

‘How can we best work together to maximise the ‘right’ housing delivery in Bristol?’

16 May 2024

**Simone Wilding
Chief Planner**

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Overview



- Why this matters
- What is 'right'?
- BCC plans to get it 'right'
- What we need from applicants
- Even better if...?

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Under supply of housing = human tragedies



Bristol pod homes built to support homeless people - BBC News

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Bristol's homeless figures

Households assessed for homeless support

- In 2021 to 2022: **3,119** were assessed, and **2,741** were owed a duty by the council
- In 2022 to 2023: **3,207** were assessed, and **2,969** were owed a duty by the council

Households in temporary/interim accommodation

- 2021: **1,124** households
- 2022: **1,153** households
- 2023: **1,252** households

Homeless: UK's first shelter for young people to open in Bristol - BBC News



What is 'right' housing delivery?



- Sustainable, inclusive, mixed, addressing all needs
- Realistically deliverable
- Great place making
- Plan-led & locally engaged
- Timely

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New Local Plan - Update



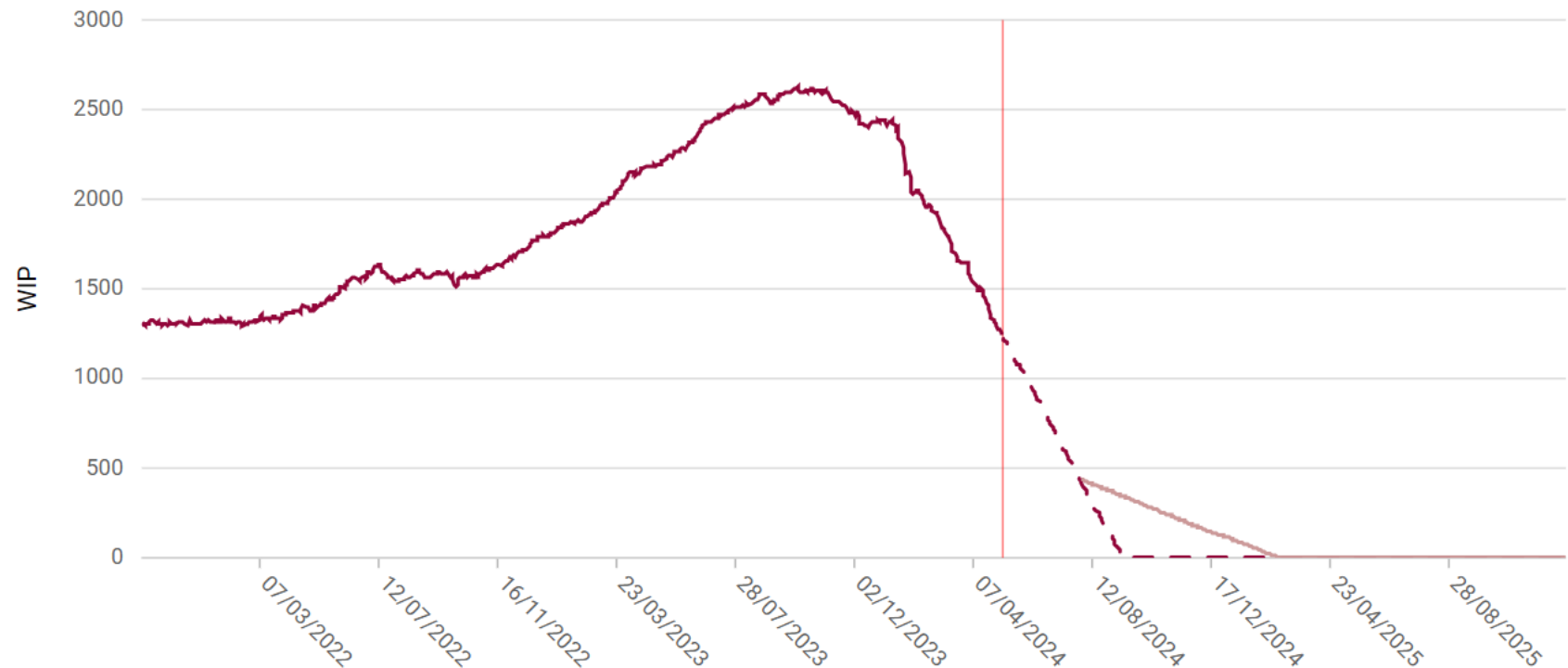
- Submitted to PINS on 25/04/24
- Stay up to date at:
<http://www.bristol.gov.uk/localplanreview>
- PINS set examination programme
- Targeting adoption in spring '25
- Supplemented by growing list of masterplans, design guides and codes

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Total Work in Hand progress to date & forecast

(as of 07/05/24)



Use Mondrem software to track productivity and work in hand: Target c500-600 for clean flow

Currently replacing agency resource gradually with sustainable salaried resource

We monitor this graph weekly to ensure progress remains on track

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Outlook beyond late summer '24



- All applications allocated on validation and swiftly progressing to determination
- Gradual digital improvements
- Tighter expectations and approach to negotiations: without pre-app unlikely to give extensions of time
- Continued importance of full cost recovery

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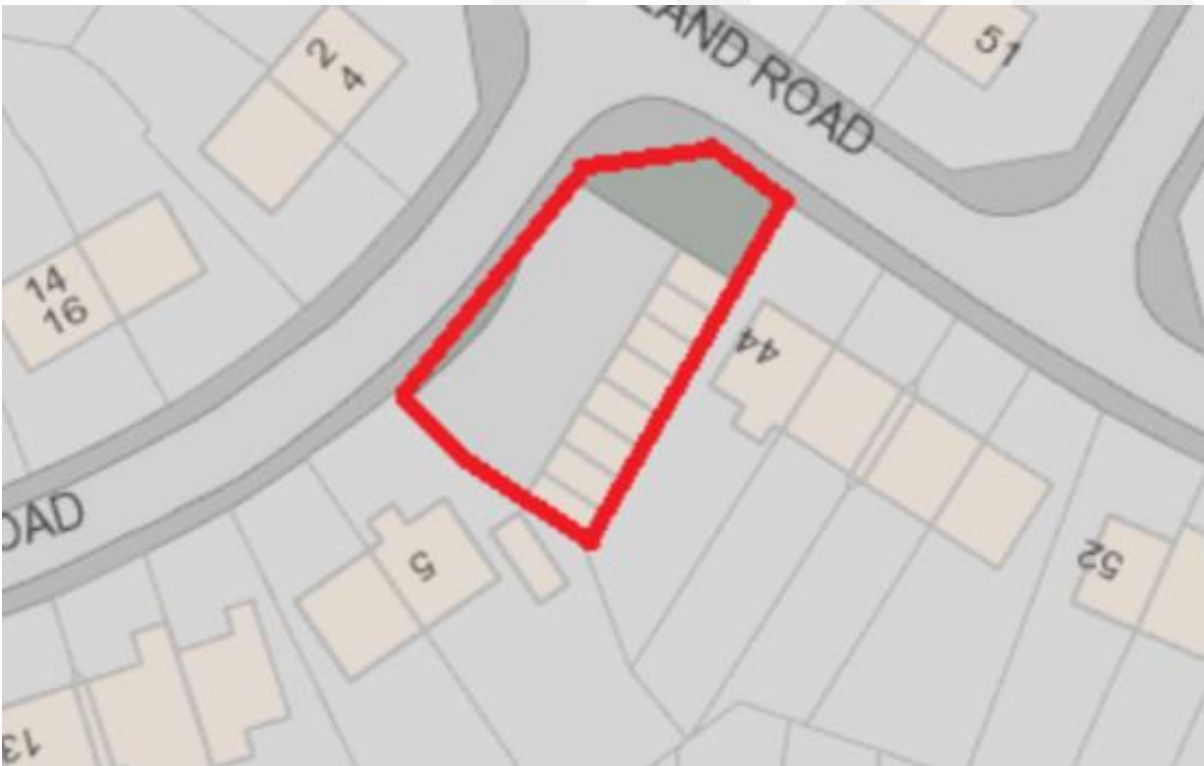


How you can help us (and your applications)



- Use pre-app to sort potential issues
- Give us notice & commit to PPAs
- '**Right**' applications on submission
- 13 character/digit references
- Provide measurement/calculations on certificate & minor apps
- Clear list of changes sought & highlighted on plans

Early collaboration for strategic choices?



- Land assembly
- Mix of types
- Height vs open/green space
- Modular or 'tailored'

Even better if?



- Design & implementation competitions
- Innovation through procurement
- ‘Good news’ telling that effectively overcomes Nimby claims

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Thank You



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