



### Bristol Homes and Communities Board

<b>Date/time</b>	Tuesday 22 March 3.00pm – 6.00pm
<b>Location</b>	City Hall Bristol, Bordeaux Room
<b>Co-chairs</b>	Cllr Tom Renhard, Oona Goldsworthy
<b>Attendees (members)</b>	Judith Brown (BOPF), Matt Hollinshead (ACORN), Paul Hassan (ACH), Jeremy Sweetland (Festival of Housing), Steve Dale (Bristol Community Land Trust), Jonathan Lee (inHope), Rachel Sherratt (JLL), Stacy Yelland (Eastside Community Trust), Kathryn Pennington (Vistry Partnerships), Jonathan Bower (WBD), Richard Harris (City of Bristol College), Dom Wood (1625Independent People), Suzanne Rolt (Quartet), Sarah O’Leary (Missing Link), Anna Klimczak (Brighter Places), Robert Kerse (University of Bristol), XXX (SARI), Cathy Provenzano (Bristol Association of Lettings and Property Management), Penny Germon (BCC), Donald Graham (BCC)
<b>Apologies</b>	Alex Raikes (SARI) – Victoria Phair substitutes
<b>Observers</b>	
<b>Invitees</b>	Octavia Clouston (City Office), Deeanne Klein (BCC), Oliver Harrison (BCC), Allan MacLeod (City Office), Carly Urbanski (Age UK Bristol), Bianca Rossetti (Age UK Bristol), Tom Gilchrist (BCC), Elizabeth Dewing (BCC), Sue Moss (BCC), Lizzie Henden (BCC)
ITEM	ACTIONS
<b>1) Welcome &amp; introductions</b> Cllr Tom Renhard and Oona Goldsworthy	
<ul style="list-style-type: none"> <li>The Chairs welcomed attendees to the first in-person meeting of the board since the start of lockdown. As the membership had been reviewed since the last meeting, all attendees introduced themselves, their organisation and what they hoped to achieve at the board.</li> </ul>	
<b>2) Feedback from Away Day</b> Cllr Tom Renhard and Oona Goldsworthy	
<ul style="list-style-type: none"> <li>The Chairs summarised the purpose of the board away day, designed to standardise all the One City Thematic Boards and align them to serve the city in partnership. This is an enabling and delivery board for strategic issues. There will be sub-groups / task and finish groups to deliver on specialist areas.</li> </ul>	
<b>3) Terms of Reference</b> Cllr Tom Renhard and Oona Goldsworthy	
<ul style="list-style-type: none"> <li>The Chairs introduced the Terms of Reference and summarised it for attendees. It was noted that the ToR had already received and integrated feedback from members and officers.</li> </ul>	
<b>4) One City Plan (OCP) and Draft Work Programme</b> Allan Macleod	
<ul style="list-style-type: none"> <li>One City started in 2016 to combine a huge number of strategies and plans into one place to tackle major long-term challenges that need</li> </ul>	

many organisations to resolve. The approach brings together leaders in the city from different organisations to collaborate.

- The (OCP) offers a long-term vision to 2050, broken down into themes that have their own plans and timelines. The board should engage with the plan to add more specificity on what can be achieved.
- The One City approach has been reviewed recently to better reflect community input and there will be another refresh of the plan next year.
- The OCP does not override other things happening in the city, nor is it set in stone. It is not owned just by the council. That is signified by the City Office being part funded by other organisations across the city.
- All Thematic Boards have refreshed memberships and Terms of Reference, with a move towards quarterly meetings and a published work programme.
- There will be a governance board to analyse performance and act as an escalation point if needed. Boards have a maximum of 18 members plus 2 chairs. Observers are permitted where relevant. The current board will work for 18 months to 2 years and then be reviewed.
- The BHCB is a collaborative space, we will not agree on everything but should provide constructive challenge for the benefit of the city so we can move forward practically. The board is not a scrutiny function.
- The work programme for the board will be published. The items draw from existing work in city including the OCP and avoids duplication. Member views are sought on what else should be included or changed.
- 6 goals are included, 3 for this year and 3 for next year. We will be hearing from experts on 2022 goals today. There are 10 climate themes, 9 of which are relevant to housing and communities. The Economic Board also has crossover. There is a section on horizon scanning and future work. E.g., taking forward race and housing.
- Task and Finish Groups can bring in other representatives beyond the board membership that are relevant for that work stream. The BHCB is not the be all and end all of housing and community work in the city.

Discussion Notes:

- If members wish to raise or discuss something confidentially, they should make this known in the meeting, so it is not shared externally.
- The City Office and thematic boards have faced accusations of being closed, so as much material as possible will be published in the public realm.
- We would welcome blogs and publications from other members and encourage them being shared.
- A lot of the practical work of the board will take place via task and finish groups away from the main board meetings.

**5) Age Friendly Bristol** Carly Urbanski, Bianca Rossetti

<ul style="list-style-type: none"> <li>• Housing forms a large part of age friendly work. Age Friendly is not an accreditation scheme but looks at goals across sectors to share and promote initiatives that improve age related issues.</li> <li>• 8 domains have been identified that contribute to an age friendly city. We are currently engaging with the Bristol Health and Wellbeing Board and with the West of England Combined Authority, which includes their employment strategy.</li> <li>• We have already launched the formal strategy and action plan. There are actions for each of the 8 domains, Age UK are here to help this board deliver the actions on housing. This includes social inclusion in housing communities.</li> <li>• Bristol is highly regarded nationally on age friendly work, but it is important to maintain this good standard.</li> <li>• 90% of older people are in mainstream housing and most want to stay. Healthy life expectancy is decreasing but only 1 in 10 have house modifications. Adaptations for houses are vital but there are lots of barriers to achieve this, especially lack of information.</li> <li>• Social isolation is a big issue and key with housing. Access to amenities and an active community can keep people in their houses for longer as they connect with others. Feeling personally safe in the home is also vital.</li> <li>• We want to hear what age friendly ideas and actions the board members are already doing so we can promote that in our networks. We can support the board by assisting with specific actions. Our attachment to WHO and Centre for Aging Better is a valuable resource. The report has the relevant contact details.</li> </ul> <p>Discussion notes:</p> <ul style="list-style-type: none"> <li>• There has been an increase in older women accessing domestic abuse support services. Missing Link now has a dedicated person for older people. Older DA has many facets, SOL will circulate details.</li> <li>• Members should be mindful of the perception of the board across the city. We should show early on what we can achieve in a short amount of time, e.g., period poverty. Long term strategy is necessary, but it will be helpful to say, “at this meeting we did x and it is being delivered.”</li> </ul>	<p>Members to send age friendly ideas and actions to Age UK</p> <p>Sarah O’Leary to circulate info on Domestic Abuse in older people.</p>
<p><b>6) Discussion of Priorities (Group Discussion)</b></p>	
<p>Summary of feedback from each discussion group:</p> <p>The 2022 goals are good but may need a bit of tweaking. Licensing of the private rented sector will be hugely important. Should there be voluntary sector standards in social housing? On the 2023 goals, we should dump or rephrase them. Consider construction skills, we need to be able to build proposed low carbon housing. The 2023 liveable neighbourhood goal is too open ended, what does that mean? Fuel poverty is very relevant right now with the energy crisis. This should inform zero carbon work. Think about accessibility: people cannot access information, digital first will leave others behind. For example, Homechoice is only online.</p> <p>The 2022 themes are specific and achievable. There is some low hanging fruit we can achieve in the short term. Adaptation of older people homes is</p>	

<p>one of these. A “can do” attitude developed during the pandemic, we can leverage trades and organisations to align on adaptation. There are many tenants in poor housing that needs repair, e.g., SEN children causing damage to homes. We can get the private sector involved in this. We should consider rent caps at this board. Community led housing, people in homes should be involved in development. If older people and their families can design their own home, what would it look like?</p> <p>The 2022 goals are necessary. Welcome the focus on domestic abuse. Remember that the 2022 goals are going to continue beyond ‘their year’. Having tangible goals is important. Community awareness is essential, e.g., the workshops as part of period poverty. Affordable housing delivery, how can we get this? The 8k affordable build target needs bringing forward. Consider co-living projects, e.g., tiny homes initiative. Community infrastructure has strong links to inequality. Adapting existing spaces for better access.</p> <p>Equity in housing, having more access for different communities. Higher standards of builds and planning. Look at what is being built and whether it suits. Tensions within communities, can help by having them involved in development conversations. Intergenerational living and how we can adapt homes for that. Climate actions for 2030 is not a long way away. Can we achieve this? Fuel energy costs. Poverty is the driver of that challenge. Feels like overwhelming challenge, so agree we should also look at short term measurable outcomes.</p> <p>Thinking about themes first with goals underneath. Affordability, sustainability, community engagement. How we work with transport and make neighbourhoods that work. How can we manage conversion of office stock into residential? Goals and themes need to be specific. Why we are focusing on these things. What have we achieved? What will we achieve? E.g. 100 beds 100 days. A clear goal does mobilise and focus minds. Small number of goals that are detailed. Common themes, tangible outcomes.</p>	
<p><b>7) 2021/22 Themes</b> Deeanne Klein, Tom Gilchrist, Elizabeth Dewing, Sue Moss, Lizzie Henden</p>	
<p>Each subject specialist was invited to give an overview of their area, followed by discussion.</p> <p><b>Race and Housing (2021)</b></p> <ul style="list-style-type: none"> <li>• This work goes back to the previous incarnation of the board but needs ongoing support. Came about after the Ebrahimi murder case in Bristol, there was large lead up of racial harassment that was unchecked. SARI asked for a serious case review, which concluded institutional racism.</li> <li>• Race and housing has not been looked at in its own right for a long time nationally or locally. Created the race and housing conference about this. The outcomes of this conference are helpful for members to view and we don’t want the recommendations to slip. 180 people attended but there were few housing leads and no housing associations. Everyone wanted to learn and move forward in a positive way.</li> <li>• We are looking at getting together a strategic leadership group to deliver on community-based initiatives for refugees and asylum</li> </ul>	<p>Members should make it known if they want to</p>

seekers. Members of this board and other relevant representatives are welcome.

- We would like another event with housing associations involved. An increase in representation in the sector would be helpful, as would more involvement of tenants.
- Organisations should have the right policies that are consistent across sectors and across the city.

Discussion notes:

- The Ukrainian refugee crisis is a good time to do more work on refugees and asylum seekers. Many Ukrainians are here already.
- ACH is working on some of the outcomes from the conference. Where do we get senior executive engagement? Housing mix beyond private rental sector. Also learning from the past, there are some good examples that came out of the Bristol riots that can be used with some adjustment. In 20 years, Bristol will be at 30% ethnic minority, so integration needs prioritising.
- Gypsy / Roma / Traveller is significant in the city and diverse, including van dwellers, boat dwellers and ethnic GRT.
- Look at the actions and discussions to see what can be done and already achieved. Promote the achievements to show that we are listening.
- We need housing association involvement for work on race issues in supported housing and general housing.
- There are some specific 'hot spot' neighbourhoods in the city that could have their own interventions.
- DK will circulate the outcome report to members for their reference, then come back next time with a progress update.

**Licensing Private Rental (2022)**

- This presentation is about property licensing, which is a key strategy for the administration. There is a huge amount of private rental property in Bristol but still a severe shortage of supply. Rents increased by 8% last year. More affordable housing is needed.
- Landlords looking to grow the market means Houses in Multiple Occupation (HMO) are on the increase. There are 14k HMO properties in Bristol. Shared accommodation is hard to manage and can impact on the community.
- There is mandatory licensing to cover dwellings of 5 people or more. The administration is trying to influence the sector into discretionary licensing. This is licensing for HMOs of 3 or 4 residents. These properties are increasing as family homes are split into shared houses and bedsits.
- There have been several discretionary licensing schemes in different areas of the city.
- The Stapleton Road scheme ran from 2013-2018. 70% of properties needed physical improvement. Minimum standards are very low, but a third of properties did not even meet that.
- The Eastville St George scheme finished in June this year after 5 years. This covered HMO and family homes, some 3600 properties. 18% failed minimum standards. 3000 needed an intervention to improve

join the race and housing work stream

Deeanne Klein to circulate outcomes of race and housing conference to members

standards. Licensing conditions have been applied to take properties above minimum standards.

- The current scheme is for the Central area, covering a large amount of student housing and HMOs. 92% have failed licensing standards.
- There is political appetite to roll this strategy out to more areas as it does have a real impact on improving conditions. However there are certain criteria that need to be met before a scheme can be designated. Also, implementation takes 18-24 months.
- We want BHCB to take on board the outcomes being delivered and examine future proposals put forward after summer of this year. Where could licensing improve rental sector? Standards are hard, minimum standards vs licensing standards? Are there areas or standards that should be considered for certain localities? Energy efficiency standards need considering.

Discussion Notes:

- Bristol has more banning orders than London. The team try a carrot and stick approach, working with landlords to voluntarily improve their properties. There are a small number of worst offenders that we need to focus on.
- There can be unintended consequences with discretionary licensing, with tenants being evicted due to increase in standards and associated costs. However, officers have seen a growth in rental despite imposition of higher standards.
- Licensing costs £2 a week per property (selective licence). There can be unintended consequences, but it is not true that licensing scheme is driving up costs.
- SARI has heard from some Black and Asian landlords that they feel targeted. BAME landlords are involved in licensing engagement processes, which includes the Bristol forum and landlord panel, with 150 members and 20-30% BAME representation.

**Bristol Home Choice (2022)**

- The Allocation Review project began in 2019, with a series of community engagement events to understand residents' views on the HomeChoice system.
- There are 16k people on the housing register, most in Band 4, meaning it is very unlikely they will get housed. There is a massive mismatch between supply and demand. More efforts are being made to explain to people how they are banded.
- We are forming proposals for public consultation and cabinet approval. We are reviewing content gathered, co-developing themes and objectives with a goal for cabinet sign off in August.
- Themes include the choice of model, a choice-based system with no real choice vs managed access. New or reviewed banding systems. How we improve supply via limited bidding or changing restrictions. More measures to avoid homelessness. Improving processes e.g., move away from online only, simplify applications, more communications and reporting, improving advertising.
- Proposals will be brought to this board for feedback.

<p><b>Domestic Abuse Accreditation (2022)</b></p> <ul style="list-style-type: none"> <li>• The Domestic Abuse Act was passed in 2021 and involved close working with housing organisations and strengthening support for Domestic Abuse from statutory agencies.</li> <li>• The Act enables more responses than just refuges. Most survivors want to stay in their own homes.</li> <li>• Domestic Abuse Housing Alliance (DAHA) is a standards and accreditation process for housing providers. This costs £3-5k depending on the size of the organisation. We have allocated funding for BCC but cannot give it to others. The accreditation is valid for 3 years.</li> <li>• It is about creating a cultural shift, not just passing a test to get an award. There are 8 standards to fulfil, and it takes 18-24 months to achieve by embedding long term changes.</li> <li>• Recent domestic homicide reviews have highlighted housing as a key issue. Abusers can exploit tenancy rules to coerce and control.</li> <li>• No housing associations in Bristol have signed up to this yet. We welcome them doing so and have a team ready to support them. We ask BHC members to promote this to their housing association contacts.</li> </ul> <p>Discussion Notes:</p> <ul style="list-style-type: none"> <li>• Student housing presents particular issues for Domestic Abuse, e.g. relationships via the internet.</li> </ul>	<p>Members to highlight the DAHA accreditation to their Housing Association contacts.</p>
<p><b>8) Future Items and Topics Allan Macleod</b></p>	
<ul style="list-style-type: none"> <li>• The support officers will be looking at feedback from members to refine the themes and identify where task and finish groups are required.</li> <li>• We welcome feedback from members about future agendas, please contact DK for this.</li> <li>• It is important that agendas do not drown in presentations. Meetings should be about discussion and solutions.</li> </ul>	<p>Members to contact Deeanne Klein with any feedback</p>