



Interim Community Led Housing Enabling Offer

Introduction:

The Housing Strategy and Enabling Team comprises housing specialists with broad experience and skills. Our primary objective is to support the delivery of affordable homes, which will help meet the identified housing needs and the targets outlined in the council's planning policies and housing delivery plans. We aim to meet the council's ambitious affordable housing targets through partnerships with our HomesWest Registered Provider partners and other affordable housing delivery partners, including Community-Led Housing (CLH) groups.

In recent years, Bristol has experienced rising rates of homelessness, and applications have been made to the HomeChoice Bristol waiting list for rented affordable housing. As of September 2024, 1,621 households were living in Temporary Accommodation, and there were approximately 21,886 households on the HomeChoice waiting list. Due to the high demand for social housing on HomeChoice waiting lists, the team's top priority is enabling the delivery of Social Rent homes through our partnerships. It is crucial for us to secure as many Social Rent homes as possible to be allocated in accordance with the council's [HomeChoice policies](#).

CLH groups can play a key role in helping us meet our affordable housing delivery aims and objectives, which are set out in the [Homes for Bristol: Interim Housing Delivery Plan 2025-27](#) and the [Corporate Strategy 2025-2030](#). Bristol's [draft Local Plan](#) also sets out a requirement for 12,000 affordable homes to be delivered by 2040. However, we understand the challenges of delivering affordable housing for all our partners and the specific challenges facing CLH groups. We have, therefore, prepared the 'Interim CLH Enabling Offer' below to outline the support available to our CLH partners, particularly those selected as preferred bidders for sites allocated through the [Community Led Housing Land Disposal Policy 2020](#).

Like the [Homes for Bristol: Interim Housing Delivery Plan 2025-27](#), the Interim CLH Enabling Offer recognises the significant policy changes happening at the national and local levels. Nationally, the government has set an ambition to deliver 1.5 million homes by the next parliament and is reviewing government policy, strategy, and funding mechanisms to achieve this. Locally, we are currently awaiting a decision from the

Planning Inspectorate on our Local Plan. We have also started the process of reviewing of longer-term vision for how we work with the CLH sector in Bristol.

Policy’H5: ‘Self-build and community-led housing’, in the [draft Local Plan](#), outlines proposals for how the council intends to support the delivery of self-build or custom housebuilding and community-led housing. At this stage, we are awaiting the adoption of these proposals. The decisions made by the Planning Inspectorate will influence the council’s long-term vision for Community-Led Housing (CLH) and the offerings from the Housing Strategy and Enabling team.

Our Commitment during this Interim Period:

We are committed to facilitating the delivery of affordable CLH that meets the council’s planning and housing-related policies, as well as addressing the diverse needs of our communities. During the interim period, we will:

- Continue to work with the CLH sector, and act as the link between CLH groups, affordable housing providers, and key council departments, including Development Management, Transport Development Management, Highways, Corporate Landlord Service and HomeChoice.
- Review the milestones set out in the [Community Led Housing Land Disposal Policy 2020](#) and seek approval for extensions to these milestones for existing preferred bidders.
- Review the current processes, policies, and guidelines that support the delivery of affordable CLH in Bristol.
- Make recommendations to the council’s senior leaders and politicians for future ways of working, and we will engage with the CLH sector to shape these. Our aim is to make sure that these efforts are strategically aligned with our broader housing delivery goals and to clarify the role that CLH groups can play in addressing the city’s need for affordable housing.

Interim Community-Led Housing Enabling Offer:

During this Interim period, the Housing Strategy and Enabling team’s offer to the CLH sector is:

1. Partnership Working:

- Provide an Enabling lead as a point of contact for your CLH Group. The level of engagement, i.e. meetings, will vary depending on the stage your group is at in terms of delivery.

- Facilitate access to HomesWest Registered Providers and invite CLH representatives to HomesWest Partnership meetings to promote their projects.
- Support conversations with any other potential development partners and stakeholders, including council departments such as HomeChoice, Planning or the Corporate Landlord Service.
- Take steps to improve links between the Housing Strategy and Enabling team and specialist CLH support organisations.

2. Land Disposal Support (for CLH groups selected as preferred bidders through the council CLH land disposal policy 2020):

- Facilitate meetings with the council's Corporate Landlord Service and support negotiations for pragmatic land disposal solutions in line with the council's Community-led housing land disposal policy 2020.
- Review the land disposal policy and existing pipeline of CLH Land Disposals, including milestones and disposal options, and recommend options to secure the delivery of the existing pipeline and a longer-term approach to council land disposals to CLH groups.

3. Planning:

- Act as a link between the CLH organisations and the planning team, and support conversations with planning. All Affordable Housing providers are entitled to one free 1-hour inception meeting with planners. Following this, meeting with planners will generally only happen if a pre-application or planning application has been submitted.
- Guidance on local planning policies and requirements specific to affordable housing.
- Signpost to advice on the [planning application process](#) once a CLH group is ready to submit a pre-application or a subsequent planning application for affordable housing.
- Offer support in preparing an affordable housing statement for a planning submission.
- Appraise and respond to planning consultation requests from development management.
- Monitor planning applications, and when necessary, liaise with planners and legal colleagues to secure affordable housing

contributions via a s106 legal agreement in line with our AHPN 2022.

4. Monitoring and Evaluation:

- Develop and maintain review and monitoring frameworks to track project progress, delivery, outcomes and impact.
- Share insights and provide delivery updates to Bristol's council's senior leadership, politicians, and CLH groups.

5. Strategy and Policy:

- Develop and review strategies, policies, and guidance to support the delivery of affordable CLH that meets the council's housing delivery goals.
- Promoting the role of affordable CLH in our local housing delivery plans and planning policy.
- Routinely review how CLH can contribute to broader community and housing delivery goals.

6. Advice and Guidance:

- Advice on the council's [governance and finance](#) , and [management standards](#). As well as signposting to key council policies for affordable housing delivery, including planning policy and the council's approved allocations policies (where applicable)
- Signposting to Affordable Housing delivery partners, including Homes England and HomesWest Registered Providers. As well as specialist CLH support organisations such as the Community Land Trust Network. *

*We will also seek to widen our network of links to specialist CLH support organisations.

7. Funding:

- Guidance on any available funding opportunities, including funding available through the [Affordable Housing Funding Policy](#) (please note that the Housing Strategy & Enabling Team does not determine or manage the council's Affordable Housing Funding Programme).

Contact Us:

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