

# Bristol Homes Board

## Minutes of the meeting 28 November 2018, 3.00 pm Venue – City Hall, Bristol

### Board members:

Councillor Paul Smith, Cabinet Member for Homes & Communities (Chair)

David Ingerslev, St Mungo's

Jackson Moulding, Bristol Community Led Housing Hub

Tom Renhard, ACORN

Penny Walster, ACFA: Advice Network

Bevis Watts, Triodos Bank

Laura Welti, Bristol Disability Equality Forum

### Other attendees:

Sarah Spicer, BCC Business Planning and Service Development Manager

Oliver Harrison, BCC Democratic Services

Aileen Edwards

## 1. Welcome, Introductions and Apologies for absence

Apologies were received from:

James Durie

Alistair Allender

Ian Knight

Nick Horne

Stephen Teagle

Rob Kerse

## 2. Minutes of the last meeting

The minutes of the 13 September 2018 were agreed as a correct record

Matters arising



PS gave a quick update on the housing festival. The launch event attracted 6k people, with all events sold out .

BCC are looking through portfolio of sites to identify those suitable for use to support the Festival, Chalks Road car park has been earmarked for a scheme comprised of ZED pod.

PW confirmed that Shelter have submitted a comment on the housing green paper

### 3. Public Forum

None

### 4. Mental Health and Housing Report - Tom Renhard

TR and Aileen Edwards gave a presentation on the Mental Health and Housing report. Slides available but of note:

- 45% of people with mental health issues are in insecure accommodation.
- 78% of homeless have mental health issues.
- 60% identify housing as a trigger.
- Mental Health survey last year shows a national trend for issues with temporary housing.

Social determinates of health: housing, employment, debt. Want different people with mental health experience to get together with professionals and decision makers. Don't want to duplicate work, know this project can feed into other things. Want Bristol to be the lead on best practice. Understand that this is not going to be all-encompassing. Needs buy in to effect change.

Team has developed a Matrix of Mental Health and Housing Security to identify risk. Reaching people who don't access services is very difficult. There is a lack of awareness over domestic violence and how this interacts with housing. There are also cultural issues, different language or attitudes towards mental health. Underestimating the impact of social isolation. PIE – psychological informed environment. How the physical environment impacts on individual and community.

Recommendations:

Housing First could expand to include MH element.

Floating support service for tenancies need to be protected, saves in long run.

Early intervention with children and young people to ID risk.

More info about where you can go for advice / services.

Physical design improvement to improve mental health.

Need more champions, collective work would be better, too much silo at the moment.

Members congratulated presenters for an excellent piece of work.

It is timely as the One City Plan is ramping up, with a real focus on joining up the thematic boards such as Bristol Homes Board and Health and Wellbeing Board. Last month was the 'Better Lives' programme, which among other things is reviewing specialist provision. Also, BCC's Enabling Grant can be utilised for



supported housing (more single person accommodation is needed to support the pathway). On December 13 there is an 'Upstream' meeting about how physical design affects physical and mental health, e.g. access to green space. After that meeting, there will be more data available .

PW Shelter did research with MIND on the mental health / housing link. It's important to do practical things to help people to settle, e.g. DIY skills to ensure tenants feel safe in their homes. There's concern in the advice community about expectations of the public. Advice is very important for prevention.

Members discussed the governance of the BHB in terms of adopting / promoting the recommendations in the report. BHB formal adoption is helpful, but other boards will be asked to hold and monitor (e.g. RAG rate), so influence is important. The recommendations should also be taken to the Health and Wellbeing Board and referred to in the One City Plan (Action SS). The expectation is for stakeholders to accept recommendations, as they were involved in the work to develop them in the first place.

Recommendations are largely about lower needs groups. There is nothing currently on primary / secondary care for high needs individuals. Mental Health budget stretching has raised the threshold for care. There are many people with significant mental health issues that cannot qualify for services.

We are looking at whole mental health system in terms of cradle to grave and wider determinants. Not about services / transactions. Adverse child experience is key. The crisis pathway is insufficient. There are gaps between primary / secondary care. E.g. diabetes support is in GP now with better outcomes, could be done for mental health.

Mental health is underfunded. 25% of presenters have mental health issues, but only get 13% of the funding.

CCG is going to recommission health services, in future they will go to hubs rather than within GP surgeries. Universal credit is going to be big problem implementing, especially disability premium. Advice service does not have funding to support applications. NHS and LA have uneasy relationship around available funding. Want to prevent passing the buck, systems thinking, how we can work together. There is a mental health investment standard being implemented in the NHS. Any increase to physical health programmes must be matched to mental health.

There will be a review of home choice and the housing allocation system next year. It is a complex issue that should not be rushed. We need mixed and balanced communities. New developments need to include supported housing alongside general needs.

It was RESOLVED that Bristol Homes Board endorsed the recommendations within the report and requested 6 month updates on progress

## **5. Homelessness and Rough Sleeping Strategy - Graham Jones and David Ingerslev**



Graham Jones and David Inerslev gave a presentation on the Rough Sleeping Strategy. This strategy was due for publication but has been delayed to make sure it is fit for purpose. It follows from the rough sleeping roadmap contained in the resilient city strategy.

Slides are available but in summary

- Rough sleeping count is ever increasing. 2013 – Mar 2018 hot spot counts are used as a general guide.
- 5 years ago between 10 /20 rough sleepers, now between 50/90.
- Bristol is very similar to Manchester. Both core cities with high level visual representations in centres. Brighton has similar issues with lack of available housing.
- More women as a proportion are sleeping rough in Bristol.
- Temporary accommodation shows an upward trend. This includes increasing numbers of individuals with no recourse to public funds.
- Part 7 acceptance is dropping.
- Increased disparity between LHA and private sector rental rates.
- Strategy has 5 priorities: rough sleeping, prevention, health and wellbeing, equalities and working in partnership.
- The strategy is a living document, requires updates every year to report into central government. Due date is now April Cabinet 2019.

The social housing lettings figures worrying. In 2008 we let 3000 per year in 2018 this has dropped to 1815.

Temporary Accommodation is expensive as it costs beyond what can be clawed back on housing benefit.. Carrying out viability tests in alternative options, including temporary or modular schemes. No single solution, but want to lower cost and improve supply.

There was a discussion on forming a list of subjects to lobby central government, based on what local authorities / central government are able to do. This should be placed on the agenda for the 21 March BHB ACTION

Churn rate on council housing is low With the borrowing cap released, BCC should look at poor quality stock and whether we should replace (demolish and rebuild to improve overall stock). Empty properties are actually low in the city. Bring around 500 back on to market per year.

## **6. Housing Delivery Update**

The Housing Delivery Report Update was noted

## **7. AOB**

Sea Mills is running an exhibition to celebrate the 100 year anniversary of the Addison Act for council estates



HMP Bristol has been selected as part of a pilot scheme to prevent recently released individuals becoming homeless

James Brokenshire made a surprise visit to a Fishponds project recently

**Meeting finished at 5.15 pm**

**CHAIR** \_\_\_\_\_

