

Bristol Homes Board

Minutes of the meeting 28 November 2018, 3.00 pm Venue – City Hall, Bristol

Board members:

Councillor Paul Smith, Cabinet Member for Homes & Communities (Chair)
David Ingerslev, St Mungo's
Jackson Moulding, Bristol Community Led Housing Hub
Tom Renhard, ACORN
Penny Walster, ACFA: Advice Network
Bevis Watts, Triodos Bank
Laura Welti, Bristol Disability Equality Forum

Other attendees:

Sarah Spicer, BCC Business Planning and Service Development Manager
Oliver Harrison, BCC Democratic Services
Aileen Edwards

1. Welcome, Introductions and Apologies for absence

Apologies were received from:

James Durie
Alistair Allender
Ian Knight
Nick Horne
Stephen Teagle
Rob Kerse

2. Minutes of the last meeting

The minutes of the 13 September 2018 were agreed as a correct record

Matters arising



PS gave a quick update on the housing festival. The launch event attracted 6k people, with all events sold out on.

BCC are looking through portfolio of sites. Chalk road car park has been earmarked for a ZED pod.

PW confirmed that Shelter have submitted a comment on the housing green paper

3. Public Forum

None

4. Mental Health and Housing Report - Tom Renhard

TR and Aileen Edwards gave a presentation on Mental Health and Housing. 45% of people with mental health issues are in insecure accommodation. 78% of homeless have mental health issues. 60% identify housing as a trigger. Mental Health survey last year shows a national trend for issues with temporary housing.

Social determinates of health: housing, employment, debt. Want different people with mental health experience to get together with professionals and decision makers. Don't want to duplicate work, know this project can feed into other things. Want Bristol to be the lead on best practice. Understand that this is not going to be all-encompassing. Needs buy in to effect change.

Team has developed a Matrix of Mental Health and Housing Security to identify risk. Reaching people who don't access services is very difficult. There is a lack of awareness over domestic violence and how this interacts with housing. There are also cultural issues, different language or attitudes towards mental health. Underestimating the impact of social isolation. PIE – psychological informed environment. How the physical environment impacts on individual and community.

Recommendations:

Housing First could expand to include MH element.

Floating support service for tenancies need to be protected, saves in long run.

Early intervention with children and young people to ID risk.

More info about where you can go for advice / services.

Physical design improvement to improve mental health.

Need more champions, collective work would be better, too much silo at the moment.

Members congratulated presenters for an excellent piece of work. It is timely as the One City Plan is ramping up, with a real focus on joining up the thematic boards such as Bristol Homes Board and Health and Wellbeing Board. Last month was the better lives programme, looking at specialist provision. BCC now has a fund for supported housing projects and housing association. There is a need for single person accommodation to support the pathway. On December 13 there is an 'Upstream' meeting about how physical design affects physical and mental health, e.g. access to green space. After that meeting, there will be more data available to build on.



PW Shelter did research with MIND on the mental health / housing link. It's important to do practical things to help people to settle, e.g. DIY skills to ensure tenants feel safe in their homes. There's concern in the advice community about expectations of the public. Advice is very important for prevention. North Bristol advice centre are working with GP surgeries to provide advice with great success, but not sure how sustainable. Want to work in partnership, but there is a possible block to this in future with how the CCG funding plans will work.

Members discussed the governance of the BHB in terms of adopting / promoting the recommendations in the report. BHB formal adoption is helpful, but other boards will be asked to hold and monitor (e.g. RAG rate), so influence is important. The recommendations should also be taken to the Health and Wellbeing Board and referred to in the One City Plan. The expectation is for stakeholders to accept recommendations, as they were involved in the work to develop them in the first place.

Recommendations are largely about lower needs groups. There is nothing currently on primary / secondary care for high needs individuals. Mental Health budget stretching has raised the threshold for care. There are many people with significant mental health issues that cannot qualify for services.

We are looking at whole mental health system in terms of cradle to grave and wider determinants. Not about services / transactions. Adverse child experience is key. The crisis pathway is insufficient. There are gaps between primary / secondary care. E.g. diabetes support is in GP now with better outcomes, could be done for mental health.

Mental health is underfunded. 25% of presenters have mental health issues, but only get 13% of the funding.

CCG is going to recommission health services, in future they will go to hubs rather than within GP surgeries. Universal credit is going to be big problem implementing, especially disability premium. Advice service does not have funding to support applications. NHS and LA have uneasy relationship around available funding. Want to prevent passing the buck, systems thinking, how we can work together. There is a mental health investment standard being implemented in the NHS. Any increase to physical health programmes must be matched to mental health.

There will be a review of home choice and the housing allocation system next year. It is a complex issue that should not be rushed. Biggest challenge is a lack of revenue funding, so it is good to hear more funding available. Better lives programme set out priorities. Supported housing for particular identified needs. BCC is trying to avoid out of area placements. Need mixed and balanced communities. New developments need to include supported housing alongside general needs. Estates that reflect existing communities, not just mix of affordable / market, should be ages, abilities, etc. Community led housing. People not given something by service provider, but empowering people to help themselves, especially as part of shared group. Sense of community or being part of something helps anxiety and depression. Way professionals deal with issues is often top down, ground up approach helps.



It was RESOLVED that Bristol Homes Board endorsed the recommendations within the report and requested 6 month updates on progress

5. Homelessness and Rough Sleeping Strategy - Graham Jones and David Ingerslev

Graham Jones and David Inerslev gave a presentation on the Rough Sleeping Strategy. This strategy was due for publication but has been delayed to make sure it is fit for purpose. It follows from the rough sleeping roadmap contained in the resilient city strategy. Modelling is based on a short term funding cycle every 1 or 2 years. The headline strategy is to make more affordable homes. It is a statutory duty to produce this strategy.

Rough sleeping count is ever increasing. 2013 – Mar 2018 hot spot counts are used as a general guide. 5 years ago between 10 /20 rough sleepers, now between 50/90. Bristol is very similar to Manchester. Both core cities with high level visual representations in centres. Brighton has similar issues with lack of available housing. More women as a proportion are sleeping rough in Bristol. Temporary accommodation shows an upward trend. This includes increasing numbers of individuals with no recourse to public funds. Part 7 acceptance is dropping. Increased disparity between LHA and private sector rental rates.

Strategy has 5 priorities: rough sleeping, prevention, health and wellbeing, equalities and working in partnership. Feel like we have lost link to social care. The strategy is a living document, requires updates every year to report into central government. Due date is now April Cabinet 2019.

The social housing lettings figures worrying. In 2008 we let 3000 per year in 2018 this has dropped to 1815. New property available is falling. How do we get up? Not just about new build. These figures went to central government 2 weeks ago. They will be very robust about monitoring us as a top 5 city for homeless. Bristol perceived as good collaborative environment. Mayor is having joint meeting next week with groups, especially those not currently engaged.

Temporary Accommodation is expensive as it costs beyond what can be clawed back on housing benefit. Looking at having properties on standby as would be cheaper. Doing some viability tests for temporary or modular schemes. No single solution, but want to lower cost and improve supply. Proposals are going through decision pathway now. Next financial year for property purchase scheme. Want to avoid placing out of area at great cost.

There was a discussion on forming a list of subjects to lobby central government, based on what local authorities / central government are able to do. This should be placed on the agenda for the 21 March BHB ACTION

Minimum tenure for tenancies needs to be extended. 6 months at moment, suggestion is 3 years. About long term is security – do I know I can live here for certain amount of time. E.g. put kids through school.

Churn rate on council housing is low. Void is 300 out of 27000 properties. With borrowing cap released, BCC should look at poor quality stock and whether we should replace. Demolish and rebuild to improve



overall stock. Empty properties are actually low in the city. Bring around 500 back on to market per year. Some properties are not fit for purpose.

6. Housing Delivery Update

The Housing Delivery Report Update was noted

7. AOB

Sea Mills is running an exhibition to celebrate the 100 year anniversary of the Addison Act for council estates

HMP Bristol has been selected as part of a pilot scheme to prevent recently released individuals becoming homeless

James Brokenshire made a surprise visit to a Fishponds project recently

Meeting finished at 5.15 pm

CHAIR _____

