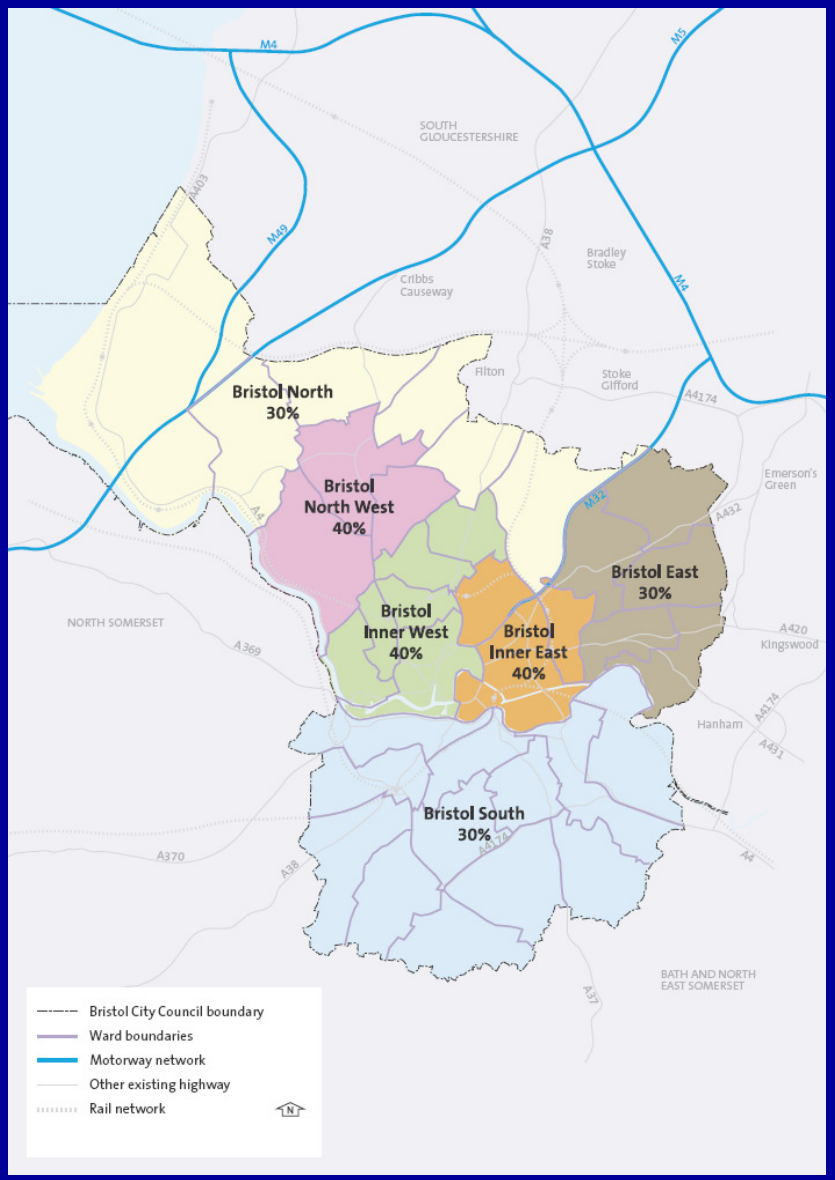
Core Strategy

Policy **BCS17**: Affordable Housing Provision

- Seeks contributions from schemes of 15+ units of 30% or 40% depending on location
- Seeks split of 77% social rent 23% intermediate based on SHMA findings
- All affordable housing is to be delivered on site
- Where scheme viability may be affected developers will be expected to provide development appraisals to demonstrate an alternative level of provision

Affordable Housing provision in the city

Policy BCS17
Spatial requirement



Affordable Housing provision in the city

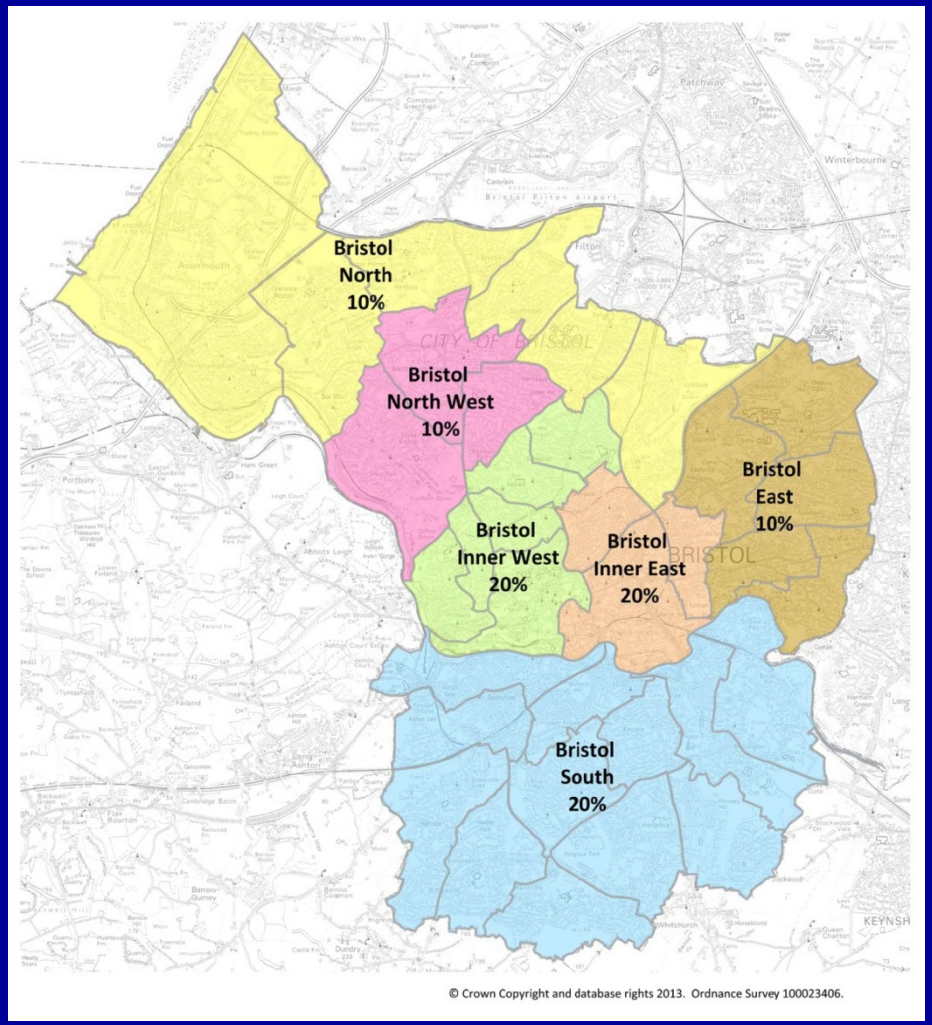
Site Allocations and Development Management Plan

Policy **DM3**: Affordable Housing Provision – Smaller Sites

- Seeks contributions from schemes of 10 to 14 units of 10% or 20% depending on location
- Affordable housing is to be delivered on site where practical, otherwise a financial contribution sought
- Where scheme viability may be affected developers will be expected to provide development appraisals to demonstrate an alternative level of provision

Affordable Housing provision in the city

Policy DM3
Spatial requirement



Housing mix

Why seek a range of housing types?

- To meet the different housing needs and aspirations of the local community i.e. differing household types and sizes, differing income levels, lifestyle changes over time.
- To ensure residents can remain within their communities should their circumstances change.
- To promote more mixed, balanced and inclusive communities.
- To reduce concentrations of particular forms of dwelliing.

Housing mix

Core Strategy

Policy **BCS18**: Housing Type

- New residential development should provide a mix of housing and/or contribute to the mix of housing in the area
- To achieve an appropriate mix, development should:
  - Provide affordable and market housing to meet need and demand
  - Contribute to the diversity of housing in an area redressing any housing imbalance
  - Respond to the requirements of a changing population
- New residential development should meet appropriate space standards

Housing mix

Bristol Central Area Plan

Policy **BCAP3**: Family sized homes

- Residential development in the city centre should contain a proportion of family sized homes
- A substantial proportion of family-sized homes will be sought in:
  - St. Pauls and Stokes Croft
  - Old Market and the Dings
  - Areas of Easton and Lawrence Hill within the plan boundary
- Harmful concentrations of flats, sub-division, student accommodation, HMOs and hostels will not be permitted

Shared and Specialist Housing

Why seek to control particular forms of housing?

- To protect the existing amenities of surrounding residents.
- To preserve the choice of homes in the surrounding area.
- To ensure the accommodation meets appropriate standards.

Shared and Specialist Housing

Site Allocations and Development Management Plan

Policy **DM2**: Residential Sub-divisions, Shared and Specialist Housing

- Prevents the conversion of houses to flats and the creation of shared houses where this would harm the character of an area or contribute to a harmful concentration of such uses
- Promotes the city centre as a location for student housing
- Encourages the development of a range of older persons' housing and sets specific standards

Shared and Specialist Housing

Bristol Central Area Plan

Policy **BCAP4**: Specialist student housing in Bristol City Centre

- Schemes that contribute to the diversity of uses in the area will be acceptable in principle
- Harmful concentrations will not be permitted
- Concentrations should be avoided in areas with a strong residential context, in particular:
  - St. Pauls
  - Parts of Harbourside

Housing Standards

Sample Local Plan Standards

- Space Standards: Residential development to meet appropriate space standards (BCS18)
- Renewable Energy Generation: Residential development to incorporate renewable energy generation to reduce CO2 emissions by 20% (BCS14)
- Wheelchair Accessible Housing: Larger residential development to meet wheelchair accessibility standards for 2% of units. All older persons housing to provide 20% (DM4/DM2)
- Lifetime Homes: Residential development for older persons to meet Lifetime Homes standards (DM2)
- Local Food Growing Space: Larger residential development to provide allotment space (DM15)

Housing Standards

Government Proposals

- Initial proposals to rationalise LA standards relating to the design and construction of new homes set out in the *Housing Standards Review Consultation* in August 2013.
- Ministerial statement @ 13 March 2014
  - Replace all LA standards with a national requirement centred on Building Regulations
  - Many of the requirements of the CSH consolidated into Building Regulations and the Code wound down
  - Draft regulations and technical standards published this Summer
  - Statutory regulations and Building Regulations documents to come into force at the turn of the year