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Bristol Homes Board Meeting Agenda

**Thursday, 13 September 2018, 3.00 pm
Committee Room - City Hall, College Green, Bristol, BS1 5TR**

Board Members:

Cllr Paul Smith, Cabinet Member for Homes & Communities (Chair)
Alistair Allender, Bristol Housing Partnership
James Durie, Bristol Chamber & West of England Initiative
Nick Horne, Independent
David Ingerslev, St Mungo's
Robert Kerse, University of Bristol - Chief Financial Officer
Ian Knight, Homes and Communities Agency (HCA)
Jackson Moulding, Bristol Community Led Housing Hub
Tom Renhard, ACORN
Steven Teagle, Galliford Try
Penny Walster, ACFA: Advice Network
Bevis Watts, Triodos Bank
Laura Welti, Bristol Disability Equality Forum

Distribution Others:

Sarah Spicer, (BCC)
Claudette Campbell, (BCC)

Indicative Timings	No	Item	Lead	Purpose
3.00 pm	1.	Welcome, Introductions and Apologies for absence		
	2.	Public Forum (Pages 3 - 4)		Public Forum questions and statements are permitted on any Key Decision agenda item. There are no Key Decisions to be taken at this meeting.
	3.	Minutes of the last meeting (Pages 5 - 8)		To Agree the Minutes of the last meeting and to consider matters arising.
	4.	Housing Festival - Jez Sweetland		For information and discussion.

(Pages 9 - 10)

5. Social Housing Green Paper

For discussion

(Page 11)

6. Standing Item

To receive;

(Pages 12 - 13)

- Housing Delivery Update

Dates of Future Board Meetings

Wednesday, 28 November 2018, 3.00 pm, A Committee Room - City Hall, College Green, Bristol, BS1 5TR

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Date: Date Not Specified

Public Information Sheet

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Public Forum

Members of the public may make a written statement ask a question or present a petition to most meetings. Your statement or question will be sent to the Committee and be available in the meeting room one hour before the meeting. Please submit it to democratic.services@bristol.gov.uk or Democratic Services Section, City Hall, College Green, Bristol BS1 5UY. The following requirements apply:

- The statement is received no later than **12.00 noon on the working day before the meeting** and is about a matter which is the responsibility of the committee concerned.
- The question is received no later than **three clear working days before the meeting**.

Any statement submitted should be no longer than one side of A4 paper. If the statement is longer than this, then for reasons of cost, only the first sheet will be copied and made available at the meeting. For copyright reasons, we are unable to reproduce or publish newspaper or magazine articles that may be attached to statements.

By participating in public forum business, we will assume that you have consented to your name and the details of your submission being recorded and circulated to the committee. This information will also be made available at the meeting to which it relates and placed in the official minute book as a public record (available from Democratic Services).

We will try to remove personal information such as contact details. However, because of time constraints we cannot guarantee this, and you may therefore wish to consider if your statement

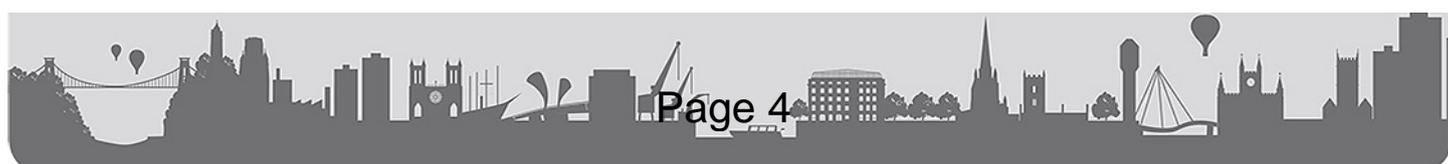
contains information that you would prefer not to be in the public domain. Public Forum statements will not be posted on the council's website. Other committee papers may be placed on the council's website and information in them may be searchable on the internet.

Process during the meeting:

- Public Forum is normally one of the first items on the agenda, although statements and petitions that relate to specific items on the agenda may be taken just before the item concerned.
- There will be no debate on statements or petitions.
- The Chair will call each submission in turn. When you are invited to speak, please make sure that your presentation focuses on the key issues that you would like Members to consider. This will have the greatest impact.
- Your time allocation may have to be strictly limited if there are a lot of submissions. **This may be as short as one minute.**
- If there are a large number of submissions on one matter a representative may be requested to speak on the groups behalf.
- If you do not attend or speak at the meeting at which your public forum submission is being taken your statement will be noted by Members.

Webcasting/ Recording of meetings

Members of the public attending meetings or taking part in Public forum are advised that all Full Council and Cabinet meetings and some other committee meetings are now filmed for live or subsequent broadcast via the council's [webcasting pages](#). The whole of the meeting is filmed (except where there are confidential or exempt items) and the footage will be available for two years. If you ask a question or make a representation, then you are likely to be filmed and will be deemed to have given your consent to this. If you do not wish to be filmed you need to make yourself known to the webcasting staff. However, the Openness of Local Government Bodies Regulations 2014 now means that persons attending meetings may take photographs, film and audio record the proceedings and report on the meeting (Oral commentary is not permitted during the meeting as it would be disruptive). Members of the public should therefore be aware that they may be filmed by others attending and that is not within the council's control.



Bristol Homes Board

Minutes of the meeting
24 May 2018, 3.00 pm
Venue – City Hall, Bristol

Board members:

Cllr Paul Smith, Cabinet Member for Homes and Communities (Chair)
Alison Comley, Strategic Director for Neighbourhoods, Bristol City Council (BCC)
Alistair Allender, Chief Executive Elim Housing and Chair Bristol Housing Partnership
James Durie, Chief Executive Bristol Chamber & West of England Initiative
Debbie Franklin, Head of Multi-Channel Fulfilment Andrews Letting and Management
(Regional Representative for Association of Residential Letting Agencies)
Nick Horne, Chief Executive Liverty
(Business Board Member on the West of England LEP)
David Ingerslev, Service Manager Compass Centre and Rough Sleeper Services, St Mungo's
(Chairperson, Bristol Supported Housing Forum)
Rob Kerse, Chief Finance Officer University of Bristol (Universities)
Ian Knight, Head of Accelerated Delivery South West Homes and Communities Agency (HCA)
Jackson Moulding, Director Ecomotive (Bristol Community Led Housing Hub)
Tom Renhard, ACORN
Steven Teagle, Divisional Managing Director Affordable Housing & Regeneration Galliford Try
Penny Walster, Shelter, Hub Manager (ACFA:Advice Network)
Bevis Watts, Managing Director Triodos Bank UK
Laura Welti, Forum Manager (Bristol Disability Equality Forum)

Other attendees:

Sarah Spicer, Strategic Planning (BCC)
Claudette Campbell, Democratic Services (BCC)

1. Welcome, Introductions and Apologies for absence

The Chair, Cllr Smith welcomed those present and led introduction.

Apologies noted:



- Steven Teagle
- Alison Comley

2. Public Forum

None

3. Minutes of the last meeting

The Board agreed the minutes of the previous meeting as a correct record following a discussion on matters arising.

Chairs Business

- Addison Act 1919 – The Chair shared the proposal to acknowledge the contribution made by this legislation that increased the development of Council Housing in Bristol. All were invited to the first planning meeting to take place on the 6th June 2018 starting at 8.30am to 10.45am at City Hall in the Library Room.

4. One City Plan - Rob Swift BCC

Rob Swift – Bristol: One City Plan (OCP)

Rob Swift, Senior Project Manager presented his report and spoke to his presentation on the information that would be included in the OCP.

The following were noted from the discussion that followed on the Homes Vision Report Card

- a. Action: RS invited Board Members to contact him direct with any comments from their organisation.
- b. Laura Welti - Requested clarification on the definition of 'affordable housing' and 'social housing'; the definition and understanding of the word 'accessible' in the document was questioned; she encourage the author to consider using both terms in their proper context; should it be all homes will be accessible or that a home should meet the need of the occupant; also noted the lack of milestones to get to accessibility.
- c. Tom Renhard noted the links to Health and Wellbeing, and offered to share the emerging action plan from the Mental Health conversations on mental health, housing and homelessness.
- d. Cllr Smith questioned where the action plan reflected the requirement for a new GP, per 6,000 growth in population.
- e. Nick Horne questioned what was meant by the term 'every person in Bristol'. RS advised that the term although vague allowed for 'all' to in some way to own the vision because Bristol is seen differently by different people.



- f. It was acknowledged that Bristol's housing needs would not be met within the Bristol boundary but would need to be partially met on the borders that extend into our neighbouring authorities.
- g. The information that informed the plan reflected the need for input from the Regional Authorities.
- h. Nick Horne sought clarity on whether it would be better to state the methodology behind an aspiration suggesting that by specifying a fixed percentage shift it may give rise to a failed outcome, if it is not met. Suggested that an alternative was to state the intention for example to say 'eradicate poor housing' without the % marker.
- i. Discussion on the possible unknown changes that could impact the 'planned outcome' and the need for the plan to be sophisticated in its aspiration. That it should consider avoiding creating something that may not be needed; consider the impact of delivering housing on transport; consider impact on wider service provision across all partner agencies.
- j. The Chair reminded all that the City needed to be clear on its Destination and the plan would be a series of projections and assumptions that establish what is needed now to get to that destination.
- k. Action: 8th June 2018 City Gathering to present the Plan

5. Homelessness Update - David Ingerslev, St Mungos

David Ingerslev, Board member and representative from St Mungos Bristol, a National organisation who are concerned with supporting those who are Homeless.

The presentation is attached as it provided a full update on the position of Bristol Homelessness provision.

The following was noted from the discussion that followed:

- a. Not included or seen in the rough sleeper statistics are:
 - Families with children because of the City Council's duty to house.
 - Those who are supported by friends and family who offer them a spare bed/sofa.
- b. Rough sleepers have multiply & complex needs but the numbers on the street have not been impacted by those being discharged from mental health provision. There are clear pathways for those with mental health needs embedded in the system.
- c. Rough sleepers are supported very generously by the residents of Bristol and the enforcement services work hard to understand their interrelated issues.
- d. Pointed out that those agencies who offer assistance to rough sleepers are often attempting to access the same short term accommodation.
- e. The report did not include details of the provision from Adult Social Care to those with mental health issues and access to supported housing.
- f. The launch of the Cubex and Land Aid Trust joint project on East Street Bedminster was referenced. The trust is concerned with bringing back into use property to house young people. They are reliant on pro bono contributors from developers to fulfil this aspiration.
- g. DI acknowledged that standard communication that shared positive outcomes & activities, were often out paced by the speed of social media platforms.



- h. Action: That a summary sheet would be provided to Councillors to enable them to share details of work being done.

6. Meeting Dates Schedule

Noted and work was agreed to finalise the dates of the remainder of the cycle.

7. Information Item - Housing Delivery Trajectory

All noted the Housing Trajectory

The following was noted from the discussion that followed;

- a. To meet the aspiration for housing a good majority of sites had to commence in the next few months.
- b. There were approx 30 shared ownership properties built last year; the bulk of houses fall into social rented and/or affordable category.
- c. Ian Knight shared the thinking from Homes England.
 - Provided an update on the housing deal being formulated for the West of England
- d. Housing Deal for the West of England –
 - The two stage process was outlined.
 - Local Plans would then need to reflect the Housing Deal.
 - There is an opportunity to be more ambitious in the City's aspiration to delivery.
- e. The excellent work done by the Housing Delivery team was acknowledged.
- f. Board members agreed that the good ways of working of that team should be shared with others. To encourage alignment between those in housing delivery and planning to assist providers to meet the overall ambition to deliver housing.

Meeting finished at 5.00 pm

CHAIR _____





Homes Board Briefing - Summary Paper

Vision

Re-imagining better ways to live in our cities.

Mission

Harnessing best practice and advanced technology to prototype, build and test better homes and city community living across Bristol.

We face a national crisis in the affordability of our housing and our public services. The option to simply 'do more with less' has become untenable and puts those in public service, as the stewards of the city, in an invidious position seeking to serve the public good but within a culture that is stretched. As a city we need the courage to reimagine and to rethink. Not only is there permission within the city for the courage and leadership required, there is a demand for hope, even distant hope to be realised.

Bristol is a city with an innovative and creative identity. It is a city that is prepared to stand up and lead. This leadership approach, by a city, will help create a narrative of what is possible and bring investment and jobs and long-term saleable solutions. If Bristol as a city does not lead, someone else will.

'Leadership is not about title, status and wielding power. It is anyone who takes responsibility for recognising the potential in people and ideas and has the courage to develop that potential. When we dare to lead, we don't pretend to have the right answers, we stay curious and ask the right questions.' Brene Brown - *Daring to Lead*

The Bristol Housing Festival will:

- 1) Promote, Showcase and Support the existing and new innovation and creative solutions that have been implemented across the city to address housing need – helping the city articulate its narrative, ambition and activity across the city; and
- 2) Curate, Prototype, Test and Showcase new ways of creating homes, places and communities on sites across Bristol over five years using a mix of land (both public and privately owned) in the city.

The Festival will facilitate collaborative innovation that will deliver:

- New high quality and affordable housing models with a commitment to sustainability
- Delivery of new housing
- New investment and means of raising funds for housing
- New technology-enabled solutions to address housing need
- New models for place-making and social interaction that enable restorative and resilient communities – a commitment to wellbeing

Benefits to Bristol City Council:

- Catalysing the City Office
- Creating speed of housing delivery and momentum
- Testing and prototyping for scalable solutions
- Demonstrating courageous leadership will unlock investment and jobs

Benefits to People:

- Providing real world solutions and affordable homes
- Connecting people into a narrative of change that engenders hope
- Demonstrating a joined-up approach in how we support the vulnerable

Benefits to Sponsors / Business:

- Genuine contribution to city agenda/ city outcomes
- Opportunity for partnership working and to create innovation and new IP/ thought leadership
- An environment to develop scalable and proven solutions that are tested and commercially viable
- Creating a mature/ values supported supply chain in new supplies of housing
- A spring board to take proven solutions to national and international markets

A presentation will be brought to the Board Meeting in order to share more information.

Social Housing Green Paper - New Deal for Social Housing Report for Bristol Homes Board, 13th Sep 2018

Purpose of report

Opportunity for the Homes Boards to discuss the Social Housing Green Paper, and share their views on the opportunities and challenges it presents

Summary of the Social Housing Green Paper (SHGP)

The SHGP 2018¹ offers a 'land mark to reform Social Housing for the future' concentrating on the 5 key principal:

1. Ensure homes are safe and decent
2. Swift way to deal with disputes
3. Empower residents to ensure their voice is heard
4. Address the stigma that social residents face and
5. Boosting the supply of social housing and supporting home ownership

A number of previously proposed policies have are been dropped, these include; plans to introduce a high value levy, plans to phase out life-time tenancies and proposals to cap social rents at Local Housing Allowance rates.

There are also new policies and proposals, those of particular note include²:

- Develop a set of key performance indicators, reportable to the Social Housing Regulator, for publication in a set of league tables
- Canvas views on several proposals to reform arrangements for handling residents' complaints, scrapping or reducing the waiting period before a complaint can be escalated to the Housing Ombudsman and raising residents' awareness of how to make and escalate complaints
- A commitment to tackling the stigma attached to social housing, proposals for a 'best neighbourhood' competition and steps to improve the customer service and neighbourhood management by social landlords.
- The potential re-introduction of stock transfer for council housing to 'community-led' housing associations
- A question as to whether the Decent Homes Standard needs to be revised or updated in light of Grenfell and other developments since 2006
- The potential introduction of 'debt funding' and longer term 'strategic partnerships' to help housing associations develop affordable housing
- The further promotion of shared ownership by allowing tenants to purchase as little as 1% share in their home.

It would be helpful if Board members are able to read the paper in advance of the meeting, details of where this can be found are available at the foot of this page.

¹ <https://www.gov.uk/government/consultations/a-new-deal-for-social-housing>

² List from the ARCH Housing Green Paper briefing

Housing Delivery Update (Bristol City Council)

Homes Board – 13th September 2018

Purpose of Briefing

To provide an update to Bristol Homes Board regarding the current housing delivery trajectory. This briefing is for information only and is in response to a manifesto commitment from the Mayor to build 2,000 new homes – 800 affordable – a year by 2020.

Current Housing Trajectory

We are currently on an upward trajectory to the Mayor’s overall target (2000 new homes) and are currently projecting to complete circa. 2,864 new homes in 2019/20, of which circa, 583 will be affordable.

The Housing Delivery Team is now focusing on ‘starts’ as well as ‘completions’ as we can influence these quicker (a shorter lag effect) and they give greater confidence to projected ‘completions’ data.

The following table shows updated figures for ‘affordable’ starts and completions, together with any variance from the last reporting period.

Affordable Units - Updated September 2018						
	2018/19				2019/20	2020/21
	Q1	Q2	Q3	Q4	Q1-Q4	Q1-Q4
Starts	346	124	318	269	1,012	461
<i>Change (Since July 2018)</i>	0	-155	109	-138	81	50
TOTAL	1,057				1,012	461
<i>Change (Since July 2018)</i>	-184				81	50
Completions	18	29	145	65	583	974
<i>Change (Since July 2018)</i>	0	-6	1	3	27	-40
TOTAL	256				583	974
<i>Change (Since July 2018)</i>	-2				27	-40
Market Units - Last Updated Autumn 2017						
Completions	1,886				2,308	1,533

Major schemes where initial phase may be at Risk of completion date slipping from Q4 2019/20 to Q1 2020/21 (subject to confirmation end of September 2018)

- Dunmail Primary School, Southmead: United Communities have informed Council of significant contamination on site. Council awaiting UC revised programme by end of September.

Bristol Homes West RP Partners

- Affordable homes started on site during Q2 2018/19:
 - Walter Hill Ltd, Maze Street, Barton Hill - Merlin delivering 22 affordable homes with BCC grant funding.
 - Hawkins St, Unity St And Jacob St, Old Market – Sovereign delivering 18 market homes and 30 affordable homes (11 units funded by HCA).

- Affordable homes completed in Q2 2018/19:
 - Marksbury Road, Bedminster – Sovereign advised that 16 affordable homes have been delivered and the remaining number of units to be delivered by Q4 2018/19.
 - Malago Hse, Bedminster Road, Bedminster - Merlin advised that 7 affordable homes have been delivered and the remaining number of units to be delivered by Q4 2018/19.
 - Imperial Park, Hartcliffe - Solon advised that 6 affordable homes have been delivered and the remaining number of units to be delivered by Q4 2018/19 (total 16 affordable homes).

BCC Land Release Programme to Homes West Bristol RP's

- BCC in the process of negotiating contract on six sites released through the Land Release Programme (Phase2):
 - Broad Plain Old Boys Club, Knowle West – Curo
 - Constable and Crome Rd, Lockleaze – Yarlington
 - Herkomer, Lockleaze – Yarlington
 - Filwood Broadway (former Swimming Pool), Kowle West – Liverty
 - Haldon Close, Bedminster – Liverty
 - Bath Rd, Totterdown – Yarlington

BCC Affordable Housing Grant Funding Programme

BCC approved a grant allocation to Solon to provide 10 affordable homes on St John`s Lane Victoria court, 66 St Johns Lane, Bedminster.