

Bristol Homes Board

Minutes of the meeting 24 May 2018, 3.00 pm Venue – City Hall, Bristol

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 Liverty

(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)

1. Welcome, Introductions and Apologies for absence

The Chair, Cllr Smith welcomed those present and led introduction.

Apologies noted:



- Steven Teagle
- Alison Comley

2. Public Forum

None

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.

Chairs Business

- Addison Act 1919 – The Chair shared the proposal to acknowledge the contribution made by this legislation that increased the development of Council Housing in Bristol. All were invited to the first planning meeting to take place on the 6th June 2018 starting at 8.30am to 10.45am at City Hall in the Library Room.

4. One City Plan - Rob Swift BCC

Rob Swift – Bristol: One City Plan (OCP)

Rob Swift, Senior Project Manager presented his report and spoke to his presentation on the information that would be included in the OCP.

The following were noted from the discussion that followed on the Homes Vision Report Card

- a. Action: RS invited Board Members to contact him direct with any comments from their organisation.
- b. Laura Welti - Requested clarification on the definition of 'affordable housing' and 'social housing'; the definition and understanding of the word 'accessible' in the document was questioned; she encourage the author to consider using both terms in their proper context; should it be all homes will be accessible or that a home should meet the need of the occupant; also noted the lack of milestones to get to accessibility.
- c. Tom Renhard noted the links to Health and Wellbeing, and offered to share the emerging action plan from the Mental Health conversations on mental health, housing and homelessness.
- d. Cllr Smith questioned where the action plan reflected the requirement for a new GP, per 6,000 growth in population.
- e. Nick Horne questioned what was meant by the term 'every person in Bristol'. RS advised that the term although vague allowed for 'all' to in some way to own the vision because Bristol is seen differently by different people.



- f. It was acknowledged that Bristol's housing needs would not be met within the Bristol boundary but would need to be partially met on the borders that extend into our neighbouring authorities.
- g. The information that informed the plan reflected the need for input from the Regional Authorities.
- h. Nick Horne sought clarity on whether it would be better to state the methodology behind an aspiration suggesting that by specifying a fixed percentage shift it may give rise to a failed outcome, if it is not met. Suggested that an alternative was to state the intention for example to say 'eradicate poor housing' without the % marker.
- i. Discussion on the possible unknown changes that could impact the 'planned outcome' and the need for the plan to be sophisticated in its aspiration. That it should consider avoiding creating something that may not be needed; consider the impact of delivering housing on transport; consider impact on wider service provision across all partner agencies.
- j. The Chair reminded all that the City needed to be clear on its Destination and the plan would be a series of projections and assumptions that establish what is needed now to get to that destination.
- k. Action: 8th June 2018 City Gathering to present the Plan

5. Homelessness Update - David Ingerslev, St Mungos

David Ingerslev, Board member and representative from St Mungos Bristol, a National organisation who are concerned with supporting those who are Homeless.

The presentation is attached as it provided a full update on the position of Bristol Homelessness provision.

The following was noted from the discussion that followed:

- a. Not included or seen in the rough sleeper statistics are:
 - Families with children because of the City Council's duty to house.
 - Those who are supported by friends and family who offer them a spare bed/sofa.
- b. Rough sleepers have multiply & complex needs but the numbers on the street have not been impacted by those being discharged from mental health provision. There are clear pathways for those with mental health needs embedded in the system.
- c. Rough sleepers are supported very generously by the residents of Bristol and the enforcement services work hard to understand their interrelated issues.
- d. Pointed out that those agencies who offer assistance to rough sleepers are often attempting to access the same short term accommodation.
- e. The report did not include details of the provision from Adult Social Care to those with mental health issues and access to supported housing.
- f. The launch of the Cubex and Land Aid Trust joint project on East Street Bedminster was referenced. The trust is concerned with bringing back into use property to house young people. They are reliant on pro bono contributors from developers to fulfil this aspiration.
- g. DI acknowledged that standard communication that shared positive outcomes & activities, were often out paced by the speed of social media platforms.



- h. Action: That a summary sheet would be provided to Councillors to enable them to share details of work being done.

6. Meeting Dates Schedule

Noted and work was agreed to finalise the dates of the remainder of the cycle.

7. Information Item - Housing Delivery Trajectory

All noted the Housing Trajectory

The following was noted from the discussion that followed;

- a. To meet the aspiration for housing a good majority of sites had to commence in the next few months.
- b. There were approx 30 shared ownership properties built last year; the bulk of houses fall into social rented and/or affordable category.
- c. Ian Knight shared the thinking from Homes England.
 - Provided an update on the housing deal being formulated for the West of England
- d. Housing Deal for the West of England –
 - The two stage process was outlined.
 - Local Plans would then need to reflect the Housing Deal.
 - There is an opportunity to be more ambitious in the City's aspiration to delivery.
- e. The excellent work done by the Housing Delivery team was acknowledged.
- f. Board members agreed that the good ways of working of that team should be shared with others. To encourage alignment between those in housing delivery and planning to assist providers to meet the overall ambition to deliver housing.

Meeting finished at 5.00 pm

CHAIR _____

