

## Bristol Homes Board

### Minutes of the meeting 29 March 2017, 3.00 pm – 5.00 pm Venue – City Hall, Bristol

#### Attendees, Board members:

Cllr Paul Smith, Cabinet Member for Homes and Communities (Chair)  
Alison Comley, Strategic Director for Neighbourhoods, Bristol City Council (BCC)  
Alistair Allender, Chief Executive Elim Housing and Chair Bristol Housing Partnership  
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)  
Ian Knight, Head of Accelerated Delivery South West Homes and Communities Agency (HCA)  
Tom Renhard, ACORN  
Steven Teagle, Divisional Managing Director Affordable Housing & Regeneration Galliford Try  
Bevis Watts, Managing Director Triodos Bank UK  
Geraldine Winkler, ACFA: The Advice Network

#### Other attendees:

Kathryn Pennington, Development Director Galliford Try (observer)  
Matt Griffith, Policy Director Bristol Chamber & West of England Initiative (observer)  
Nancy Rollason, Deputy Monitoring Officer (BCC)  
Nick Hooper, Service Director, Housing Programmes, Bristol City Council  
Sarah Spicer, Strategic Planning (BCC)  
Louise deCordova, Democratic Services (BCC)

#### Apologies:

James Durie, Chief Executive Bristol Chamber & West of England Initiative  
Steven Teagle, Divisional Managing Director Affordable Housing & Regeneration Galliford Try  
Bevis Watts, Managing Director Triodos Bank UK



## 1. Welcome, Introductions and Apologies for absence

Cllr Smith welcomed all attendees to the meeting.

Apologies were received from Bevis Watts, Alistair Reid, Stephen Teagle (Kathryn Pennington substituted as an observer) and James Durie (Matt Griffith substituted as an observer).

## 2. Public Forum

There was no public forum received.

## 3. Minutes and matters arising

The Board AGREED the minutes of the previous meeting as a correct record subject to the following amendment:

Item 6. (final para). Remove reference to 'LEP' and replace with 'West of England Partnership' to read: *Officers to feedback comments/continue a dialogue with the West of England Partnership.* **Action: Laura Ambler.**

## 4. Funding to support homelessness prevention and reduction

The Board considered an information report, presented by the Service Director Strategic Housing. The report set out the three successful bid submissions to the Department of Communities and Local Government (DCLG). The Board to note the receipt of funding and any grant conditions, and note a delivery programme for all three elements of the Department of Communities and Local Government Homelessness Prevention Funding Programme.

During discussion and in response to questions, the following points were raised:

It was noted that Bristol had been awarded 8% of the national funding budget due to the strength of Bristol's network and collaboration of organisations.

It was confirmed that the Trailblazer project would fund a data analyst to identify those most at risk. The Council had access to relevant data through its specific projects but providers would need to access a range of relevant data sources to support their ability to get ahead of problems and find ways to intervene earlier. Providers would need to have good data management and quality assurance systems in place to meet the expected monitoring requirements. The focus on prevention services would be labour intensive and personal and involved 'getting through front doors'. Geraldine Winkler confirmed that ACFA could assist with this work.



Officers to provide additional narrative to explain how monitoring for the schemes would work in practice. For example what was 'sustained engagement'?, what measures would be used? and how would the payment rates work and were they cumulative? **Action: Nick Hooper**

It was confirmed that the funding would get drawn down if key milestone events were achieved. Bristol City Council would act in an intermediary capacity, responsible for receipt of the grants from DCLG and provision of payments to suppliers. It would be important to understand the level of risk to providers and investors and it was felt that this would be clarified once the Council had received the DCLG grant terms and conditions.

It was agreed that communications regarding the opportunities should be circulated throughout a wide network in order to encourage a variety of interest to the schemes. **Action: Nick Hooper**

## 5. Local Housing Company

The Board considered a verbal update, presented by Cllr Smith and the Service Director Strategic Housing, which referred to a detailed Cabinet Agenda report of 7 March setting out the Strategic Business Case for a Local Housing Delivery Company.

During discussion the following points were raised:

The Local Housing Company was led by availability of land, looking at local need and with a strong emphasis on the delivery of smaller units (1 or 2 bedrooms) of social rented housing.

The Council would explore all models of delivery with developers that increased the percentage of affordable housing within schemes.

The Government and the HCA were enthusiastic and supportive of the Local Housing Company model, to meet housing aspirations of localities. However it was recognised that current Government accounting rules made it difficult to support some schemes. There was an opportunity to lobby government to find effective ways to change the rules to enable acceleration of HCA support.

There was a need to think carefully about what 'affordable housing' means and could involve engagement and consultancy with local communities.

## 6. Big Housing Conversation

The Board received a verbal summary of the recent Big Housing Conversation II event, presented by Tom Renhard.

It was noted that a debrief event would take place in April to develop the action plan which would be shared at the June meeting.



## 7. Housing Strategy Action Plan

The Board received a paper seeking approval to adopt the homes business plan, contained in BCC's Corporate Strategy, as the housing strategy action plan for 2017/18.

It was agreed that an away day be arranged to explore this in more detail. **Action: Officers**

## 8. Key Decisions

The Board considered the Key Decisions report presented by the Council's Deputy Monitoring Officer, which outlined the consequences of using the Board as a place in which Bristol City Council makes key decisions.

It was acknowledged that the knowledge and experience of the Board could be elicited between scheduled meetings, and during the development stages of any work which required a decision, as a key stakeholder.

The Board AGREED to note the report and to add the following items to the future away day discussion: Board Membership, Terms of Reference, Communications Planning.

## 9. Annual Review

The Board considered the Bristol Homes Board Annual Review report presented by the Strategic Director for Neighbourhoods, which outlined the results of a recent survey.

The Council's forward plan to be added to the Boards standing items to enable the Board to share input and views at an early stage of developments.

The Housing Delivery Team to provide update reports to enable the Board to monitor progress and intervene when necessary to maintain course.

The Board AGREED to note the report and hold a detailed discussion at the away-day.

## 10. Devolution

The Board received an information report which summarised the output from the Board's Devolution workshop discussion and highlighted that Bristol was working with Core Cities to develop proposals for Government which included the development of new homes.

It was noted that the election of the Metro Mayor would have an impact on this process and therefore any proposal could be subject to change.



## 11. Standing Items

New standing items to include:

- The Council's Forward Plan
- Housing Delivery Team updates

**Meeting finished at 5.00 pm**

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

