

Bristol Homes Board

Minutes of the meeting 26 October 2017, 3.00 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

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)

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

Other attendees:

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

Sarah Spicer, Strategic Planning (BCC)

Claudette Campbell, Democratic Services (BCC)

1. Welcome, Introductions and Apologies for absence

Cllr Smith, welcome those present and led introductions.

The following apologies were noted

- Steven Teagle – Galliford Try
- Bevis Watts – Tridos Bank
- Geraldine Winkler – ACFA: The Advice Network



The Chair acknowledged the presence of Kathryn Pennington from Galliford Try – Observer.

The Chair moved to extend an invitation to the following to sit on the Board:

- Penny Walster –ACFA: The Advice Network
- Jackson Moulding – Community Housing Hub
- Rob Kerse – University of Bristol

Resolved:

- i. That the 3 person listed join the Board

2. Public Forum

None

3. Minutes of the last meeting & Matters Arising

The Board AGREED the minutes of the previous meeting as a correct record following a discussion on matters arising.

4. Bristol City Affordable Housing Threshold - Tim Southall

The Board received a presentation from Jonathan Adams Senior Director of Tetlow King, who were commissioned to research the potential of introducing a new protocol and other incentives to improve the delivery of affordable housing across Bristol.

- Greater London Authority had reviewed the target for delivery of affordable housing and had introduced a new protocol. Developers delivering the required percentage of affordable housing were not required to provide a viability appraisal report. Applications are fast tracked and cost reduced for developers.
 - The protocol operates outside the Local Plan. It was only introduced in August 2017 and challenges had yet to become apparent.
- Reference was made to BCC policy BCS17 that sought delivery of affordable housing of 40% or 30% depending on the Bristol region. The target was not being met.
- Developers reported that one of the key issues for them was the time it took for an application to go through planning. They considered that if the planning application timescale could be reduced there would be a positive impact on the delivery of housing.
- The issue of tenure split was identified as an issue and they were looking for greater flexibility in this area.
- The Local Plan is due for review in 2020.
- A full report would be concluded by November giving an overview of the situation in London and other regions.



During the discussion the following points were noted:

- a. Noted the absence of the involvement of community groups as key stakeholders in the process; that the overall percentage of 20% was too low a threshold; developer incentives could be beneficial but should not be to the detriment of the policy; ACORN would not support the proposal as it currently stood.
- b. Clarity was sought on the data provided in the table detailing the Affordable Housing Secured in s106 Agreements 2011/12 – 2016/17.
- c. Further details and clarity on what reduction in timescale would be seen by developers.
- d. Queried why Developers were unable to meet the affordable housing targets. When purchasing land, the assumption is that developers would be aware of the requirement in BCC policy for delivering affordable housing.
- e. The removal of the viability appraisal could impact end result of a development and result in a loss of influence for BCC planning leaving developers to act as they wished.
- f. Tim Southall commented that the remit was to investigate ways to incentivise delivery of housing; encouraging positive messages and right dialogue in the industry; acknowledged the oversight in not extending the consultation to include community groups; the initial conversations were with those who built/developed;
 1. London had only moved to the new protocol in August 2017 too early for analyse.
 2. Trigger level for London was 35% . The affordable target in London is 50%.
 3. Bristol proposed trigger 20%, seen as the percentage on which to base discussions
 4. The full report would address the points raised.
- g. Noted the level of developments for student accommodation that did not include a requirement for affordable housing. That such developments impact the development of residential housing.
- h. That work was underway in respect of the joint spatial plan that would in turn inform the local plan review.
- i. Further work was required on the possible incentives. The requirement from developers, developing private land and council own land would differ.
- j. The consultation should extend to Organisations representing consumers and those in advocacy.
- k. The Chair thanked Jonathan Adam for the interim report.

The Board noted the report.

5. Homelessness - Resilient Cities Workshop - David Ingerslev

The Board received an overview of the outcomes form the Homelessness Resilient Cities Workshop from David Ingerslev.

The presentation would be shared with Board members and all were asked to feedback directly to David Ingerlsev.

Action: DI to share presentation

Meeting ended 4pm



Meeting finished at 4.00 pm

CHAIR _____

