

**Meeting need**

The development is for 15 low carbon, affordable, modular homes, comprising:

- 3 x 2 bed (3 person) homes at 61m<sup>2</sup>;
- 11 x 1 bed (1 person) two storey duplex homes at 47.2 m<sup>2</sup>;
- 1 x 1 bed (1person) single storey home at 37m<sup>2</sup>.

It will be delivered and managed by Emmaus Bristol, a registered<sup>1</sup>, successful charity with a long track record of supporting people. Emmaus Bristol already manages family and privately rented accommodation.

Emmaus Bristol will be the landlord for all 15 homes, all of which will be for rent. It is Emmaus Bristol's intention to become a Registered Provider.

The homes are being delivered to meet a specific need – for affordable move on and privately rented accommodation.

Emmaus Bristol's companions (formerly homeless people) have a home for as long as they need it, in Emmaus Bristol's community buildings. But a lot of companions want their own home, their own independence, and the logical next step is independent accommodation. Yet there is nowhere for them to move on to, because of a lack of affordable social housing and significant barriers to private rented accommodation such as cost, competition, credit ratings and references. Some companions have been evicted from private rental properties in the past, and are not prepared to take that risk again.

It is evident, from engagement with companions, that there is no chance of finding social housing as companions applying to HomeChoice Bristol are routinely found to be Band 4 – no housing need. Companions have struggled when moving on out of Bristol to where housing is affordable, but where they have no social connections and few employment opportunities. Individual stories provide a stark reminder of why community-led housing, within Bristol, and within the supportive Emmaus Bristol community is so important.

**Number and type of affordable homes**

Emmaus Bristol will provide a minimum of 50% affordable housing, available for rent at LHA rates, either as seven homes or as nine bedrooms, whichever is the greatest number of bedrooms.

A minimum of 50% is offered, because a greater % of affordable housing for rent will be made available, if additional grant is available.

Homes that are not being used for affordable move on accommodation will be made available as private rented accommodation, on assured shorthold tenancies, with Emmaus Bristol remaining at landlord at all times.

**Location of affordable homes, within the development**

The proposal includes 1 and 2 bedroom accommodation, shared and independent accommodation. The two bed homes are able to be used by families. This meets the express desires of companions

---

<sup>1</sup> Charity Number: 1064470; Company Number: 3422341

(in their requirements for move on accommodation), the Emmaus community and wider community.

However, it is vital that Emmaus Bristol – as the landlord – has flexibility to meet local demand from companions and from the open market for homes for rent. The needs of companions will be varied and will change over time.

Consequently, this proposal should not be treated in a traditional way – with an open market housing provider delivering and handing over a % homes, in specific pepper-potted locations within a development, to a Registered Provider to manage. Instead, rather than fixing the location and type of affordable home, Emmaus Bristol needs the ability to be flexible in the allocation of homes to people in need, whilst always ensuring at least 50% of homes are available at an affordable rent at LHA rates.

### **Draft headline obligations**

The following headline obligations are offered by Emmaus Bristol

- Emmaus Bristol will remain as landlord at all times.
- Emmaus Bristol will provide a minimum of 50% affordable housing, available for rent at LHA rates, either as seven homes or as nine bedrooms, whichever is the greatest number of bedrooms.
- All homes will remain available only for rent, on assured shorthold tenancies, and will not be for open market sale.

### **Proof of Title of ownership of Backfields House**

Proof of Emmaus Bristol's ownership of Backfields House is attached, as Appendix a.

### **Details of solicitors acting for Emmaus Bristol**

DAC Beachcroft  
Portwall Place,  
Portwall Ln,  
Redcliffe,  
Bristol BS1 6NA