

BRISTOL HOMES BOARD

Minutes of the meeting Thursday 12 January 2017, 3.00pm – 5.00pm Venue – City Hall, Bristol

Attendees, Board members:

Marvin Rees, Mayor of Bristol (Chair) (part)

Cllr Paul Smith, Cabinet Member for Homes and Communities (Acting Chair)

Alison Comley, Strategic Director for Neighbourhoods, Bristol City Council (BCC)

Alistair Allender, Chief Executive Elim Housing and Chair Bristol Housing Partnership

James Durie, Chief Executive, Bristol Chamber & West of England Initiative

Debbie Franklin, Head of Multi-Channel Fulfilment, Andrews Letting and Management (Regional Representative for Association of Residential Letting Agencies)

Nick Horne, Chief Executive, Knightstone Housing Group

(Business Board Member on the West of England LEP)

David Ingerslev, Service Manager, Compass Centre and Rough Sleeper Services, St Mungo's (Chairperson, Bristol Supported Housing Forum)

Steven Teagle, Divisional Managing Director Affordable Housing & Regeneration, Galliford Try

Bevis Watts, Managing Director Triodos Bank UK

Other attendees:

Tom Renhard, ACORN

Laura Ambler, LEP

Nick Hooper, Service Director, Housing Programmes, Bristol City Council

Alistair Reid, Service Director, Economy, Bristol City Council

Zoe Wilcox, Service Director, Planning, Bristol City Council

Sarah Spicer, Strategic Planning (BCC)

David Ader, Policy Adviser (BCC)

Brinton Edwards, Estate Management (BCC)

Louise deCordova, Democratic Services (BCC)

Apologies:

David Warburton, Executive Director South and South West Home & Communities Agency (HCA)

David Relph, City Office Director

Geraldine Winkler, ACFA: The Advice Network

Karen Van Hoey Smith, ACORN

1. Welcome, Introductions and Apologies for absence

Cllr Smith welcomed Alistair Allender, Elim Housing & Bristol Housing Partnership to the Board.

Apologies were received from Geraldine Wrinkler and David Relph.

It was noted that due to restructure at the HCA, Ian Knight would replace David Warburton on the Board. Cllr Smith recognised David's valued contribution and the Board agreed to write to him with thanks.

Action: Sarah Spicer

2. Minutes and matters arising

The Board AGREED the minutes of the previous meeting as a correct record.

3. Key Decisions

The Board considered the Key Decisions report presented by Sarah Spicer which outlined the consequences of using the Board as a place in which Bristol City Council makes key decisions.

The Members commented that this was a positive development, which provided an opportunity to shape, instigate and inform future decisions in a public setting. It was noted that some flexibility should remain to allow for some meetings to take place in an informal setting where appropriate.

The Board AGREED the next steps as outlined in the report and confirmed the following actions:

- a. To revise the Terms of Reference to incorporate legal advice and include the process for conflicts of interests.
- b. To investigate the possibility of taking the Key Decision '*Preventing homelessness accommodation services for homeless families and adults, 22+*' at the Board meeting in May 2017.

4. Housing delivery system

The Board considered a Housing Delivery System presentation from Nick Hooper which outlined the proposal to implement changes recommended following a whole system review of planning, starting with the implementation of a single, multi-disciplinary delivery team, operating as a single point of contact for development issues, with clear delivery routes to market.

In discussion the Board welcomed the consistency and possibility of increased pace offered by the new joined up approach but acknowledged that it would take some time to build momentum.

During the transition period it was important for sites (including HCA) to continue to be brought forward for development at pace, activity which would build market confidence and mark progress towards the Council's 2020 delivery objectives.

It was recognised that there were barriers to achieving increased levels of affordable homes in private schemes. It was noted that whilst some schemes could achieve 30-40% affordable units, the average was currently 16-19%.

5. Devolution II: Exploring housing related opportunities

The Board considered a West of England Devolution – Future deals and housing report from David Ader and noted that the West of England Combined Authority (WECA) proposal had gone before Parliament and achieved Royal Assent. The election of a West of England Mayor would take place 4 May 2017.

During a workshop the Board discussed the main housing issues that they should look to address in a second deal, focussed on issues which were best suited to the Devolution process; i.e. those which required new devolved powers from central Government, and structured against the Housing Strategy objectives.

- (i) Increase numbers of new homes
- (ii) Deliver the best use of existing buildings
- (iii) Intervene early before a crisis occurs

Officers to analyse the suggestions made and feed back to the Board. **Action: David Ader**

6. Joint Spatial Plan and building quality into new homes

The Board considered a Joint Spatial Plan presentation from Zoe Wilcox, 'Housing Issues in Bristol and the West of England Joint Spatial Plan'.

The Board raised concern that some of the commentary within the JSP appeared to signal acceptance of the level of affordability that was currently achievable.

The Board commented that the messaging in the plan could be nuanced to emphasise the appetite and ambition of the authorities to meet the affordability gap currently identified in Bristol and surrounding authorities.

A greater understanding of how to bridge the affordable gap in Bristol was needed as well as an understanding of what surrounding authorities were doing to pick up the challenge.

Officers to feedback comments/continue a dialogue with the LEP. **Action: Laura Ambler.**

7. Homeless bids

The Board considered a DCLG – Homelessness Prevention Programme presentation from David Ingerslev which outlined the plans to progress the projects, following the success of all three bids being awarded in full.

Bevis Watts advised that there was an appetite in Central Government to use social impact bonds more as a delivery mechanism which could present further opportunities.

The Board agreed that this work should be fed into the next Big Housing Conversation to update delegates, as well as the progress of Golden Key and other initiatives currently being progressed through the City Office. **Action: Tom Renhard /Sarah Spicer.**

8. Big Housing Conversation 2: Purpose and planning

The Board considered the purpose and planning of the Big Housing Conversation II led by Tom Renhard and Sarah Spicer.

After discussion Debbie Franklin offered expertise to contribute to the development of a tenants guide and assistance to find a sponsor.

It was confirmed that the next event should give priority access to previous attendees to offer some consistency and continuity to discussions.

It was agreed that the development of a tenant union should be tenure blind and needed to be independent from the Council. The Council could offer some resource as the largest landlord in the city but it would need to be run by an external organisation such as VOSCUR or others.

It was suggested that the steering group organising the event, and potential delegates pool, could be widened to include tenants living in supported housing or representatives from the Expert Citizens Group (a group of service users and ex-service users from across the homelessness and housing spectrum from former rough sleepers to members of tenant associations). **Action : Tom Renhard/ Sarah Spicer**

9. Standing Items:

An update on the standing items was noted as follows:

a. Communication

All partners to submit contributions to highlight their own projects or initiatives and help promote the newsletter to their wider networks.

b. Action Plan

An update to be provided at the next meeting.

c. Challenge group update

An update to be provided at the next meeting.

d. Local Housing Company (LHC)

The draft business case would be considered as a Cabinet Key Decision on 7 March 2017.

e. City Office (progress report and governance)

An update to be provided at the next meeting.

Date of next meeting

The date of the next meeting 29 March 2017.

The Board agreed that meetings should continue bi-monthly from May 2017. Officers to coordinate future meetings dates. **Action: Sarah Spicer**

Meeting finished at 5.20

CHAIR _____