

**Bristol Homes and Communities Board**  
**Meeting Agenda**

**Thursday, 19 March 2020, 3.00 pm**  
**City Hall - City Hall, College Green, Bristol, BS1 5TR**

**Board Members:**

Cllr Paul Smith, Cabinet Member for Housing  
(Chair)

Cllr Nicola Beech, Cabinet Member for Strategic  
Planning and City Design

Alistair Allender, Bristol Housing Partnership

Pete Daw, Housing Management Board

James Durie, Bristol Chamber & West of England  
Initiative

David Ingerslev, St Mungo's

Robert Kerse, University of Bristol - Chief Financial  
Officer

Ian Knight, Homes England

Jackson Moulding, Bristol Community Led Housing  
Hub

Kathryn Pennington, Vistry

Cathy Provenzano, Bristol Association of Letting  
and Property Management Agents

Tom Renhard, ACORN

Penny Walster, ACFA: Advice Network

Laura Welti, Bristol Disability Equality Forum

**Distribution Others:**

Julian Higson

Deeanne Klein

<b>Indicative Timings</b>	<b>No</b>	<b>Item</b>	<b>Lead</b>	<b>Purpose</b>
<b>3.00 pm</b>	<b>1.</b>	<b>Welcome, Introductions and Apologies for absence</b>	Chair	
<b>3.05 pm</b>	<b>2.</b>	<b>Minutes of the last meeting</b> (Pages 4 - 8)	Chair	To confirm as a correct record.
<b>3.10 pm</b>	<b>3.</b>	<b>Bristol Homes Board and Communities Terms of Reference and Annual Impact Statement</b>	Chair	To align with the themes of the One City Plan, to invite new members to the Board, especially representatives of the black and minority ethnic community to reflect the diversity of the city.

Board Members to consider appointing a co-chair in line with the practice of other Boards.

<b>3.15 pm</b>	<b>4.</b>	<b>Annual Impact Assessment</b>	DeeAnne Klein	To be produced as a social impact assessment to measure the value that the Board adds to delivering priorities. Deferred to the June Board meeting to discuss the key performance indicators that help measure delivery against priorities.
<b>3.20 pm</b>	<b>5.</b>	<b>Fuel Poverty Action Plan</b> (Pages 9 - 19)	Aisha Stewart	To consider and input into the Council's Fuel Poverty Action Plan.
<b>3.50 pm</b>	<b>6.</b>	<b>Citywide Review of Lettings and Home Choice</b>	Paul Sylvester/Ian McIntyre	Discussion for the Board on the current public consultation on the citywide review of lettings and Home Choice.
<b>4.50 pm</b>	<b>7.</b>	<b>Future Board Agenda Items</b>	Chair	<ul style="list-style-type: none"><li>• Responding to the climate emergency;</li><li>• Big development schemes across the city;</li><li>• Changes in private renting sector;</li><li>• Update one city plan key objective: homelessness/homeless households in temporary accommodation.</li></ul>
<b>4.50 pm</b>	<b>8.</b>	<b>Reflection</b>	Chair	

4.55 pm

9.

**Any Other Business**

Chair

#### **Dates of Future Board Meetings**

To be confirmed.

**Issued By:** Corrina Haskins, Democratic services

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**Date:** 11 March 2020

## Bristol Homes and Communities Board

**Minutes of the meeting  
16 January 2020, 3.00 pm  
Venue – City Hall, Bristol**

### **Board members:**

Councillor Paul Smith, Cabinet Member for Homes & Communities (Chair)

Peter Daw, Housing Management Board

Peter Daw, Tenant Representative, Housing Management Board

David Ingerslev, St Mungo's

Tom Renhard, ACORN

Jez Sweetland, Bristol Housing Festival

Penny Walster, ACFA: Advice Network

### **Other attendees:**

Corrina Haskins, Democratic Services, Bristol City Council

Andy Hawkins – Consultant

DeeAnne Klein, Housing Policy and Projects Manager, Bristol City Council

Wendy Murphy – Housing Consultant

Jez Sweetland – Bristol Housing Festival

Paul Sylvester – Head of Housing Options, Bristol City Council

### **1. Welcome, Introductions and Apologies for absence**

The Chair welcomed everyone to the meeting.

Apologies for absence were received from: Cllr Nicola Beech, Alistair Allender (Bristol Housing Partnership), Rob Kerse (Bristol University), James Durie (West of England Initiative) and Cathy Provenzano (Chair of Bristol Association of Letting and Property Management Agents).

### **2. Public Forum**

There was no public forum.

### **3. Minutes of the last meeting - 20 June 2019**

**RESOLVED** – that the minutes of the 20 June 2019 were agreed as a correct record.

### **4. Bristol Homes Board Terms of Reference including Annual Impact Statement**



## Terms of Reference

The Chair introduced the report and drew attention to the proposed change of name to the Bristol Homes **and Communities** board to align with the themes of the One City Plan. He welcomed the opportunity to invite new members, especially representatives of the black and minority ethnic community to reflect the diversity of the city. He asked Board Members to consider appointing a co-chair in line with the practice of other Boards and asked that this be included on the agenda for the next meeting.

## RESOLVED

- (1) That the Terms of reference be agreed with an amendment to refer to the Bristol Homes **and Communities** Board and to list the membership of the Board;
- (2) That the appointment of a co-chair be included as an agenda item at the next meeting and Board Members consider putting their name forward for the position.

## Annual Impact Assessment

Wendy Murphy (WM) reported back on the work carried out following the Away Day in October and drew attention to the questions that had been drafted with a view to producing a social impact assessment. Members agreed that it would be useful to use this as a tool to measure the value that the Board adds to delivering priorities. Members discussed whether there should be key performance indicators to help measure delivery against priorities.

It was also suggested that the following may be able to assist in the process:

- City Fellows;
- University e.g. Alex Marsh (Professor of Public Policy);
- Tessa Coombes (PhD in Bristol Housing Policy in the context of the Mayoral election).

WM confirmed that the following items had been suggested for discussion at a future meeting:

- Responding to the climate emergency;
- Big development schemes e.g. Cumberland Basin;
- Changes in private renting sector;
- Contribution to one city plan with homelessness as the key issue.

It was noted that reducing homelessness/households in temporary accommodation had been voted the top priority by partners at a recent One City Plan gathering. Board members also stressed the importance of “moving on” accommodation to support people in housing after a period of homelessness.

## RESOLVED

- (1) That DK answer the questions based on the input at the Away Day in October;
- (2) That a standing item be added to future agendas “Reflection “
- (3) That Board Members be canvassed on the date of an Away Day to be held later in the year.

## 5. One City Plan Update on Objectives and Communications



PS reported back on the joint meeting with the Health and Wellbeing Board which had taken place in December:

- There was a discussion about problems associated with different specialists using different language e.g. “rehabilitation” having a different meaning in housing than in the context of health and wellbeing.
- There were cross Board themes where it would be useful to meet with the other Boards, e.g. Environment Board to discuss buildings in the context of co2 emissions and Health and Wellbeing Board to discuss mental health.

The following comments were raised:

- It may be useful to have a housing representative on the Health and Wellbeing Board;
- Mental health issues were wider than just “housing”; often it was the impact of anti-social behaviour caused by neighbours/social isolation;
- Design of housing developments was also a key issue and it was disappointing that the new University of Bristol campus design was not taking advantage of interesting technologies used elsewhere;
- Consultations on planning developments were not always well publicised and therefore experts may miss the opportunity to feed into the design process.

Following on from the discussion it was;

#### **RESOLVED –**

- (1) That Robert Kerse be asked to give a presentation on Bristol University’s strategy on mental health and links with housing in the student population;
- (2) The Hengrove development be included on the agenda for a future meeting;
- (3) The agenda for the Away Day to include consideration of the One City Plan:
  - with input from the community safety team to look at issues around crime and safety;
  - to check that the housing targets in the plan are the right ones.

## **6. Tackling Homelessness**

Paul Sylvester gave a presentation on tackling homelessness with the support of DI and PW, and the Board’s attention was drawn to the following:

- There had been an increase of 25% in those presenting themselves to the Council as homeless, although these figures did not capture the full picture;
- The annual counts for rough sleeping was fundamentally flawed as it only included those engaging with services;
- There was the usual post-Christmas spike in the figures, but unlike in other years, there had not been a slump in the pre-Christmas period;
- There were more homeless people with complex needs;



- The annual social housing lettings had reduced;
- The Homelessness Strategy Partnership had been set up with partners to:
  - bring people together to utilise energy and passion;
  - identify main priority areas to align with the One City Plan:
    1. Tackling rough sleeping;
    2. Prevention and early intervention;
    3. Improving health and wellbeing;
    4. Delivering equality, diversity and inclusion in all services;
    5. Working in partnership.
- There were a lot of different organisations trying to help homeless people in a variety of ways and the Partnership was trying to work with the organisations to ensure a more co-ordinated approach.

Board Members responded to the presentation as follows:

- The gap between social and affordable renting and home ownership was so great that people could not afford the move from one to the other and this was causing a shortage in this type of housing;
- Other suggested reasons were changes to universal credit; difficulties in getting a mortgage; increased migration to Bristol, including an increase in students with the expansion of Bristol University and discretionary licensing. PS questioned the impact of discretionary licensing as this had only come into force in pilot areas;
- The Council was looking to secure a relaxation in the criteria for extra care as there were vacancies in extra care and so encouraging people in would free up housing;
- Although it was good that there were a lot of organisations supporting homelessness, there was a problem with sharing myths and little co-ordination and there was a need to counter the misinformation on social media;
- As these organisations tended to provide food, bedding and tents they were not addressing the core issues or supporting homeless people in moving on;
- The Mayor had been leading an initiative to get the groups together to harness and focus the resource;
- There were concerns about sleep pods as they were difficult to carry around;
- The 365 project was a positive solution to providing shelter on a short term basis although it was acknowledged that shelters were not a long term solution.

On reflecting on what the Board could do to help, KP acknowledged that developers were disengaged from homelessness as an issue and asked what the sector could do to have the biggest impact. PS referred to the East Street Mews project led by Gavin Bridge of Cubex (Chair of LandAid's South West Board), which was an initiative to create 11 apartments to provide affordable housing for young homeless people in Bristol. He recommended that KP contact Gavin Bridge with a view to getting involved in similar projects. It was also suggested that Developers could use corporate resources and volunteer time to work with St Mungo's.

It was acknowledged that Developers such as the Vistry Partnership wanted to add social value and supported projects on a voluntary basis, but there should also be a requirement for Developers to contribute as part of the planning process.



## 7. Housing Delivery Programme 2019-20

Members noted that there were a lot of schemes in the pipeline but due to a variety of reasons (e.g. the planning process and the due diligence involved in establishing Goram Homes) the programme was not being delivered as quickly as anticipated. PS confirmed that he was meeting with Council officers to discuss how this could be accelerated through the Housing Festival; buying back Council Housing lost through the right to buy scheme and talking to Housing Associations. He also reported that the Council would be introducing policies relating to Community Led Housing/Self Build Schemes which would help bring smaller schemes forward and that Board Members could support the Council by bringing such schemes forward at the earliest opportunity.

In response to concerns raised about the impact of a possible recession, PS confirmed that the Council housing schemes would not be impacted in the same way as the private sector.

In response to questions about whether the delay in the Joint Spatial Plan would impact on the update of the Local Plan, PS confirmed that it would be delayed for at least a year but the Council was working to get it back on track. In response to a question about whether some of the policies could be brought forward as Supplementary Planning Guidance (SPG), PS responded that SPD could only build on an existing policy but asked Members to contact Cllr Nicola Beech, Cabinet Member for Strategic Planning and City Design.

**RESOLVED – that the Board continue to receive updates and future reports contain more detail on variances and numbers relating to “move on” accommodation.**

## 8. Future Items for March and June Meetings

- Responding to the climate emergency;
- Big development schemes e.g. Cumberland Basin;
- Changes in private renting sector;
- Contribution to one city plan with homelessness as the key issue.

**Meeting finished at 5.20 pm**

**CHAIR** \_\_\_\_\_







ENERGY  
SERVICE  
BRISTOL

BRISTOL

# Fuel Poverty Action Plan

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Hannah Spungin & Aisha Stewart

Agenda Item 5





# Fuel Poverty in Bristol

Children and  
Young People



**Unhealthy homes  
increase the risk of**

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- respiratory illness
- poor infant weight gain
- poor diet
- emotional and mental health problems
- physical injury and poisoning
- domestic fires

People of  
working age



**Unhealthy homes  
increase the risk of**

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- respiratory illness
- cardiovascular problems
- mental health problems

Older people



**Unhealthy homes  
increase the risk of**

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- respiratory illness
- cardiovascular problems
- excess winter deaths
- physical injuries, particularly from falls
- domestic fires

# Strategic context

## National

- Government's statutory fuel poverty target for England (2014)
- Public Health England Local action on health inequalities: Fuel poverty and cold home-related health problems (2014)
- NICE Guideline recommendations for excess winter deaths and illness and the health risks associated with cold homes (2015)

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## Local

- Corporate Plan, One City Plan & One City Climate Strategy all refer to Fuel Poverty
- JSNA chapter on Fuel Poverty includes key recommendations for Bristol



# Fuel Poverty Action Plan

- Developing a strategic plan to support those in fuel poverty using the One City approach
- Want to ensure a just energy transition alongside the One City Climate Strategy
- Governed by the Health & Wellbeing Board with endorsement from Environmental Sustainability and Bristol Homes and Communities Boards
- Currently seeking feedback/input from organisations across the city

# Offer

- Engaging with the relevant organisations across Bristol to obtain input to the Fuel Poverty Action Plan
- Complete action plan following feedback from various One City boards
- Speak to your organisations about the current support available to support those in fuel poverty

# Ask

- Feedback & input on the draft of the action plan
- Provide information on any current actions your organisation is doing around fuel poverty/energy efficiency improvements
- Consider any actions your organisation can take to prevent or alleviate fuel poverty

Area of Action	Recommended Actions	Timeline	Target / measure of progress	Who has responsibility / who can influence
<b>Action Plan publication, oversight &amp; cross-cutting collaboration</b>	Action Plan sign-off by Health & Wellbeing Board	March 2020	Action Plan signed off by Health & Wellbeing board March 2020	Health & Wellbeing Board No Cold Homes Steering Group
<b>Action Plan publication, oversight &amp; cross-cutting collaboration &amp; accountability</b>	Quarterly meetings of No Cold Homes Steering Group  Annual review & reporting to Health & Wellbeing Board	Quarterly  Annually to March 2030	Annual reporting against primary & secondary indicators. Item on Health & Wellbeing board agenda	Health & Wellbeing Board No Cold Homes Steering Group
<b>Action Plan publication, oversight &amp; cross-cutting collaboration &amp; accountability</b>	Progress reporting from Bristol Homes Board, Env Sustainability Board (Climate strategy), Bristol City Leap, Thrive Bristol.	Annually to March 2030	Agreed joint primary & secondary indicators.	Health & Wellbeing Board No Cold Homes Steering Group members
<b>Housing</b>	Landlord licensing scheme covers areas with high rates of FP – use to drive improvements in energy efficiency of homes via MEES & Housing Act		# fuel poor homes improved to EPC C or better by 2030	BCC Housing Team PRS -
<b>Housing</b>	Local authorities and housing associations mass retrofit investment programme for fuel poor hh to bring to C by 2030	Start?	# fuel poor homes improved to EPC C or better by 2030	BCC Housing Team BCC Energy Service Housing associations
<b>Housing</b>	Channel and support national government funding for low income private owner energy efficiency retrofit measures and heating		# fuel poor homes improved to EPC C or better by 2030	BCC Housing Team BCC Energy Service
<b>Housing</b>	Bristol Energy & BCC Energy Service to deliver ECO funding to focus on fuel poor HH - private rented and owner occupied homes £750k	2020 - 2022	# PRS & HH improved to EPC E & higher by 2022	BCC Housing Team BCC Energy Service Bristol energy

<b>Housing</b>	Use MEES powers to push for improvements to PRS housing. Provide top-up grants to landlords above £3500 (£250k in grant funding to 2022).		#PRS homes improved to EPC E & higher by 2022	BCC Housing PRS Team BCC Energy Service
<b>Housing</b>	Build new homes to C and above	??		
<b>Housing</b>	Prioritise investment in housing repairs to fuel poor households in social housing	??		BCC Housing Team / WE Care??
<b>Housing</b>	Support for private low income home owners to make repairs	??		BCC Housing Team??
<b>Housing</b>	Use HHSRS powers to require improvements to PRS housing of FP households	??		BCC Housing PRS Team
<b>Affordable heating</b>	Expand thermal imaging usage (CHEESE) to check	2020 - 2025	X# free thermal imaging surveys in fuel poor homes result in warmer homes	?? CHEESE
<b>Affordable heating</b>	Funding for first time gas central heating until 2021 (or 2022 or 2023) for FP HH in Bristol	2022?	238 installations – across Bristol & BANES & N. Somerset by 2021.	
<b>Affordable heating</b>	Develop ‘affordable warmth’ funded retrofit and subsidy package to pay for insulation and low carbon heating solutions for FP households in Bristol from 2022/2023	2022 onwards	# FP homes with low carbon heating by 2030	BCC Energy Service
<b>Affordable heating</b>	Expand heat network connections to social housing blocks and fuel poor homes as part of One City climate strategy		?? # FP homes connected to low cost heat network by 2030	BCC Energy Service
<b>Affordable heating</b>	Influence govt policy and secure funding for heat pumps to be installed in FP homes from 2022		?? # FP homes fitted with heat pumps by 2030	BCC Energy Service
<b>Affordable heating / housing</b>	Solid wall insulation in combination with low carbon heating	From 2023?	?? # FP homes with SWI and low cost heating by 2030	BCC Energy Service
<b>Affordable heating / fair tariffs</b>	Develop heat as a service offers suitable for low income households in low carbon – build on ESC/Bristol Energy trial	??	?? #FP homes able to heat homes affordably via heat as a service	Bristol Energy / BCC Energy Service
<b>Affordable heating / fair</b>	Innovation / pilot service for low income	??	?? FP homes participating in	Replicate / Bristol Energy /



<b>tariffs</b>	households to benefit from solar PV, domestic batteries, smart appliances, demand side response & associated tariffs to save money on fuel bills.		DSR or other ways to reduce energy costs via smart tech	WPD / others
<b>Health &amp; social care</b>	Continue funding and expand scale of WHAM hospital worker role [specific activity to demonstrate value of existing service?]	?/2020	£ funding for WHAM hospital worker 1 FTE additional worker from 2020/2021 # patients at risk of cold home received support to enable discharge to warm home. Reduction in 30 day re-admission (Trusts can be charged, depending on reason).	BCC CSE BNSSG STP
<b>Health &amp; social care</b>	Secure ring-fenced funding to prioritise investment in improving energy efficiency of homes of people with existing health conditions	?/2020	£ investment in improvements # homes improved of people with target conditions Reduction in 30 day re-admission. Self-reported better mental health.	BNSSG STP BCC
<b>Health &amp; social care</b>	Develop partnership to set up and run pilot smart safeguarding & care project for older people with cold-related health conditions (for later scale-up if successful)	2021 -	Reduced number emergency admissions by safeguarding participants	Health trust / CSE / tech partner /
<b>Health &amp; social care</b>	Public health awareness campaign tied into eg flu vaccination / cold weather plan / other Winter resilience planning – include WHAM/ other advice & support services in Plan	Input for winter 2020	Key messages included in winter health campaigns. Increased awareness of harm to health from cold homes amongst general public & re awareness of available services. % increase in # people referred	BNSSG STP / CCGs / Trusts / WHAM/

			to SPOC during/following campaign	
<b>Health &amp; social care</b>	Analysis of value of SPOC (WHAM) and hospital discharge case worker to justify health funding & continued funding from gov / ECO / other sources for expanded scheme.	Start 09/2020 Interim findings spring 2021 Final spring 2022	Funded evaluation of SPOC/discharge service Qualitative evidence of benefits. Reduction in emergency admissions & GP events. £value of savings to NHS	Bristol Health Partners CLAHRC West – funded as Applied Research Collaboration West (ARC West), CSE, WHAM, CCGs & Trusts
<b>Cold homes and fuel poverty service – partnerships, referral pathway.</b>	Development activity to secure funding for expanded service (Bristol Energy; BCC; government, ECO, redress, other existing funding sources)	09/2020	£x 000's secured for fuel poverty advice services in Bristol 2020 – 2025; x 000's 2026-2030	CSE & partners BCC / Bristol Energy
<b>Cold homes and fuel poverty service – partnerships, referral pathway.</b>	Continue and expand delivery of year-round integrated advice services - by phone, home visit, outreach (income max, energy, repairs, measures, behaviours).		X fuel poor households reached by services/yr Improved self-reported ability to keep warm / manage fuel bills / reduced worry.	CSE / ACFA / BCC / advice agencies
<b>Cold homes and fuel poverty service – partnerships, referral pathway.</b>	Data sharing under Digital Economy Act 2017 between BCC, WPD, Bristol Energy, water companies to enable targeted installations/ support		Increased # registered on PSR & received support. % PSR customers in Bristol contacted & checked/yr by # PSR customers in Bristol referred for & received support and/or funded measures.	WPD, Bristol & Wessex Water, Bristol Energy, BCC, CSE, WHAM
<b>Cold homes and fuel poverty service – referral pathway.</b>	Strengthen / widen eligibility for First Contact Bristol checklist to generate increased number of referrals to WHAM / TEA /CSE advice line cold homes/fuel poverty service.	?/2020	# referrals to SPOC (WHAM/CSE Freephone / TEA) via FCB.	Bristol Ageing Better (funder) The Care Forum (central point)
<b>Cold homes and fuel poverty service –</b>	Develop Bristol-specific training on cold home awareness & how to make referrals to	?/2020	Funding secured for development of bespoke	WRAMAS VOSCUR

<b>referral pathway.</b>	WHAM/TEA/CSE Freephone advice service – for front line health workers & for voluntary & community sector.		training module, launch, promotion & support. Completion of training on rolling basis by x000 health workers/yr & x000 VCS FLWs/yr 2020 – 2030.	ACFA ?? BCC CSE / WHAM partners Thrive
<b>Cold homes and fuel poverty service – referral pathway.</b>	Link cold homes awareness training to Thrive mental health awareness training	Set up in 2020	# health FLW / CVS FLWs completed both mental health awareness & cold homes awareness training.	Thrive CSE / WHAM partners BCC BNSSG STP
<b>Connecting with other issues</b>	Help with hoarding – to enable installation of insulation & new heating	??	Scale up WE Care Making Space project	WE Care
	Food security – tackling the heat or eat and underlying common issues – tying in more with Going for Gold	??		Going for Gold
	Wider poverty – see Olly Alcock comments on Bristol-wide poverty strategy	??		WRAMAS,