

Bristol Homes Board

Minutes of the meeting 29 June 2017, 3.30 pm – 5.30 pm Venue – City Hall, Bristol

Attendees, Board members:

Cllr Paul Smith, Cabinet Member for Homes and Communities (Chair)
Alistair Allender, Chief Executive Elim Housing and Chair Bristol Housing Partnership
James Durie, Chief Executive Bristol Chamber & West of England Initiative
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
Geraldine Winkler, ACFA: The Advice Network

Other attendees:

Alison Comley, Strategic Director for Neighbourhoods, Bristol City Council (BCC)
Nick Hooper, Service Director, Housing Programmes, (BCC)
Mark Wakefield, Service Manager – Performance and Infrastructure
Abigail Stratford, Service Manager - Major Projects
Sarah Spicer, Strategic Planning (BCC)
Louise deCordova, Democratic Services (BCC)

Apologies:

Debbie Franklin, Head of Multi-Channel Fulfilment Andrews Letting and Management
(Regional Representative for Association of Residential Letting Agencies)
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 and led a minutes silence for the families and victims of the Grenfell Tower Fire.

Grenfell Tower Fire

- a. The Board received an update on Bristol City Council's response to the Grenfell Tower Fire and confirmed that weekly fire briefings were being held to ensure that appropriate, coordinated and timely action was being taken in respect of Bristol's housing stock and in respect of guidance disseminated from central government.

Actions:

- **Weekly Fire Briefings to be circulated to the Board for information**
 - **Emergency Planning Team Officers to be invited to the next meeting to explore how the Council's current emergency planning protocol might be effectively shared with Board Member organisations**
- b. Apologies were received from Bevis Watts, Debbie Franklin and Stephen Teagle

2. Minutes and matters arising

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

- a. Item 4. *'Funding to support homelessness prevention and reduction.'*
It was clarified that para 2 on p5 related to only one element of the funding programme, the Social Impact Bond funding for longer term complex rough sleepers.

3. Performance

The Board considered a presentation, from the Service Manager – Performance, Information & Intelligence which outlined methods the Board might use to support and report on delivery of the Housing Strategy (copy appended to these minutes).

In discussion the following points were made:

- a. Objectives and performance targets needed to be clarified by the Board, to confirm whether the current strategy was still relevant, to set out what success would look like, to confirm how member organisations would contribute to delivery and how the Board would know that they had achieved or progressed against objectives
- b. In addition, any performance reporting should enable members to:
 - understand the trajectory over the next five years and RAG rate the different components e.g. available land, planning consent – is pipeline developing to get us there?
 - differentiate between outcomes and outputs to understand impact for the city

- have information that demonstrates the direction of travel and whether it is having an impact on the ground
 - ask 'Why?' and 'So What?' for a deeper dive when things are not working and have early discussion around mitigation actions to utilise the full expertise of members on the Board
- c. it was important for Members to use data to look forward not back, and understand the key deliverables before the away day
- d. Officers to circulate the 1st quarter report end July. **Action: Officers**

4. Housing Delivery

The Board considered a presentation, from the Service Manager – Major Projects which outlined the Housing Delivery Plan 2017-2020 (copy appended to these minutes).

In discussion the following points were made:

- a. It was confirmed that whilst temporary accommodation options such as 'container' models could be considered with partners to maximise certain sites, the priority for the Council was permanent stock provision, as product lead-in time and ground work was comparable for each.
- b. Alistair confirmed that the Bristol Housing Partnership could help to reinforce message with Registered Providers that the grant funding programme is available to unlock delivery on private land in the City. **Action: Alistair to progress with officers.**

5. Housing Peer Challenge

It was confirmed that the Housing Peer Challenge was on hold until September or later due to impact of the Grenfell Fire on resources within the DCLG.

6. City Office Update

The Board received a verbal update from the City Office outlining projects that had been progressed by the Homelessness Task Group to end street sleeping.

The following was noted in discussion:

- a. Work was ongoing with a range of partners to find suitable accommodation in a range of dwelling types.
- b. There was a website in development to support progress in delivering solutions to street sleeping
- c. The demographic of the homeless was changing and it was important to harness the lived experience of the homeless to shape and improve the design of solutions being developed.
- d. The City Office planned to engage the 100 Resilient Cities to tackle homelessness in a joint initiative.

7. Standing Items:

An update on the standing items was noted as follows:

a. Communication

Members to provide content for the newsletter. Officers to coordinate receipt of stories/articles.

Action: Sarah Spicer

b. AOB

The Board noted other business as follows:

- a. It was confirmed that HQN was facilitating the Homes Board workshop on the 6th September and may contact partners for feedback.
- b. The HCA was recruiting to an Accelerated Housing Team for work in Bristol and the West.

Meeting finished at 5.30pm

CHAIR _____