

Bristol Homes Board
Meeting Agenda
Thursday, 21 March 2019, 3.00 pm

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
 Laura Welti, Bristol Disability Equality Forum
 Peter Daw, Housing Management Board

Distribution Others:

Julian Higson
 Sarah Spicer, (BCC)

Indicative Timings	No	Item	Lead	Purpose
3.00 pm	1.	Welcome, Introductions and Apologies for absence		
	2.	Public Forum		
	3.	Minutes of the last meeting (Pages 3 - 8)		
3.20 pm	4.	Skills Academies (Pages 9 - 23)		Presentations by Miriam Venner (City of Bristol College) and Charlotte Olver (Galliford Try)
3.50 pm	5.	Local Plan Update (Pages 24 - 25)		Sarah O'Driscoll/Colin Chapman – Bristol City Council

- | | | | |
|----------------|-----------|--|--|
| 4.20 pm | 6. | Shelter - A Vision for Social Housing | Presentation by Penny Walster, Shelter |
| | | (Pages 26 - 33) | |
| 4.50 pm | 7. | Any Other Business | |

Dates of Future Board Meetings

To be agreed

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Date: 13 March 2019

Bristol Homes Board

Minutes of the meeting
31 January 2019, 3.00 pm
Venue – City Hall, Bristol

Board members:

Councillor Paul Smith, Cabinet Member for Homes & Communities (Chair)
Alistair Allender, Bristol Housing Partnership
James Durie, Bristol Chamber & West of England Initiative
David Ingerslev, St Mungo's
Robert Kerse, University of Bristol - Chief Financial Officer
Jackson Moulding, Bristol Community Led Housing Hub
Penny Walster, ACFA: Advice Network

Other attendees:

Corrina Haskins, BCC Democratic Services
Julian Higson, BCC Director of Homes and Landlord Services
Mel Kelly, Festival of Ideas
James Snelgrove, BCC City Office
Tim Southall, BCC Affordable Housing Development Manager
Sarah Spicer, BCC Business Planning and Service Development Manager

1. Welcome, Introductions and Apologies for absence

Apologies were received from Nick Horne (Independent), Ian Knight (Homes and Communities Agency (HCA)), Tom Renhard (ACORN), Steven Teagle (Galliford Try) and Laura Welti (Bristol Disability Equality Forum).

It was noted that Laura Welti had raised some specific comments in relation to the reports and it was agreed that the appropriate report author would respond to her directly.

The Board noted the following:

- Bevis Watts of Triodos Bank had resigned from the Board due to an increase in work responsibilities and consideration needed to be given to appointing a replacement to represent the Finance Sector;
- It was hoped that a tenant representative would join the Bristol Homes Board;



- Alistair Allender was planning to step down as Chair of the Bristol Housing Partnership (BHP) after 5 years in the role and would confirm at a later date whether or not he would continue to represent the BHP on the Bristol Homes Board.

2. Minutes of the last meeting

The minutes of the 28 November 2018 were agreed as a correct record with the following amendments:

- Clarification under “Any Other Business” that James Brokenshire MP had visited the Bristol Community Land Trust Project in Fishponds Road.
- Correct the spelling of David Ingerslev’s name.

Matters arising: Homelessness and Rough Sleeping Strategy

The Board noted that:

- two meetings had taken place with approximately 30 representatives of agencies supporting rough sleepers to ensure coordination in achieving the shared target of zero people sleeping on the streets;
- the meetings were positive and it was hoped that this would continue as the group addressed more challenging issues.

3. Public Forum

There was no public forum.

4. Homes for Heroes: 100 Year Celebration

Councillor Paul Smith gave a presentation on the plans to celebrate the 100 Year Celebration of The Addison Act “Homes for Heroes” legislation on behalf of Andrew Kelly, who was unable to attend. He drew attention to the following points:

- The Addison Act 1919 was a significant piece of legislation which resulted in the first council housing estates being constructed;
- Bristol City Council was looking to mark this centenary and had approached Andrew Kelly (Bristol Festival of Ideas) due to his experience in organising this type of event;
- Local events had already been planned to mark the occasion in the early council estates of Hillfields, Knowle West and Sea Mills and the celebration looked to build on these with a whole city approach;
- A £80,000 bid for Heritage Lottery Funding had been successful and a further £80,000 had been identified from the Council’s Housing Revenue Account Budget along with additional funding from the Arts Council;
- The celebration aimed to achieve:
 - Raising Awareness e.g. how the housing estates shaped the Bristol boundary;



- Giving a voice to people who live in these communities;
- Challenging negative stereotypes of council tenants;
- Reclaiming the title “heroes” by identifying people living in social housing who contributed to their local communities.
- The celebration would include a wide range of projects such as:
 - Hillfields project led by Local Learning including work in schools, library exhibition and a guided walking tour;
 - Knowle West project led by Knowle West Media Centre;
 - Sea mills project including a telephone box which would be used as a museum and a celebration of the tree that was planted to mark the building of the estate on 4 June 1919;
 - A new tree to be planted at the new housing estate being built in Ashton Vale;
 - Architecture Centre to use the celebration as part of Open Doors Day;
 - 50,000 copies of a graphical history of council housing was being produced and would be given out at various events and through libraries;
 - commissioning a book with short pieces by people who had grown up in council housing;
 - Producing a book with short walks around some of the estates;
 - A speculative project – looking at one of the original council houses being renovated as a 1920s house to be used as a temporary museum.

The following comments were raised;

- Nowhere else in the country was celebrating the event on the same scale as Bristol;
- The project could link with current veterans involved in the Community Self Build project;
- A virtual reality project may work better than the speculative project to renovate a 1920s house as this would have the benefit of reaching a wider range of people, including school children;
- Raising the voice of tenants would be a good legacy of the centenary celebrations;
- New developments would be included as part of the scheme to engage the community on what council housing should be like in the future;
- An event could tie in with the 50th anniversary of St Mungos;
- Board members were invited to write a blog for the Festival of Ideas website.

The Board agreed to support the programme of events and in particular:

- James Durie to raise with the Chamber of Commerce with a view to encouraging businesses to support the programme/sponsor events;
- Alistair Allender to ask the Bristol Housing Partnership to connect with Housing Associations and in particular the ones that run accommodation in the 1920s estates;
- Penny Walster to raise with Shelter at the national level.

5. Housing Trajectory Quarterly

Tim Southall gave an update on the housing trajectory and drew attention to the following:

- The movements in achieving affordable housing targets were starting to get more moderate;



- there had been a reduction by 1 of the 261 completions during 2018-19 and a reduction by 17 of the 420 forecast for 2019-20;
- there was an increase of 7 for the 820 planned for 2020-21, but the industry was a moveable feast and there was a need to track slippages;
- it was a long time since Bristol City Council had undertaken such a large scale of delivering new homes.

The following comments were raised:

- the Council was encouraging Housing Associations to take up grant funding and 300 affordable houses had already been allocated through this programme;
- a slowdown in the housing market would offer more opportunities for affordable housing;
- Brexit had had an impact on house building since 2016 and this would continue, although Bristol City Council had a Brexit plan which looked at the funding, economic and community impact, included housing;
- Bristol City Council was looking at modular housing as an alternative to traditional construction and different types of modular form e.g. panelised;
- The levers the Council had to drive affordable housing was land, money (grants) and planning powers as well as a good partnership with other sectors. Planning was the weakest link as developers could use permitted development rights/sustainable development to avoid providing affordable housing and these issues could only be resolved at the national level;
- The updates to the Joint Spatial Local Plan and Joint Local Plan would help resolve some of the planning issues;
- It would be useful for the next set of data to include a breakdown of both tenure and size of properties.

6. One City Plan

James Snelgrove, BCC, gave a presentation on the One City Plan which:

- had been launched on 11 January by the Mayor;
- aimed to bring some alignment to the many strategies across Bristol and also to look forward to 2050;
- reflected a one city vision to engage all key agencies in the city;
- was a live document which would be updated every year;
- had a vision, 18 priorities, 6 themes and 17 United Nations Sustainable Development goals;
- identified 3 key priorities for 2019 as:
 - Tackling Gang Violence and knife crime;
 - Developing an affordable childcare and nursery scheme in three local neighbourhoods;
 - Ending period poverty in Bristol.

The Board noted that:

- There would be 8 Strategic Boards some of which, including the Bristol Homes Board, had already been established along with the Safer Bristol Partnership, Health and Wellbeing Board and City



Learning Partnership, and others would be set up along the themes of Transport, Economy, Environment and Digital;

- The Boards would work together with the Chair as the primary point of contact and meetings would be timetabled to feed into the One City meetings;
- The Mayor would write to the Chair of Boards setting out how to engage with the One City Plan.

The following comments were raised:

- It was important that the Boards worked together to tackle issues that cut across more than one theme, such as homelessness and recognise that housing can have an impact on other areas such as health and wellbeing;
- Although the Council had taken the lead, this was a joint agency approach;
- The plan would evolve and improve as more people engaged with the process;
- The plan should clarify the term “accessible” and use language to reflect the social model of disability i.e. “disabled people” and not “people with disabilities”

The following actions were agreed:

- Councillor Smith would share the letter from the Mayor with all members of the Bristol Homes Board;
- Bristol Homes Board to hold an “away day” in the summer to look at its priorities and achievements since that last away day;
- Future agenda items to include:
 - how housing fits in with the priority to tackle gang violence and knife crime;
 - a discussion about the quality of housing to include self builds, accessible homes and density issues.

7. Any Other Business

1. Bristol Disability Equality Forum Project

It was noted that Laura Welti had requested that the Board be advised of a new peer support project that could be of interest to Disabled tenants as its aim was support for Disabled people on a low income to increase inclusion and reduce social isolation and loneliness.

Members were requested to contact bristoldef@gmail.com to receive an electronic copy to circulate to tenants and/or display in communal areas.

2. Housing Festival Five Year Programme

In response to a question about the next significant milestone in the programme, members were informed that there would soon be an update about what sites would be available for the Zed Pods.

Meeting finished at 16.56



CHAIR _____



Advanced Construction Skills Centre

Miriam Venner – Assistant Principal for
Apprenticeships and Skills, City of Bristol College

Advanced Construction Skills Centre (ACSC) - Overview

- New development at South Bristol Skills Academy, Hengrove
- £9 million project with 66.7% LEP Local Growth Fund support
- Due to open in Sept 2021
- 850 learners in first 3 years to start meeting the expected demand for 80,000 skilled construction jobs by 2036
- New curriculum offer including Higher Apprenticeships
- Will compliment Bath College's Somer Centre in Radstock.



ACSC – Rationale

- provide Bristol with a construction training centre that is capable and equipped to provide skilled workers for significant regional infrastructure projects such as Hinkley C
- expand CoBC's existing construction provision by providing a large new purpose built civil construction training facility
- expand both the training capability of the region and student numbers in the sector including new capacity to deliver Higher Apprenticeships and multi-skilled construction delivery



ACSC – Curriculum

- provide more traditional training routes to service the large number of construction firms and small traders
- form part of a more coherent regional plan for skills delivery and meet Local Sector Skill Statement identified priorities (including curriculum mapping with SGS College)
- Genuine co-design and co-delivery of the curriculum to ensure maximum employability for those attending the centre



ACSC – Geography and Demographics

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- provide better geographical coverage of construction skills provision
- be part of a sustainable pipeline to serve regional planning for economic development and infrastructure
- South Bristol is also the area of the city with the poorest transport links and has been identified as having some of the largest concentrations of NEET 16-18 year olds.
- Allow access to state of the art facilities to learners across the city with particular opportunities for previously hard to reach groups
- Support regeneration of South Bristol

ACSC – Employers

We are pleased to have secured support from key employers looking to endorse the development of the new centre, including:

CITB, Galliford Try, Beard Construction, John Perkins Construction Ltd, Dribuild Group and Bray and Slaughter

- employers are already engaged in the design and planning phase and will continue to support curriculum development
- co-construction of curriculum offer and co-delivery is key to ensuring currency with the sector from the start
- future proofing and supporting the ambitions of employers, the industry sector and the regional economy by providing the skills for the next generation of workers
- form part of the supply chain to deliver trained workers for the Hinkley project and/or backfill the potential gap in skilled workforce requirements on other key infrastructure projects



Delivering Social Value

The Galliford Try Skills Academy



BRISTOL HOMES BOARD



Galliford Try Skills Academy

Enabling communities to prosper and thrive

Galliford Try Partnerships has introduced and invested in the Galliford Try Skills Academy which launched in February 2017 in the South West and now expanded with our first Bristol Academy at Fishponds.

Page 16 ● The Academy is an onsite training facility which provides:

- Construction based theory & practical courses
- Supporting various trades in Construction
- Onsite Work Placements & Controlled Practical Work Experience
- A programme to help reduce the current skills shortage our industry is facing



OUR VISION

- Page 47
- Further Education
 - Princess Trust
 - Job Centre Plus
 - Secondary School

Pre Employed/
In Education

GTSA Provision

- Work with Training Providers to provide on-site opportunities
- Sub-contractor engagement
- Skills Academies across the UK

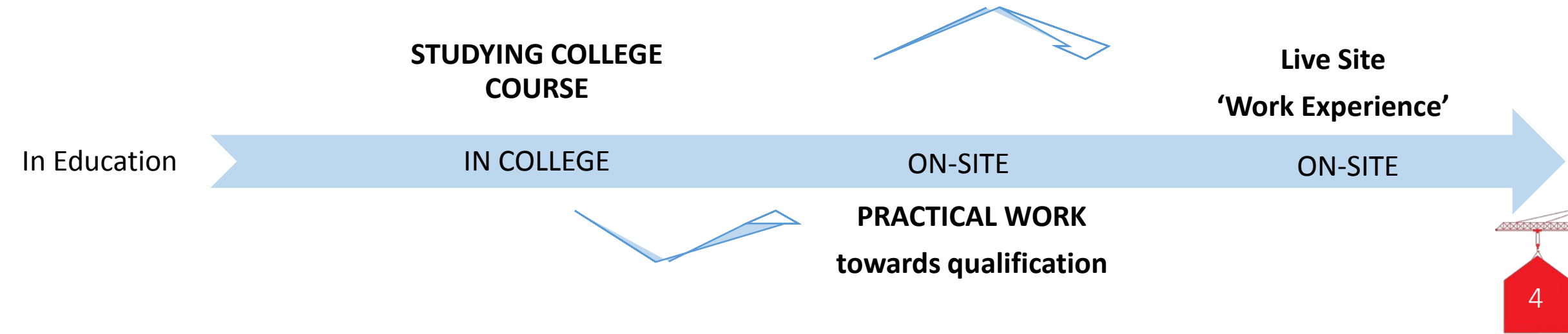
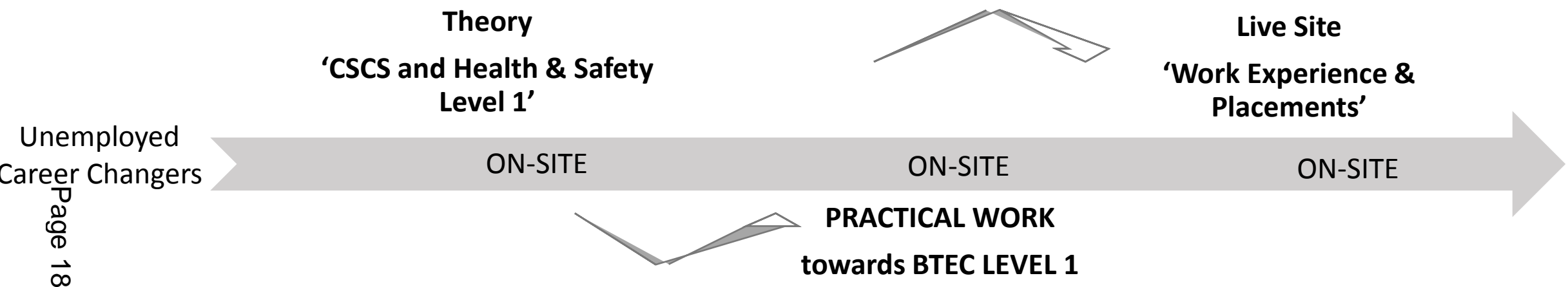
- Training Provider Provision
- Sub-Contractor Provision
- GallifordTry Provision

Employed/Further
Training



Galliford Try Skills Academy

Enabling communities to prosper and thrive



Galliford Try Skills Academy

Enabling communities to prosper and thrive

Page 19
Blended
learning
experience

- Taking the not engaged learner through a variety of experiences including;
 - site inductions
 - tours
 - events
 - supply chain engagement
- On Site Assessments by tutors – this should reflect on-site work that is going on.
- Work together to adapt training curriculum to incorporate the GTSA both Work Experience & Theory
- Potential Theory work to be based against GTP Sites
-



Galliford Try Skills Academy

Enabling communities to prosper and thrive

To date the we have engaged with over 2,000 people and provided the following:

-
- 45 learners gaining full-time employment in Construction.
- 315 learners completing a CSCS health & safety course
- 416 live site visits
- 374 work placements / experience via GTSA
- 964 School / College Workshops via GTSA
- 305 learners fully completing a Galliford Try Partnerships Skills Academy training course, with 225 having work placements
- 1,066 live site placement days in total.





“My mentor at Mencap recommended the Skills Academy as I’d done some general labouring in the past and enjoyed it. It was going to be difficult for me to obtain a CSCS Card but the Skills Academy has been the perfect place to learn and get the knowledge I need. I definitely want to continue in the construction industry now.”



Published April 2018

Keverne, a 63-year-old former roofer, has taken part in the innovative training scheme and now works as a gateman on a Galliford Try site in Cornwall. This training has helped to revive Richard's career.

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Father-of-two Keverne says: "I was told that both my knee joints needed replacing – it was the wear and tear of working as a roofer for 40 years. "The Galliford Try team was really helpful and supportive and I really enjoy what I am doing now," he says. "I am even thinking of staying on in the industry for a few days a week after I retire. What impressed me the most was that Galliford Try was willing to support and train me even though I am in my 60s. It was a great opportunity, which meant I could carry on working. I would encourage anyone to give it a try."

Richard Keverne
Galliford Try



"...you can achieve lots of things if you are willing to give them a try, it doesn't matter how old you are."

Galliford Try's Investment in new homes in Bristol and West of England Authority

Galliford Try Partnerships £286m (£229m and 1518 homes in Bristol)

Linden Homes	£160m
Construction	£40m
TOTAL INVESTMENT	£486m

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Homes Board 21st March 2019

Local Plan Review – Draft policies and development allocations consultation

Briefing note to support power point presentation

The Local Plan review can be found [here](#) from 18th March. There will be a presentation about the content of the consultation at the meeting.

The Bristol Local Plan Review will update policies for deciding planning applications, guiding development in the city over the next twenty years, building a better Bristol. The reviewed Local Plan will help deliver the new homes and jobs we need, shape our city for the future and safeguard the environmental assets we value most.

The second phase of public consultation runs from 18th March to 24th May. We are asking for views on changes to the Bristol Local Plan which will help to deliver our goals by guiding the approach to new development. The proposals establish a planning approach which sees development of new and affordable homes as a core objective in development decisions.

The consultation includes:

- Proposed draft policies for 14 **areas of growth and regeneration** which include mixed use regeneration areas and some large green field sites;
- 70 **proposed development site allocations** in other parts of the city which have been identified to secure opportunities for new homes and mixed uses through making efficient use of land;
- Proposals for new protections for open space of value to local communities
- 41 **draft policies** covering a range of development matters including:
 - Intention to deliver and exceed housing development targets (draft policies H1, H2, H3);
 - Encouragement of self-build and community led housing (draft policy H5);
 - Management of homes in multiple occupation and purpose-built student accommodation (policies H7 and H8)
 - An aim to ensure new homes are accessible (draft policy H9)

- Approach to move toward zero carbon buildings (draft policy CCS2);
- Encouragement of urban living, optimising densities and creating liveable environments (draft policies UL1, UL2, DC1, DC2, DC3);
- An adaptable approach to space standards with provision for innovative forms of accommodation (draft policies DC1, DC2);

The results of the consultation will feed into the pre-submission publication version of the Local Plan which will be formally considered by Full Council in late 2019 and will then be submitted for examination by a planning inspector in early 2020. It is expected that the Local Plan will be adopted by late 2020.

Shelter's Big Conversation

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Shelter's Commission on
the Future of Social Housing

Shelter

Agenda Item 6

Our process

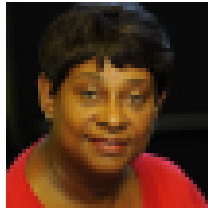


Shelter's Big
Conversation

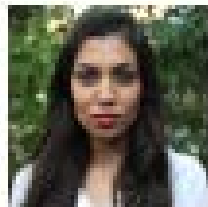
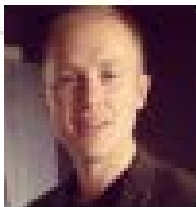
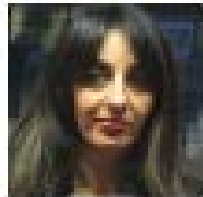
The future of social housing

- Online consultation
- In depth interviews with social renters, private renters, people who are homeless
- Representative survey of 3,800 people including 1,100 residents of social housing
- Workshops with 100 people in 5 areas
- Call for evidence
- Events with service users, supporters and stakeholders
- Research, analysis, policy development
- 16 commissioners, and many long meetings!

A diverse commission



- **Rev Mike Long**, Notting Hill Methodist Church near Grenfell Tower
- **Baroness Sayeeda Warsi**, Conservative
- **Ed Daffarn**, Grenfell United
- **Dr Faiza Shaheen**, Director, CLASS
- **Ed Miliband MP**, Labour
- **Baroness Doreen Lawrence**, Labour
- **Lord Jim O'Neill**, former conservative minister
- **George Clarke**, TV presenter and architect
- **Samia Badani**, Chair, A4G Residents Advisory Panel near Grenfell Tower
- **Raji Hunjan**, Zacchaeus 2000 Trust
- **Rob Gershon**, Housing activist and social tenant
- **Gavin Kelly**, Chief Executive, Resolution Trust
- **David Tovey**, Artist
- **Jo Miller**, Chief Executive, Doncaster Council
- **Ryan Shorthouse**, Chief Executive, Bright Blue
- **Miatta Fahnbulleh**, Chief Executive, New Economics Foundation





Shelter's Big
Conversation

The future of social housing

Over 31,000 responses

There is not enough social housing

Concerns about who can
and who can't access
social housing

**Many residents in
social housing feel
powerless**

**More affordable than renting
privately, but sometimes not
affordable enough**

**Social housing
creates strong
communities**

**Worry about the future
for social housing**

What do we recommend?

3.1m
more social
homes



a historic renewal of social housing



social homes providing both security for those in need, and also a step up for young families trying to get on and save for their future



introduce a new regulator to improve standards

**Reform
renting**



give social renters a stronger voice both locally and nationally





- Reforms to social renting

Page 31 Reforms to private renting

31 Much more investment in social housing

- Provide affordable, secure social housing for all those in need
- Increase overall supply of housing
- Create great communities
- Economic costings and wider research

Getting our message out

Opinion Housing

Jim O'Neill and Ed Miliband

Mon 23 Jul 2018 15.00 BST

   3,738 650

Social housing used to be a national asset. Let's rebuild that attitude

Our commission has revealed the scale of working people who cannot get a home. This shame on Britain is entirely avoidable



HOUSING 31 AUGUST 2018

Why I'm taking a stand for social housing

The former leader of the Labour Party explains why the housing crisis has reached a decisive point.

 The **commission** also includes @Ed_Miliband, @SayeedaWarsi, @faizashaheen, @DLawrenceOBE, Lord Jim O'Neill, Edward Daffarn, @GavinKelly1, @DavidTovey1975, @SamiaBadani, @jomillerdonny, @RajiHunjan, @RyanShorthouse, @Miatsf and @MrGeorgeClarke.

Learn more  shltr.org.uk/gau



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Doreen Lawrence: Grenfell tenants faced 'institutional indifference'

The campaigner, whose son's murder led to an inquiry, says the stories of the fire's survivors have parallels to her own experience



Opinion Social housing

Sayeeda Warsi

Sun 29 Apr 2018 00.05 BST

   634 126

Social housing is not just a safety net for the few

With more and more people made homeless or forced to pay excessive rents, the charity Shelter is investigating how to help them



Until there's a home for everyone

Thank you

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Shelter

Wednesday, 13 March 2019