

Bristol Homes Board

Minutes of the meeting 18 January 2018, 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:

Sarah Spicer, Strategic Planning (BCC)

Claudette Campbell, Democratic Services (BCC)

1. Welcome, Introductions and Apologies for absence

Cllr P Smith, welcome those present and led introductions.

The following apologies were noted:

- Penny Walster – ACFA Advice Network
- Debbie Franklin – Assoc. of Residential Letting Agencies
- Tom Renhard – Tenant Group Representative
- James Durie – Business West



- Alison Comley – Strategic Director: Neighbourhoods

2. Public Forum

A statement from the Disability Forum was taken before agenda item 4.

3. Minutes of the last meeting

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

Resolved: That the minutes of the meeting held on 26th October 2017 was agreed.

4. Housing Delivery Team Update - Jon Feltham

Jon Feltham, Head of Housing Delivery (Interim) presented the Housing Delivery plan update to the Board. During his presentation he highlighted the following:

- a. That the Housing Delivery Plan 2017/20, presented to the Board during June 2017, had Cabinet approval and had been adopted and implemented.
- b. Advised that the Priority Action list and Sites for 2017/20 had been established.
- c. That the key focus remained to ensure the delivery of 800 affordable homes a year by 2020.
- d. That 'trajectory data' would be presented to the Board with real time data.
- e. That approval had been given to recruit additional staff members to build capacity in the new Housing Delivery Team. To include a Programme Officer to manage approx 110 schemes; team member to lead on community Led Housing to unlock potential of small sites and possibly larger sites.

The Following was noted from the discussion:

- f. The chair confirmed he was confident that the target of 800 affordable homes will be surpassed by 2020. He shared that there were a significant number of housing developments poised to commence which will build confidence with residents and the sector. The projections are that community led housing schemes will deliver approx 900 homes.
- g. Bevis Watts – sought clarification on the data that would be reflected in the trajectory graph. Jon Feltham confirmed that the data would include information that would allow for analysis of delays and risks, and other data to allow for 'sensitivity analysis'.
- h. The Chair welcomed the comments from Disability Forum representative on the development of housing to support the principle of 'living at home for a life time'. He proposed that the Forum shared their experience and knowledge with the Home West Bristol partners.
- i. Rob Kerse – sought assurances about the work being done with developers; in respect of conversations around lowering rents; challenge where developers sell on schemes at the conclusion of a build.
- j. Jon Feltham noted the comments.



- i. He acknowledged the benefits of homes designed for a life time.
 - ii. Outlined the role & remit of the refreshed Housing Delivery Board, advising that they would report regularly to the Bristol Homes Board.
- k. There was a discussion on Homes England, formerly Homes & Communities Agency, on whether the emphasis would remain on Community.
 - i. The Board was given assurances that Homes England are mandated to provide assistance for infrastructure to deliver a sustained improvement in affordability.
- l. Stephen Teagle – supported the need for accessibility to be considered at the outset of a development. Suggesting that future proofing should be considered in context with new technology
- m. Alistair Allender – welcomed the input from the disability forum suggesting that they present to the wider housing associations organisations.
 - i. Welcomed the report and shared his view that matters were coming together positive way.
 - ii. Raised a question based on the challenges outlined in the report; ‘labour and material shortages’ and how it impacted on overall development aspiration.
 - iii. Expressed concern over Supported Housing that have fallen behind in standard.
- n. John Feltham provided reassures that links had been forged with Bristol construction skill centre to consider initiatives to address the skills shortage.

Meeting finished at 4.00 pm

CHAIR _____

