

Bristol Homes Board

Heading: Bristol Homes Board – 1 st annual review
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Date of meeting: 29 th March 2017
Report for: Discussion

1) Purpose of this Paper: To consider the effectiveness of the current Board arrangements

2) Context

2.0 Bristol Homes Board was formed in 2016, with its first meeting held in April 2016. It was written into the Terms of Reference that the Board would carry out a review after 12 months to ensure it was operating effectively.

2.1 Over the course of the first year there have already been a number of changes to membership and operations, including:

- A new chair (Councillor Smith, Cabinet Member for Homes and Communities, taking over the chair from the Mayor)
- New members added to the Board with representatives from: ACORN communities (Karen Van Hoey Smith now replaced by Tom Renhard), the advice sector (Geraldine Winkler and Bristol Housing Partnership (Alistair Allender)
- The Terms of Reference (TOR) have just been updated to reflect the Boards changed status as an approved committee where Executive Decisions can be taken
- The updated TOR also state the intention to add a further Board member, the head of the Community Led Housing Group (intention to form this group in 2017 and position to be appointed)

2.2 The Board members views on the effectiveness of the Board have been sought it a short survey, the results are outlined below:

Question	Yes	No	Undecided
The Bristol Homes Board was set up with the purpose of supporting the delivery of three key objectives in the Housing Strategy (increase the number of new homes, deliver the best use of existing homes and improve standards, early intervention, to prevent crisis later) Do you think it has the potential to meet this aim?	4		1
Do you think the board members are sufficiently reflective of all aspects of the housing system?	3	1	1
Do you consider that the board would benefit from having a co-chair, as the Health and Well-being Board does?	1	2	2
The meetings are held bi-monthly in City Hall. Are you happy with the frequency, length and location of the meetings?	5		

2.3 Comments:

General

- The board is an excellent platform for driving forward the housing agenda in the City. I think members could collaborate further in support of the emerging housing company.
- The potential for more concise discussions and coming to points quicker within the allotted time. Not everyone who has attended or will attend this board is getting paid to do so, and sub groups are more and more time to be dedicated.
- Slightly perplexed by the decision of the Major to step back as chair as thought that this could signal that the board is not as important on his agenda.

Are there any changes you would make to increase the effectiveness of the board...in delivering its key objective?

- The Board should also ensure better communication and more liaison between departments
- Being more open to testing new ideas and concepts and setting up a group to challenge existing thinking.

Do you think the board members are sufficiently reflective of all aspects of the housing system?

- Bristol Diocese, Squatting community such as Bristol Housing Action Movement's Richard Lloyd, Community builders such as Lawrence Weston Action group, Bristol Together (Building Homes and rebuilding lives for ex-offenders) and smaller developers with a desire for change.

2.4 Suggestions for 2017/18 agenda plan:

- Fewer aims and more focus on each aim, each aim should be tracked so there is a clear line of progress
- Procurement strategy
- Planning resources and efficiency
- Integrated public land releases
- Community building projects and how they can help the housing situation through either building social housing on fast tracked planned and donated land from the council.
- Working out a method to encourage developers to stick to the minimum percentage of social housing within one development regardless of the 20% profit minimum.
- Increasing percentage of affordable homes built as part of new developments.
- Delivering a Tenant's Federation
- Supporting delivery of a guide to tenant's rights and responsibilities

- 3) **Conclusions:** Generally feedback was positive, especially in relation to whether the board has the potential to meet its objectives. Suggestions regarding potential changes included widening membership and a request that the board does more to drive change and explore innovation.

- 4) **Implications (Financial and Legal if appropriate):** N/A