

OUTLINE OF INTERIM HOUSING PACKAGE FOR THE WEST OF ENGLAND

1. INTRODUCTION

The West of England – comprising Bristol, Bath and North East Somerset, South Gloucestershire and North Somerset– is a high housing demand area with ambitious proposals for housing growth. The authorities are already taking forward a joint statutory spatial plan. This agreement lays the foundations for an increase in housing delivery and a strengthened, long-term partnership between Government, Homes England and the West of England Combined Authority (WECA), working with North Somerset. This represents the next step in developing a housing deal for the West of England, with the full deal to be agreed later in the year.

2. WEST OF ENGLAND COMMITMENTS

The West of England commits to:

- An ambition to accelerate housing delivery to 7500 homes per year in the early years of the JSP Plan period between 2018/19-2020/21, contingent on the additional support as set out below from Government and partners to support housing delivery.
- Working closely with government and Homes England to develop the deal and to increase housing delivery in the West of England

3. GOVERNMENT SUPPORT TO THE WEST OF ENGLAND

The Government will commit to:

- Capacity Funding totalling £3m to establish a strategic delivery team to progress large sites for housing development.
- Taking the Housing Infrastructure Fund Forward Funding bids for Bristol Temple Meads to Keynsham Strategic Growth Corridor and Enabling Infrastructure for M5 – A38 Strategic Development Locations through to co-development – the next stage of the competitive HIF process.
- Government and Homes England will work with local stakeholders to explore the potential for a deal with WECA, working with North Somerset, and Housing Associations on Affordable Housing.
- A joint-partnership between WECA, working with North Somerset, and Homes England on land acquisition and infrastructure. This will target stalled and strategic sites across the West of England to drive the delivery of both private and affordable housing with a focus on place making and design, and will include joint working on infrastructure requirements to support housing delivery. Homes England is already in early discussions with the West of England to identify sites for acquisition and this work would be extended to maximise the potential for new housing supply consistent with the Government's wider approach to land acquisition.

Alongside this, WECA should seek to maximise opportunities to bring in new private investment to boost housing growth.

This package will need to demonstrate that it delivers value for money and will require business case and/or other approval from HMT.

This is in addition to Government's recent investment in housing and infrastructure, including:

- Transforming Cities Fund – £80m
- Marginal viability HIF - £23.1m
- Planning Delivery Fund - £900k

4. DELIVERY AND KEY MILESTONES

Key milestones:

- 28/03 – West of England submits Joint Spatial Plan for examination