

Bristol City Council
Minutes of the Homes and Housing
Delivery Policy Committee



1 November 2024 at 10.00 am

Members Present:-

Councillors: Barry Parsons (Chair), Richard Eddy (Vice-Chair), Jos Clark, Al-Maghrabi, Paul Goggin, Lisa Stone, Jerome Thomas and Sibusiso Tshabalala

1 Welcome, Introductions and Safety Information

The Chair welcomed all attendees to the meeting and explained the emergency evacuation procedure.

2 Apologies for Absence and Substitutions

It was noted that apologies had been received from Councillor Zoë Peat.

3 Declarations of Interest

No declarations of interest were noted.

4 Minutes of the Previous Meeting

On the motion of the Chair, seconded by Cllr Eddy, the Committee RESOLVED; That the minutes of the previous meeting on 20th September be approved as a correct record.



5 Chair's Business

Following the Governments budget announcements that week, the Chair highlighted several points that may impact the Homes and Housing Delivery Committee which included:

- £86 million increase to the Disabled Facilities Grant
- £3.4 billion towards heat decarbonisation and household energy efficiency over the next three years.
- Increasing the Affordable Homes Programme by £500m to £3.1bn to help build up to 5,000 additional affordable homes.
- £1Bn of additional investment next year to remove dangerous cladding.

The Chair noted that the council's Homelessness and Rough Sleeping consultation had been extended to midnight on Wednesday 20 November and encouraged people who had lived experience and those delivering services related to homelessness and rough sleeping to complete the consultation.

6 Public Forum

The Committee noted that the following public forum questions had been received:

1. Joe Banks, The Housing Management Board
2. Joe Banks, Housing and Consumer Standards Programme Board.
3. Suzanne Audrey, Bristol Housing Completion Figures 2023/2024
4. Suzanne Audrey, Quarterly Performance Report – ageing portfolio
5. Dan Ackroyd, 'Section 5' (Local Government and Housing Act 1989) Report.
6. Dan Ackroyd, 'overarching resident engagement' and 'per block resident engagement' strategies.
7. Dan Ackroyd, Strategic Housing Review – equalities impact
8. Shaban Ali, addressing overcrowding and other issues
9. Joanna Booth, Housing Festival projects with and for Bristol City Council
10. Joanna Booth, Quarterly Performance Report – Energy Performance Certificate

Supplementary oral questions were received as follows:

Q1: In response to a supplementary question from Joe Banks the Chair explained that the rationale behind pausing the board while a review is carried out is because there are several other forums for residents to get involved in decision making. The Chair noted that the board was set up prior to the Committee System Model and residents can now ask questions directly to committees. Chair: New consumer standards make us up our game and requires a whole new set of structures. Paused in agreement.

Q1: In response to a supplementary question from Joe Banks about the Housing Scrutiny Panel not being published and the minutes not available online the Chair explained that officers are reviewing the panel and how it can continue to engage with resident's feedback.



Q5: In response to a supplementary question from Dan Ackroyd about receiving responses from senior officers who aren't in attendance at the committee the Chair advised that the Monitoring Officer is currently on annual leave and proposed that he get in touch with them directly to expand on the response and will respond to Dan directly.

Q6: In response to a supplementary question from Dan Ackroyd about when a response provided to a Public Forum question becomes inaccurate who's responsibility is it to update the expectations of the public, the Chair and senior officers advised that they would review this process and come back with a clear engagement process for if dates provided to residents change.

Public statements:

The Committee noted that the following public forum statements had been received:

S1. Shaban Ali, Strategic Housing Review

S2. Dan Akroyd, Strategic Housing Review

The Chair allowed Fadumo Farah to read a late unpublished statement to the committee.

It was noted that the statements, questions, and answers had been circulated to Committee members and were available on the council's website [here](#) alongside the agenda papers for this meeting.

7 Finance report update

The Committee considered a report that provided an update on the Housing and Landlord Services financial forecast at period 5 (P5) against the approved budget as at the end of May 2024.

The Chair commented that there are no decisions to be taken on this report, which is for the Committee's information only.

Summary of main points raised/noted in discussion of this item:

Members asked about the reported underspend of £28 million in relation to over ambitious plans. The Chair noted that Committee Members had been involved in a deep dive session on an affordable housing strategy and that they would be involved in making more decisions about making improvements to existing and new homes to better balance the budget.

It was confirmed that the general fund capital related to the Filwood project was still going ahead.

It was said that the Housing and Landlord Service had been proactively making changes to ensure that officers feel valued. It was also highlighted that a diverse workforce was essential and drove better results across the service and the wider council.

The Committee **RESOLVED:**

- 1.** To note the report on the P5 forecast for Housing and Landlord Services.



8 Performance management report – Q1 2024/25

The Committee considered a report which was to update them on performance against the Council's Business Plan as relevant to the remit of this Committee, for Q1 2024/25.

The Chair commented that there are no decisions to be taken on this report, which is for the Committee's information only.

Summary of main points raised/noted in discussion of this item:

- A Member commented that there are some areas of concern within the report. Officers assured Committee Members that they are monitoring performance, accountability and progress on repairs across council properties. The situation was said to be improving.
- It was noted that there is a rise in the number of people rough sleeping in Bristol and that some Committee Members requested to join the Chair on a future rough sleepers count.
- It was noted that officers do have a proactive approach to engage with vehicle dwellers. It was also noted that ambitious plans were in development to provide some 'meanwhile sites'.
- A discussion was had about the variety of training and development opportunities that were available to officers within the Housing and Landlord Services

The Committee **RESOLVED:**

1. To note performance against the Business Plan relevant to this Committee, including the issues raised and measures to address performance issues to be implemented by relevant services.

9 Housing & Consumer Standards Programme and Compliance Update

The Committee considered a report which asked them to note and comment on the Housing & Consumer Standards Programme and Compliance Update.

The Chair commented that there were no decisions to be taken on this report, which was for the Committee's information.

Summary of main points raised/noted in discussion of this item:

- It was noted that the anti-social behaviour policy was being reviewed and was out for public consultation.
- There was a question about new IT systems and how the Committee can have oversight of these. The Chair commented that he had attended a meeting of the programme board which has oversight and clear governance. It was noted that the first review of the project would take place in January.
- There was a question about the Council's plans in approach to renewal of housing stock. It was confirmed that H&CSP would act as a facilitator to help make informed decisions about council homes. It was noted that there was an ongoing appraisal of all council homes and how they perform financially,



along with the quality of the homes. This information would help officers and the Committee make informed strategic decisions which will be based on high quality information.

The Committee **RESOLVED**:

2. To note the Housing & Consumer Standards Programme improvement plan summary.
3. To note the Housing & Consumer Standards Programme landlord compliance programme backlog performance update.
4. To note the feedback from the recent Housing Scrutiny Panel, Housing Forum and Stakeholder Engagement Event.
5. To note the role of the Housing Scrutiny Panel to help the Homes and Housing Delivery Committee to hear the 'residents voice' within the Housing & Consumer Standards Programme updates.
6. To note the update from the latest regulatory review meeting with the Regulator Social Housing.

10 Expansion of the Joinery Shop

The Committee considered a report which sought approval;

- to move and expand the joinery shop from its current location at Wellington Road depot to a new, larger premises that will allow for growth and increased capacity to meet demand and create a revenue stream for the Housing Revenue Account.
- for the delegation of authority to the (Interim) Executive Director of Growth and Regeneration (in consultation with the Chair of the Homes and Housing Delivery Committee) to approve and award contract for terms in respect of any lease, in line with maximum budget envelope outlined in this report.
- The paper also included a review of relocation options.

The Chair commented that this was a key decision report, as the proposed decision involved a spend of over £500K.

The Chair informed Members that an amendment had been submitted for this item by Councillor Stone from the Green Group. The amendment had been circulated and published on the meeting webpage alongside the agenda papers.

Summary of main points raised/noted in discussion of this item:

- It was noted that Members had had the opportunity to visit the joinery shop and praised the work it did and particularly the bespoke work for the Housing and Landlord and other services.
- It was noted that a five-year projection plan was included in appendix H within the report.
- A question was asked about the potential opportunities within the joinery shop. It was noted that the Council purchased joinery items for large refurbishment projects and that there were further big commercialisation opportunities, and that the joinery shop regularly received requests from housing associations, churches, and museums.



The Chair then moved the recommendations as set out in the report.

Councillor Eddy seconded this.

Councillor Stone then moved the amendment.

Councillor Goggin seconded the amendment motion.

Summary of main points that were then raised/noted in further discussion of this item:

7. Councillor Stone outlined the amendment and commented that it would allow the Council to work with the Sandy Park site and that it brings an opportunity for alternative premises and to bring the joinery shop back into the council's estate.
8. A discussion was had around the current proposal and the difference between that and adding a five year break clause (as proposed within the amendment).

The Committee (seven in favour, two abstentions) **RESOLVED** to:

amend the original text in officer Recommendation 1 within the report to include the additional text in bold as follows:

1. Move the joinery shop to private rented premises and invest in new equipment, in line with the proposals set out in the report. **To ensure that the lease has a break clause after 5 years and conduct a strategic review of Sandy Park with the option to return the joinery shop back into the Bristol City Council-owned estate.**

The Committee then (unanimously) **RESOLVED** to:

1. Move the joinery shop to private rented premises and invest in new equipment, in line with the proposals set out in the report. To ensure that the lease has a break clause after 5 years and conduct a strategic review of Sandy Park with the option to return the joinery shop back into the Bristol City Council-owned estate.
2. Authorise the Executive Director of Growth and Regeneration (in consultation with Chair of the Homes and Housing Delivery Committee) to approve negotiation and award contract for terms in respect of any lease, in-line with maximum budget envelopes outlined in this report.

11 Strategic Housing Review

The Committee considered a report which presented the findings and recommendations from an external independent review of the senior structure of the Homes and Landlord Services division.

The Chair commented that there are no decisions to be taken on this report, which is for the Committee's information only.

Summary of main points raised/noted in discussion of this item:



- The Committee thanked officers for bringing the report to this Committee and for seeking their views on the proposal.
- The Committee noted that they were in favour of the proposal for a new Executive Director who's responsibility is for Housing.
- It was noted that the whole recruitment, any restructure and implementation process would take six to nine months.

The Committee **RESOLVED:**

1. To note the Strategic Housing Review report at Appendix A.
2. To note that the feedback from the Committee will be considered by the Chief Executive and taken into account in implementing the recommendations arising from the review.
3. That they had discussed and commented on the specific proposal that the Chief Executive is minded to create a housing department and an Executive Director, Housing.
4. That they had discussed and commented on the proposal for a phased approach to implementation of changes arising from the strategic review of housing (Appendix A)
5. To note a report will be brought back to the Committee to update it on progress in relation to matters in this report, in due course.

Meeting ended at 12.53 pm

CHAIR _____

