

Bristol Homes Board

Minutes of the meeting 29 March 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)

*Rob Kerse, Chief Finance Officer University of Bristol (Universities)

*Ian Knight, Head of Accelerated Delivery South West Homes and Communities Agency (HCA)

*Jackson Moulding, Director Ecomotive (Bristol Community Led Housing Hub)

Tom Renhard, ACORN

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

Penny Walster, Shelter, Hub Manager (ACFA:Advice Network)

Bevis Watts, Managing Director Triodos Bank UK

Laura Welti, Forum Manager (Bristol Disability Equality Forum)

Other attendees:

Sarah Spicer, Strategic Planning (BCC)

Claudette Campbell, Democratic Services (BCC)

Tom Gilchrist, Service Manager Private Housing Sector (BCC)

Sarah O'Driscoll, Service Manager Planning (BCC)

1. Welcome, Introductions and Apologies for absence

Nick Horne Chaired the meeting.



Apologies were received from:

- Cllr Paul Smith
- Alistair Allender
- Ian knight
- Jackson Moulding
- Rob Kerse
- Stephen Teagle

Catherine Pennington in attendance as substitute for Stephen Teagle.

2. Minutes of the last meeting

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

- Laura Welti – Disability Forum, confirmed that is in contact with Alistair Allender

3. Public Forum

None

4. Licensing Scheme Consultation - Tom Gilchrist

Tom Gilchrist, Service Manager, Private Housing Sector, presented a report on the Proposed Additional Licensing (HMO) Scheme Consultation 2018; to update Board Members on the progress of the consultation; to receive comments from Board Members.

- a. Statics were shared: notably that 22% of private rented accommodation are HMO's (12,559); 62% of that number are in the 12 central wards of Bristol.
- b. Members challenged the presumption that consideration should be limited to the central wards. Suggesting that the Horfield area had a number of issues arising from HMO occupation, along Filton Road & Avenue.
- c. Officers invited members to respond to the consultation expressing their willingness to note comments to substantiate inclusion of Horfield area in the new scheme contrary to the evidence laid out in the BRE report.
- d. Concerns were shared relating to the outcomes from the first scheme along Stapleton Road and in particular unintended consequence of the scheme.
- e. Officers confirmed that the Stapleton Road scheme is to end March 2018; that over 1400 inspections had been conducted; that members were welcome to notify the team of any missed



- inspections; inspections support the licensing standards; to raise standards in the private rented sector;
- f. Consideration was given to whether data existed that captured the reasons for tenants vacating properties in the Stapleton Road scheme. General concern that evictions may have been one of the unintended consequence. Officers reassured the Board that there are strict guidelines in the licensing regulations governing how a landlord evicts a tenant.
 - g. Members directed Officers to share this information with Advice Agencies who support vulnerable tenants. Officers were advised that these agencies were also a source of intelligence on any unintended consequence of the scheme.
 - h. Members were concern that the slowdown in the supply of private rented properties coupled with the scheme would compound the issue.
 - i. Assurance were given that good landlords would not be adverse to the scheme; that tenants may have had to vacate properties were landlords had been instructed to improve property conditions and a number may have been affected by the change in welfare benefits.
 - j. That the funds from the license fee would support the employment of additional staff to enforce the licensing conditions.
 - k. The licensing fees and related discount was set to encourage Landlords to act to submit applications and submission within good time and avoid the administrative processing team receiving the bulk of the applications on or around the deadline date.
 - l. Officers advised members to encourage Landlords to join the WoE Rent With Confidence Scheme at the conclusion of licensing schemes.
 - m. Officer's summaries the consultation feedback received to date with the Board. Board was asked to note that;
 - The majority from owner occupiers, poorer response from tenants and private landlords
 - n. Discussion on whether the consultation should be teamed with public meeting. It was shared that these meetings were not often an opportunity for tenants to input but mainly a landlord dominate event. Members suggested that housing agencies that support tenants should be approached to facilitate these types of meetings to ensure the correct demographics were in attendance.
 - o. When the consultation ends and results reviewed it would be shared with Cllr P Smith and leadership. Final sign off at Cabinet.
 - p. Board Members requested that the decision makers fully consider all issues whether positive and/or negative of implementing the scheme.

Agreed:

1. **That Sarah Spicer would provide a letter capturing the Board's view and provide it to Tom Gilchrist.**



5. Local Plan and Urban Living Supplementary Planning Document Consultation - Sarah O'Driscoll

Sarah O'Driscoll, Service Manager Planning, outlined the Local Plan and Urban Living Supplementary Planning Document Consultation. The consultation is set to close on the 13th April 2018 and all Board Member organisation were invited to contribute.

The following were noted from the presentation:

- a. Bristol unlike a number of local authorities had worked with a Local Plan before the requirement to do so was formerly adopted from 2011-2015.
- b. There are a total of 115 policies that impact collectively on the delivery of homes.
- c. The policies allow the authority to have direct control on development to ensure that all developments are delivered to a high standard discouraging poor quality developments.
- d. The aspiration in the current plan was to develop 30,600 new homes by 2026, and it remains the target.
- e. The plan only delivered 19% affordable housing lower than the figure identified in the policy.
- f. The new, revised plan covers the period 2016-2036 and reflects the changes to national policy; increased level of housing need; reflects the strategic aims in the JSP.
- g. Work is to be done in partnership with the West of England to meet the housing need for the region.
- h. For example development around the Bath Road A4 park & ride; there is potential for 750 dwellings; for this to happen it would require the relocation of the park & ride; if relocated the P&R scheme would be outside the Bristol boundary.

The Following questions were noted from the discussion that followed:

- i. Laura Welti asked what the rationale was behind deciding which of the many policies changed or remained unchanged.
 - a. The decision would be based on whether there had been changes to national policy; ministerial direction; policies being ineffective; policies failing to deliver required results.
- j. Whether the new plans reflected the emerging regional environment plan?
 - a. Assurances was given that that alignment would occur as the plans develop.
- k. The percentage requirement for affordable dwellings on developments in central Bristol was sought.
 - a. Planning policy gives a figure of 35%; delivery remains a challenge; now moving to trial the approach taken in London; where a developer agrees to the delivery of 20% there would be no need to commission a viability report.



- l. Officers confirmed that the Urban Living Supplementary Planning Document is set to be approved in September 2018.
- m. The Board requested that an explanation was provided on the methodology behind the intention to encourage the construction of taller buildings.
 - a. That taller buildings would be acceptable in some areas and this would be determined by working through the criteria ; siting ; design excellence; sustainable design;
- n. A question was posed on whether the new criteria was applied when approval was given to the newest tall building developments, members were aware of two.
 - a. Members were assured that planners considered the incoming methodology when negotiating with developers.
- o. A question on whether affordable student housing was defined?
 - a. Bath were currently undertaking a consultation on this issue. The intention is to have this information feed into wider understanding on the issue.
- p. Built to rent developments(BTR): The following was noted from the debate around BTR/PRS sector presence within Bristol.
 - a. Officers confirmed that BTR/PRS were embedded in the plan to support delivery of housing.
 - b. There is a strong PRS in Bristol above the national average.
- q. It was suggested that consideration should be given to the following two possible opportunities to reduce homelessness;
 - a. Encourage provision of social/affordable studio flats for those moving from Supported Housing
 - b. Encourage temporary housing on sites awaiting development
- r. Urban Living plan: well received; requested that the application of living standards are applied independent of type of tenure.
- s. Supported housing: members noticed the absence of this in the presentation and sought assurances that this would be a priority and evidenced in future plans.
- t. Board Members were requested to return to their member organisation to encourage them to feed into the consultation.

Agreed:

- 1. That Sarah Spicer would provide a letter capturing the Board's view and provide it to Sarah O'Driscoll.

Meeting finished at 5.00 pm



CHAIR _____

