
Bath and North East Somerset Housing Plan 2025-2030

Presentation to Climate Emergency & Sustainability
PDS Panel

16th January 2025

Bath & North East
Somerset Council

Improving People's Lives



Background: The Council's Ambitions for Housing

Many of the Council's high-level ambitions rely on achieving effective housing-related outcomes, including...

- The right homes in the right places (Corporate Strategy)
- Support for vulnerable adults and children (Corporate Strategy)
- Delivering for children & adults (Corporate Strategy)
- Healthy Lives & Places (Corporate Strategy)
- Creating Health Promoting Homes (Health & Wellbeing Strategy)
- Improve private rented accommodation (Health & Wellbeing Strategy)
- Improve take up of low carbon affordable warmth support for private housing (Health & Wellbeing Strategy)
- Develop a housing offer that is accessible & affordable to all (Economic Strategy)
- Work with partners to unlock affordable housing (Economic Strategy)
- Deliver high quality and sustainable housing (Economic Strategy)



Key Focus Areas: 5 Pillar Approach

Focus areas of the plan are shown using 5 pillars:

1. Releasing land for housing
2. B&NES Homes & affordable housing
3. Affordability across the housing market
4. Housing support
5. Housing suitability

Each pillar has a clearly defined objective, below which sits a series of actions necessary to meet that objective.

Ensuring Residents have access to affordable & high-quality Homes

Release land for Housing	B&NES Homes & Affordable Housing	Affordability Across the Housing Market	Housing Support	Housing Suitability
<p>Objective: Release land to deliver homes sustainably, at pace, to respond to need</p> <p>Action:</p> <ol style="list-style-type: none">1. Intervene to address market failures in the type, mix and availability of housing2. Ensure a pipeline of available land for homes prioritising council assets appropriate for housing delivery3. Deliver strategically providing high quality and sustainable housing fit for future generations	<p>Objective: Working to unlock and deliver affordable housing</p> <p>Action:</p> <ol style="list-style-type: none">1. Scale up B&NES Homes ensuring programme meets the needs of local residents2. Work with RPs, Aequus, and other partners to maximise the delivery of affordable homes3. Ensure the new Local Plan policy framework supports delivery & economic need4. Provide and enable specialist supported housing products to address needs in Adult and Children's Services	<p>Objective: Develop a housing offer that is accessible and attractive to all</p> <p>Action:</p> <ol style="list-style-type: none">1. Work with anchor organisations to release housing land to support the economy2. Diversify tenure & type of housing to support economically active households3. Locate housing in areas of economic demand reducing in-out commuting pressure4. Continue to bring empty properties back into use to expand housing offer5. Using influence with Government to shape national policy	<p>Objective: Reduce homelessness & ensure supported housing meets local needs</p> <p>Action:</p> <ol style="list-style-type: none">1. Refresh and enhance Homelessness & Rough Sleeping Strategy2. Reduce use of expensive and inappropriate temporary accommodation3. Ensure appropriate accommodation for those with long-term care needs4. Ensure housing and support contracts are strategic and relevant	<p>Objective: Ensure residents have access to housing that is safe, warm & accessible</p> <p>Action:</p> <ol style="list-style-type: none">1. Tackle fuel poverty for the most vulnerable households2. Promote affordable warmth and healthy housing across B&NES3. Maintain & develop an effective enforcement role4. Develop comprehensive home adaptations and equipment service which responds to community needs

Release land for Housing

Objective: Release land to deliver homes sustainably, at pace, to respond to need

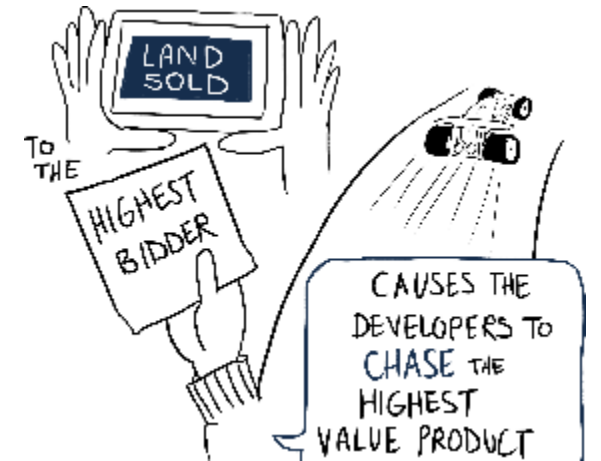
Action:

1. Intervene to address market failures in the type, mix and availability of housing
2. Ensure a pipeline of available land for homes prioritising council assets appropriate for housing delivery
3. Deliver strategically providing high quality and sustainable housing fit for future generations

Pillar 1: Releasing Land for Housing

Land supply is a key constraint in B&NES, so we need to focus on:

- Identifying & securing sites (land or existing assets) to develop new homes
- Completing the strategic asset review – what do we already own, what could we utilise for housing
- Leveraging existing relationships with partners/anchor organisations to release land
- Understanding financial requirements and risks involved
- Considering off the shelf acquisitions to increase our housing stock



B&NES Homes & Affordable Housing

Objective: Working to unlock and deliver affordable housing

Action:

1. Scale up B&NES Homes ensuring programme meets the needs of local residents
2. Work with RPs, Aequus, and other partners to maximise the delivery of affordable homes
3. Ensure the new Local Plan policy framework supports delivery & economic need
4. Provide and enable specialist supported housing products to address needs in Adult and Children's Services

Pillar 2: B&NES Homes & Affordable Housing

B&NES Homes has a growing portfolio of supported, general needs and shared ownership homes, however continuing at our current pace won't deliver the required increase in affordable housing that we want.

- We need to scale up capacity and capability to increase delivery scale and pace on our own land
- Develop partnerships that can bring efficiencies of scale and skills to support delivery
- We need to continue to enable affordable housing via developers
- The Local Plan needs to secure land for housing that responds to economic needs



Sladesbrook development, part of B&NES Homes' portfolio

Affordability Across the Housing Market

Objective: Develop a housing offer that is accessible and attractive to all

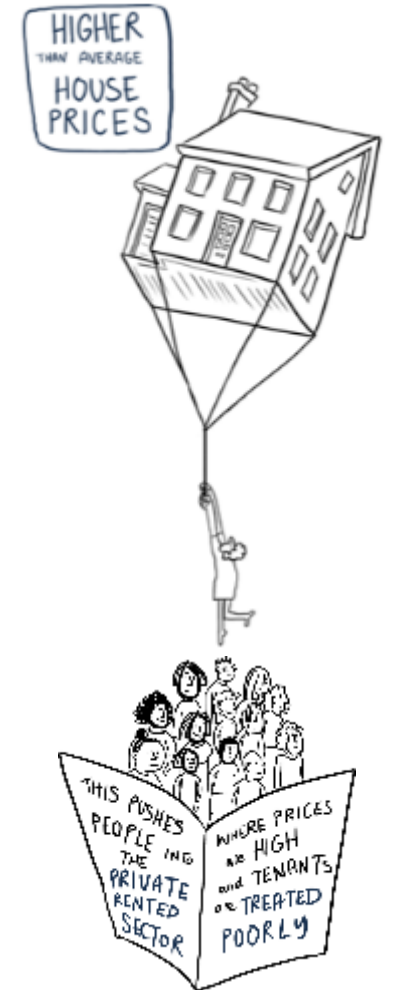
Action:

1. Work with anchor organisations to release housing land to support the economy
2. Diversify tenure and type of housing to support economically active households
3. Locate housing in areas of economic demand reducing in-out commuting pressure
4. Continue to bring empty properties back into use to expand housing offer
5. Using influence with Government to shape national policy

Pillar 3: Affordability Across the Housing Market

Focus in this area is not about Affordable Housing as such but instead is about delivering homes that are affordable and meet our economic needs. We will:

- Work with Aequus, Future Ambitions Board, WECA and other partners to facilitate the development of housing schemes that are affordable.
- Leverage the local plan to facilitate the release of suitable land, ensuring that our enabling activities are fully resourced.
- Take firm action on empty properties including the use of CPOs, and where feasible, utilise as affordable housing.
- Work with the Future Ambition Board, WECA and other partners to lobby Government to support and facilitate the delivery of lower-cost housing.



Housing Support

Objective: Reduce homelessness & ensure supported housing meets local needs

Action:

1. Refresh and enhance Homelessness & Rough Sleeping Strategy
2. Reduce use of expensive and inappropriate temporary accommodation
3. Ensure appropriate accommodation for those with long-term care needs
4. Ensure housing and support contracts are strategic and relevant

Pillar 4: Housing Support

Reducing homelessness and ensuring supported housing meets local needs will be our focus, so we will:

- Reduce use of inappropriate and expensive temporary accommodation by developing our in-house capacity with schemes like Theobald House
- Work closely with Adult & Children's Services to develop homes that meet specific need and reduce the use of expensive and inappropriate out of area placements, for example Englishcombe Lane
- Work with the Homelessness Partnership to refresh the Homelessness & Rough Sleeping Strategy
- Continue to embed former HCRG Housing Support contracts into Housing Services ensuring effective contract management arrangements.



Theobald House, designed to Passivhaus standard.



Englishcombe Lane, 16 units of specialist LD accommodation.

Housing Suitability

Objective: Ensure residents have access to housing that is safe, warm & accessible

Action:

1. Tackle fuel poverty for the most vulnerable households
2. Promote affordable warmth and healthy housing across B&NES
3. Maintain & develop an effective enforcement role
4. Develop comprehensive home adaptations and equipment service which responds to community needs

Pillar 5: Housing Suitability

We can help to improve people's lives by working to ensure residents have homes that are safe, warm, and accessible. The Plan sets out how we will:

- Keep Enforcement Policy under review, ensuring it balances the needs of tenants, landlords and the requirement to promptly resolve poor housing conditions.
- Work with partners to develop the council's Energy Efficiency Retrofit Strategy, including targeted assistance for those in greatest need.
- Continue to promote the Damp & Mould Charter which has established four principles that landlords will use to inform their approach to damp and mould in their housing stock.
- Ensure our Home Adaptations & Equipment service supports residents to return to or remain in their own homes





What does the Housing Plan do?

- Clearly articulates ambitions and high-level objectives for housing in B&NES, focusing the council's resources and effort on these priorities.
- Sets out the strategic context and direction to inform and shape the council's statutory housing duties.
- Assists the council's partners and residents to have a better understanding of the housing challenges and priorities in the area.
- Support bids for additional funding through funding bodies such as the Ministry of Housing, Communities and Local Government; Homes England, West of England Combined Authority and Dept of Health & Social Care and Better Care Fund etc.
- Demonstrate the council's direction of travel to developers and registered providers (housing associations), potentially increasing options for working in partnership on schemes which can deliver council owned affordable homes and social housing.