



Bristol City Council Building New Council Homes



Foreword

The council's housebuilding programme is an integral part of my commitment to increasing the number of new homes in the city.

As part of this commitment, the council is not just looking at the number of properties built, but we are committed to providing quality new homes and vibrant communities across the city. I am proud of the innovative methods used to design the new homes we are currently building and the recognition received from within the housing and construction sectors.

This housebuilding programme forms a crucial role in the council's plans to increase the supply of new homes in the city, and in particular to help address the need for additional affordable homes.

Decent housing is vital in order for people to thrive, and we are doing all we can to make sure new homes are being built all across the city.

Mayor of Bristol, Marvin Rees



Introduction

Bristol City Council has retained its housing stock and currently owns, manages and maintains around 28,000 homes across the city.

Since the Government lifted the borrowing cap for Local Authorities, it has allowed us to borrow more to invest and increase the size of our house building programme.

The **Housebuilding Programme** – known as Project 1000 seeks to accelerate the delivery of affordable homes to 1000 new affordable homes in 2023/24 and each year from then onwards through a rolling programme of delivery.

The programme is funded mainly by the use of reserves and prudential borrowing in our Housing Revenue Account (HRA), together with the use of Right to Buy Receipts, Homes England Grants, and in some cases, cross-subsidy generated from the sales of open-market homes.

The intention is to utilise brownfield and back-land sites across the city to provide new, high quality affordable homes for the people of Bristol.

By focussing on such sites we aim to:

- Make the best use of land we already own and reduce the cost of development;
- Improve areas for local communities;
- Address the demand for housing, especially affordable housing in Bristol; and
- Reduce instances of anti-social behaviour that derelict sites can attract.

This brochure aims to showcase the completed housing developments to date, and provide a snapshot of the work being undertaken across the city to increase the supply of high-quality affordable housing in Bristol.

In order to scale up our activity, our future housebuilding programme will start to look at larger development opportunities with an introduction of homes for shared ownership (part rent/part buy). We will also be adding new work streams to our housebuilding programme through the acquisition of homes from developers, the start of an estate regeneration programme, and the 'buy-back' of former Right to Buy properties.

Who's building the new homes?

Bristol City Council's Housing Delivery Development Team, which is part of the Housing Delivery Service, is responsible for delivering the programme. This includes preparing capacity studies, undertaking due-diligence work, appointing consultants and contractors, carrying out scheme appraisals and viability work, resident consultation exercises, securing planning permission and overseeing the construction works prior to taking handover of the new homes.

Industry awards and recognition

We are a multi-award winning team that has received numerous nominations and awards in recognition of both the design quality of our new homes, and our innovative approach to the use of modern methods of construction.

Awarding bodies include:



The team works closely with other key stakeholders across the council in securing the right mix of housing, allocating the new homes and integrating them into the council's housing portfolio. The team was a finalist at the Inside Housing Development Awards 2019 for **Best Development Team** category.



Forms of construction

To date, we have used various forms of construction across our housebuilding programme. Aside from traditional methods we initially developed a number of homes to the Passivhaus Standard, and have completed a number of new homes using a timber frame 'panelised' system.

Under the banner of the Bristol Housing Festival, we now have projects where we are using modular housing that has the potential to be significantly more productive than traditional methods; allowing homes to be built more quickly, addressing labour and skills shortages, and improving the quality, consistency and energy efficiency of newly built homes.



NHBC

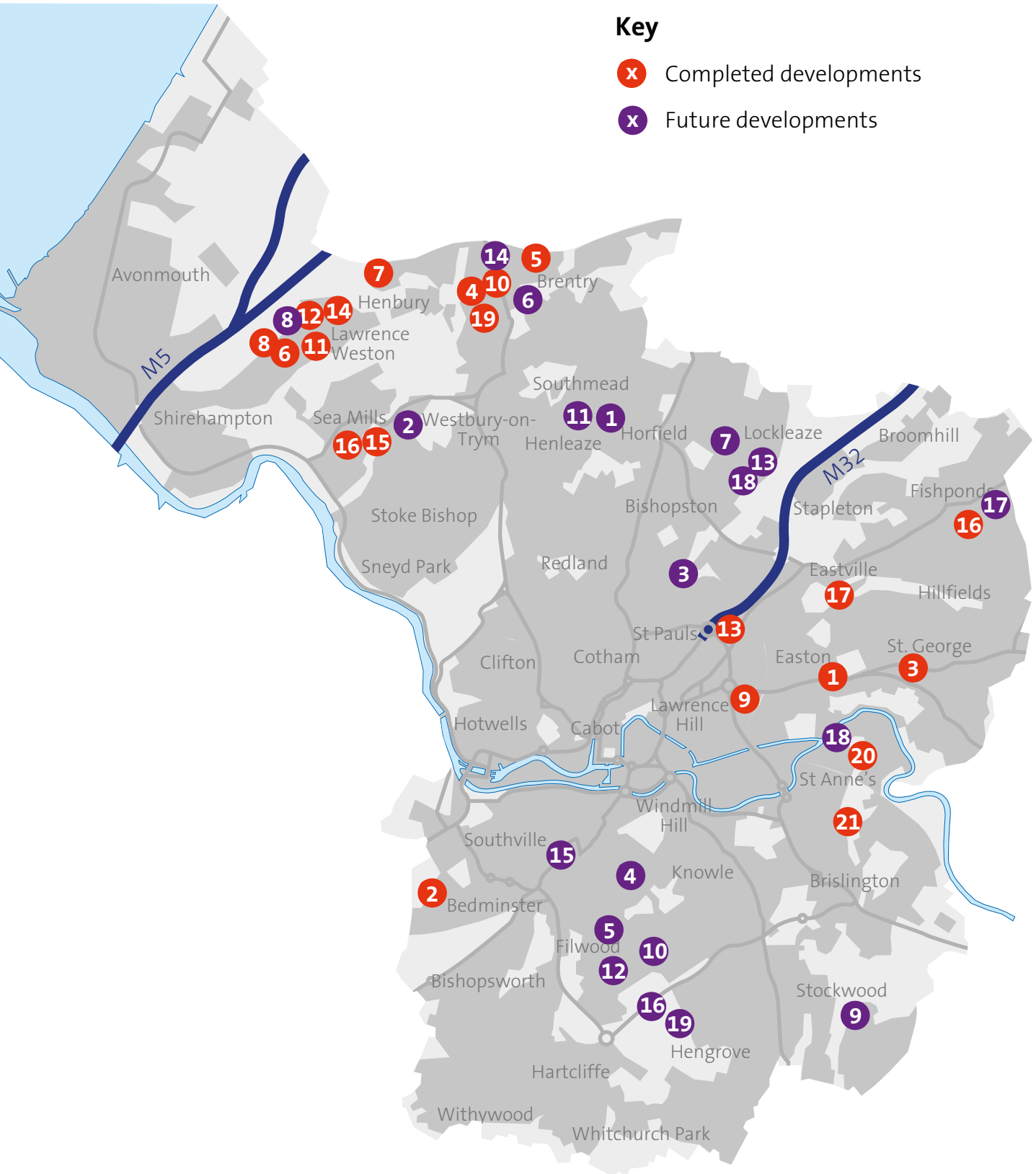
The HRA Development Team are now a Category A developer under the National House Building Council (NHBC) Warranty Scheme.

Developments

Location Plan

Key

- x Completed developments
- x Future developments



1 ZEDPods

St George

- In November 2019, Bristol City Council won the Inside Housing Development Award for the Best Approach to Modular Construction.
- In January 2020 ZEDPods won the Social Housing Award at the Insider South West Residential Property Awards.

Unit Mix: 9 x 1 bed flats
2x2 bed flats

Completion: December 2020

Architect: ZEDPods

Contractor: Impact Modular

- In September 2021 ZEDPods also won the Construction Excellence South West Awards under the category of "Innovation".
- In June 2022 ZED pods won the Bristol Civic Society Award

ZEDPods - As part of the Bristol Housing Festival initiative, which seeks to boost the provision of affordable homes through innovative solutions, the development was for 11 new energy efficient modular residential dwellings. The ZEDPods are elevated above the existing retained Chalks Road carpark in St George. The development includes the provision of additional parking spaces and the provision of 6 electric car charging points and CCTV enhancements. This is a highly sustainable development comprising long life, durable materials and high energy efficiency.





2 Ashton Rise

Ashton Vale

This is the city council's first mixed tenure development. The development features 40% affordable homes; and for the first time the council are building houses for sale on the private market. The proceeds were reinvested to support funding the construction of the 53 new council homes.

These new homes will form part of the council's plans to increase the supply of new homes in the city, and in particular address the need for additional affordable homes. This project was delivered in partnership with Willmott Dixon, who have a strong history of delivering projects in the city.

Unit Mix: 11 x 2 bed houses (council)
10 x 3 bed houses (council)
20 x 1 bed flats (council)
12 x 2 bed flats (council)
TOTAL COUNCIL UNITS 53

6 x 2 bed houses (private)
12 x 3 bed houses (private)
11 x 4 bed houses (private)
17 x 1 bed flats (private)
34 x 2 bed flats (private)

TOTAL PRIVATE UNITS 80

TOTAL ALL UNITS 133

Completion: May 2021

Architect: Quattro Design Architects

Contractor: Willmott Dixon Construction Ltd

- Shortlisted for Inside Housing Award 2021 for the Best Partnership (South) Award.
- Shortlisted for Constructing Excellence Award 2021 for Project of the Year, Client of the Year, Off-Site and Integration and Collaboration.





3 Butler Villas

St George Central Ward

Unit Mix: 2 x 2 bed bungalows
1 x 4 bed house
3 x 3 bed houses

Completion: March 2018

Architect: Kendall Kingscott

Contractor: Art Contracts



4 Challenger Court

Henbury & Brentry Ward

- Winner of RIBA Southwest Development Award 2018
- Winner of RIBA Southwest Sustainability Award 2018
- Nominated for Inside Housing Award 2018 Best Affordable Housing Development, and Best Residential Development
- Nominated in the LABC Best Small New Housing Development Category

Unit Mix: 8 x 1 bed flats

Completion: February 2018

Architect: Emmett Russell Architects

Contractor: Melhuish & Saunders

- Shortlisted - AJ Architecture Awards 2018
- Shortlisted for Brick Association Development of the year 2018



5 Suffolk Close

Henbury & Brentry Ward

- Winner of LABC Best Social/Affordable Housing Development 2018
- Finalist in the LABC Best Small Housing Development category
- Shortlisted for Brick Association Development of the year 2018

Unit Mix: 3 x 2 bed bungalows

Completion: January 2018

Architect: Emmett Russell Architects

Contractor: Melhuish & Saunders



6 Deans Mead

Avonmouth &
Lawrence Weston Ward

- Finalist for Inside Housing Award 2018 best affordable housing development (under 25 homes) – comprising of 5 sites – Lawrence Weston

Unit Mix: 3 x 2 bed houses
4 x 3 bed houses

Completion: April 2018

Architect: Gale & Snowden

Contractor: Halsall



7 Peverell Court

Henbury & Brentry Ward

- Winner of Bristol Civic Society Design Award (Phase 2b) 2019
- Nominated for Inside Housing Award 2018 Best Affordable Housing Development and Best Residential Development.
- Nominated in the LABC Best Small New Housing Development Category

Unit Mix: 8 x 1 bed flats
1 x 2 bed bungalow

Completion: February 2018

Architect: Emmett Russell Architects

Contractor: Melhuish & Saunders

- Shortlisted in the AJ Architecture Awards 2018
- Shortlisted for Brick Association Development of the year 2018



8 Deans Mead Court

Avonmouth &
Lawrence Weston Ward

Unit Mix: 5 x 1 bed houses

Completion: July 2017

Architect: Gale & Snowden

Contractor: Halsall Construction

- Finalist for Inside Housing Award 2018 best affordable housing development (under 25 homes) – comprising of 5 sites – Lawrence Weston and Best Residential Development

- Nominated at the LABC Building Excellence Awards in the category of Best Social or Affordable New Housing Development



9 Kingsmarsh Way

Lawrence Hill Ward

Unit Mix: 10 x 3 bed houses
2 x 4 bed houses
1 x 2 bed flat

Completion: November 2016

Architect: Kendall Kingscott

Contractor: Halsall Construction

- Winner of Civic Society Design Award 2017



10 Monsdale Close

Henbury & Brentry Ward

Unit Mix: 4 x 1 bed flats
10 x 2 bed houses

Completion: December 2018

Architect: Kier Living

Contractor: Kier Living



11 Oakhanger Drive

Avonmouth & Lawrence Weston Ward **Unit Mix:** 1 x 2 bed house
2 x 1 bed flats

Completion: March 2018

Architect: Gale & Snowden

Contractor: Halsall Construction

- Finalist for Inside Housing Award 2018 best affordable housing development (under 25 homes) – comprising of 5 sites – Lawrence Weston



12 Old Farm Close

Avonmouth &
Lawrence Weston Ward

- Finalist for Inside Housing Award 2018 best affordable housing development (under 25 homes) – comprising of 5 sites – Lawrence Weston

Unit Mix: 4 x 1 bed bungalows

Completion: September 2017

Architect: Gale & Snowden

Contractor: Halsall Construction



13 Seymour Road

Easton Ward

Unit Mix: 2 x 4 bed houses

Completion: November 2015

Architect: Kendall Kingscott

Contractor: Oakland Construction



14 Wesleyan Close

Avonmouth &
Lawrence Weston Ward

- Finalist for Inside Housing Award 2018 best affordable housing development (under 25 homes) – comprising of 5 sites – Lawrence Weston

Unit Mix: 5 x 2 bed bungalows

Completion: September 2017

Architect: Gale & Snowden

Contractor: Halsall Construction



15 Ashcroft Road

Stoke Bishop Ward

Unit Mix: 3 x 2 bed houses

Completion: October 2017

Architect: Astam

Contractor: Oakland Construction



16 West Parade

Stoke Bishop Ward

Unit Mix: 4 x 1 bed houses

Completion: September 2017

Architect: Astam

Contractor: Oakland Construction



17 Crabtree Walk

Eastville Ward

Unit Mix: 2 x 4 bed houses

Completion: December 2015

Architect: Astam

Contractor: Mehuish & Saunders



18 Lewington Road

Hillfields Ward

Unit Mix: 2 x 3 bed houses
2 x 4 bed houses

Completion: September 2016

Architect: Astam

Contractor: Oakland Construction



19 Richeson Close

Henbury & Brentry Ward

- Shortlisted for Inside Housing Award 2019 for Best Affordable Housing Development (in construction) Category
- Nominated for an LABC award and won the Best New Housing Development.

Unit Mix: 3 x 4 bed houses
8 x 2 bed houses
8 x 3 bed houses
13 x 1 bed flats

Completion: August 2019

Architect: Kier Living

Contractor: Kier Living



20 Guildford Road

Brislington Ward

Unit Mix: 5 x 2 bed bungalows

Completion: March 2019

Architect: White Design Associates

Contractor: Pyramid Construction



21 Broomhill EPH

Brislington Ward

Unit Mix: 11 x 2 bed houses
2 x 1 bed flats

Completion: November 2019

Architect: White Design Associates

Contractor: Halsall Construction



Future developments

We are currently working on our next phase of sites from our rolling development programme that will deliver new homes across the city.

The table below lists the sites in the next stage of the programme. Some sites have now received planning consent and other sites will have planning applications submitted throughout the year.

	Site	Ward
1	St Peters EPH, Bishopthorpe Rd	Horfield
2	Coombe EPH, Canford Lane	Westbury on Trym
3	Brunel Ford, Muller Rd	Horfield
4	Kingswear Rd	Filwood
5	Leinster Avenue	Filwood
6	Brentry Lane	Brentry & Henbury
7	Branwhite Close	Lockleaze
8	Capel Rd, Oakhanger Drive, Little Mead	Avonmouth & Lawrence Weston
9	Greville House, Lacey Rd	Stockwood
10	Filwood Cinema, Filwood Broadway	Filwood
11	Bell Close	Horfield
12	Marshall Walk	Knowle West
13	190-196 Romney Avenue	Lockleaze
14	New Kingsland United Reformed Church site	Henbury
15	96-98 West Street	Bedminster

	Acquisition Sites	Ward
16	Airport Road	Hengrove & Whitchurch Park
17	Cedar House	Fishponds
18	Romney House	Lockleaze
19	Hengrove Bookends	Hengrove & Whitchurch Park

The sites shown on the next pages are a selection of the proposed developments being worked up in the next phase. They show artist's impressions of what the completed scheme could look like, but note these may not be the final designs.

All information stated is correct at time of printing.

For the latest and most up-to-date information on our programme please visit:

www.bristol.gov.uk/housing/new-council-homes

Future developments *continued*

Brentry EPH, Brentry - is a site which is part of Phase 4 of the council housebuilding programme, formerly an EPH (Elderly Persons Home), the proposal is to build approximately 34 units, a mix of 1, 2, 3 and 4 bed houses as well as 1 and 2 bed apartments.



Branwhite Close, Lockleaze - The site has been vacant for a number of years and has been largely cleared of former PRC (Pre-cast Reinforced Concrete) housing. The site also includes the potential development of a former public house. A planning application has been submitted for a mixture of 47 houses and flats on the site, with a small commercial unit.



Brunel Ford, Horfield - Part of Phase 4 of the programme. This was the former Brunel Ford site which will now be developed with new housing. The proposed development will have 32 affordable homes, with a mix of 2, 3 and 4 bed houses, and 1, 2 and 3 bed apartments within a landscaped setting.



Leinster Avenue - This was a former school site which will now be developed with new housing. The proposed development will have approximately 71 new homes, with a mix of 2, 3 and 4 bed houses, 1, and 2 bed apartments and 1 and 2 bed bungalows within a landscaped setting.



Press Events



Ground-breaking event at Ashton Rise with the Mayor, Housing Delivery Development Team Manager and Willmott Dixon Construction Ltd.



Mayoral visit to Ashton Rise to mark the first few city council tenants moving into their new home.



Bristol Mayor visiting the development and meeting members of the Project Team within the city council and Willmott Dixon.



Media event to mark the residents moving in at Richeson Close with Cllr. Paul Smith, Housing Delivery Development Team Manager and Ward Councillor for Henbury.



Media event to mark starting on site at Broomhill.

Awards



Housing Development Team, Kendall Kingscott Architects and Halsall Construction Ltd collecting their award for Bristol Civic Society Design Award 2017 for Kingsmarsh Way.



Housing Development Team, Emmett Russell Architects and Melhuish & Saunders Construction Ltd collecting their award for Bristol Civic Society Design Award 2019 for Peverell Court.

Contact Information

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