



### One City Homes and Communities Board

<b>Date/time</b>	9:00-12:00, Tuesday 28 <sup>th</sup> June 2022	
<b>Location</b>	Room 1D01, City Hall	
<b>Co-chairs</b>	Oona Goldsworthy, Cllr Tom Renhard	
<b>Meeting Attendees:</b>		
<b>In Attendance:</b>	Judith Brown (BOPF), Matt Hollinshead (ACORN), Paul Hassan (ACH), Jeremy Sweetland (Festival of Housing), Rachel Sherratt (JLL), Stacy Yelland (Eastside Community Trust), Kathryn Pennington (Vistry Partnerships), Richard Harris (City of Bristol College), Dom Wood (1625Independent People), Suzanne Rolt (Quartet), Robert Kerse (University of Bristol), Penny Germon (BCC), Alex Raikes (SARI) – Victoria Phair [VP] (SARI), Mick Conolly, (InHope – Deputising for Jonathan Lee), Rich Harris (CoBC)	
<b>Observers</b>	Octavia Clouston (City Office), Deeanne Klein (BCC), Allan MacLeod (City Office), Sue Moss (BCC), Lizzie Henden (BCC), Lynn Collingborne (WECA), Matt Wood (BACCC), David Tudgey (BACCC)	
<b>Invitees</b>	Alex Marsh (UOB), Mark Allen (BCC), Anne James (BCC)	
<b>Apologies</b>	Cathy Provenzano (Bristol Association of Lettings and Property Management), Jonathan Lee (inHope), Steve Dale (Bristol Community Land Trust), Jonathan Bower (WBD), Sarah O’Leary (Missing Link), Anna Klimczak (Brighter Places), Donald Graham (BCC),	
<b>ITEM</b>	<b>ACTIONS</b>	
<b>1) Welcome and Introductions</b>		
<ul style="list-style-type: none"> <li>The Chairs welcomed Board Members and took attendance.</li> <li>MW explained that the BACCC was set up by the environment board to support the One City climate strategy by offering impartial advice and recommendations. There’s 15-10 members (chaired by Jim Longhurst of UOB) with a range of experience from technical energy engineering to environment comms - They’re here to support the committee.</li> <li>DK introduced the BHCb innovation intern (Valentina Garcia Delgado) who will be completing a piece of work around the core theme of the Race and Housing Conference and will be looking at the findings from an international perspective and comparing the international findings with the Bristol ones - she will be pulling together a roundtable event to discuss this further and will then put together a full report with regards to what her findings and recommendations are to present to the board in September - she will be reaching out to Board Members to ask opinions.</li> </ul>		
<b>2) Housing Challenge</b>		

- OG flagged that the last thematic city partners meeting focused on housing and one of the main takeaways was about political resilience. The Mayor has made homes a key part of his manifesto – how do we embed the changes made and make them more resilient through wider political and city-wide support?
  - Issues include: Modular building, housing refugees, skills, affordability, etc
- OG opened the issue to the board for discussion:
- JS stated that Bristol Housing Festival (BHF) started 4 years ago to think about innovative solutions to housing - the first few projects working with BCC and an Innovate UK project are set to deliver nearly 450 homes.
- JS asked how to engage with the elements of the city that don't feel heard or provided for and stated that its appalling that we have to partner with landlords who have no care for these groups – how do we fix this structural deficit? – one solution is engaging in a new supply chain of housing (0% of the housing market is predicated on land acquisition – building houses is not the primary model) modular housing shifts this emphasis.
- JS suggested that the other key challenge is viability which is a problem because viability defines cost as what is paid on day 1 only, JS asked if there is a better way of looking at value and suggested that we need a strong narrative around what we're for:
  - New supply chains using modular and MMC and clarity about what we mean by 'viable' and best value.
- JS flagged the link between MMC and the skills pipeline.
- PH flagged the challenge of the long term and the issue of the political viability of One City after the results of the referendum and asked how members can demonstrate the impact we have despite the fact that the challenges we're facing are long term and existential and then how to articulate that to the man on a bus in Hartcliffe?
- RH flagged that, in education and training, it takes a long time for the awarding bodies and funding bodies to catch up with demand as the funding is largely controlled by WECA which has to operate within certain parameters such as directing funding at level 3 and above.
- In reference to the MMC and the innovation piece – RH suggested a training package that the BHCB could support/validate that says 'these are a set of skills that will help provide jobs and build homes and communities which are more sustainable and which use MMC'. - RH stated that this would be a way of getting a package with the creation of jobs and the building of homes together.
- JS flagged that the average age of the construction worker is 55.
- MH stated that, to build political resilience we need to spread the power out as much as possible rather than housing it in one person (the mayor) the power needs to be devolved down to the ordinary person – putting control of the way communities are run into the hands of the relevant communities – putting tenants in control of rent and the way that repairs are conducted – giving the ordinary person a view of what the challenges are – currently housing is something that is done To People.
- OG asked LC to come in - LC (WECA) flagged that she is new to WECA and asked how WECA can add value to the conversation about affordable delivery and flagged that they have just given a paper to the mayor on the subject.
- JS flagged that, If there was an MMC factory in the West of England we would need skills – retrofitting is a really big issue here, the companies that are producing kit that will enable homes to feel warmer or cooler were not supported by skills in the sector – this is something that could be built on.
- KP stated that they are looking at the production of MMCs as a sector but it's very challenging to build a new factory and recruit and employ enough people - talking about new build homes is only part of the problem - the biggest difference you can

make for house builders is to take some of the risk out of the planning process to get more resource into the house building sector

- OG asked how long a typical scheme would take to get through planning? KP answered that it's supposed to take 4 months but is often a year. There's a huge amount of community engagement that goes on and good developments should respond positively to those comments but lack of clarity over resource and what will be approved by the planning committee creates duplication and inefficiency.
- DW flagged that affordability is starting to affect people in entry level jobs – OG agreed and highlighted that this is starting to impact the ability to attract people into jobs.
- RK stated that the role of WECA in cross authority working is really important as we need to build massively at scale, not necessarily through MMC as its not the most affordable model.
- JB flagged that her grandson will never be able to afford anywhere as a care worker and –stated that one thing about Marin that really mattered was that he thought long term rather than the short term of councillors – JB agreed that planning needs to be better resourced and flagged that the outlying areas of the city are substandard and the people deserve better.
- DK flagged that the private rented sector is a major concern for Bristol – there's an impact on the people who keep the city running (care workers, NHS etc) who come to the city and are asked for a year's rent in advance by landlords who often choose not to house families but rather young professionals. The social housing sector can be managed but the private rented sector needs more attention. It's not London – there isn't more money in it if you live here and the transport is complicated.
- TR asked what is it we can influence collectively as a board? And flagged the publication of the Renters Reform White Paper.
- TR acknowledged that getting homes built through the planning system is a challenge that the Council is looking into but flagged that the back office jobs like planning are the ones that get cut when local authority budgets get slashed. If we build quicker its more disruption but its an essential contribution to supply – we may well be in a recession by the end of the year and we need to think about how we will impact the next 50 years and skills are vital to that.
- TR asked: What does levelling up mean? And suggested that there needs to be a focus on jobs and skills but also on looking at the range of qualification levels – levels 1 and 2 rather than just 3 and above – we need to be able to generate jobs.
- TR asked: what does the city want to be known for? And flagged that the Council is hoping to put a bid into the levelling up fund for Filton.
- OG summarised that the key themes discussed include:
- Accepting that there has to be a political strategy and implementing one in our task and finish groups
- Skills and the communication about what skills are available and what are needed
- Engagement with communities – what does this feel like to these communities? How does this land and what could be done differently?
- Retrofitting and looking at the wider regional economy and linking up more strongly politically with WECA
- AR flagged that one of the outcomes of the Race and Housing was that we need to think about EDI in who we commission and who we provide for – are the companies being used signed up to the right charters? And development – when designing also, who are we engaging with?

### 3) Living Rent Update – Alex Marsh

- TR introduced AR to discuss the living rent commission
- AR explained that:
- Early on in the year there was a renters summit the outputs of which included a suggested focus on enforcement, rent stabilisation and affordability in the private rented sector which formed the basis of the purpose for the One City Living Rent Commission.
- The Commission will work over the summer to think about the nature and extent of the Private Rented sector in Bristol, the function it's performing and it's quality. The Commission will explore the existing data and what is routinely collected or not and engage with stakeholder groups to gather evidence and lived experience to build a picture
- AR flagged that he is working with colleagues in Geography to look at mapping rents and working with PolicyBristol and the City Office to bring together and synthesise the data from various different sources to build a One City Living Rent Report.
- The Commission will include around 15 members drawn from a range sub-sections who have a stake in the housing sector (student reps, tenants, landlords, professional services, equalities groups, advocacy groups etc).
- Invitations to send in an expression of interest to participate and criteria for being part of the commission are currently being drawn up and sent out – The Commission will have its first session in the coming weeks and will be organising evidence sessions to contribute to an official Report in September which will respond to the Renters Reform White Paper and advocate for change at a national level – through recommendations to the council, to the city, and to the government.
- OG flagged that initially the narrative around living wage was that it can't be done and now taking it away would be contentious – what are the parallels here?
- AR answered that this is one of the things to be investigated – there is a rhetoric of reaction whenever change is proposed – there is a whole set of questions about political risk. Raising standards around rents runs into questions of whether this can be accommodated within existing business models – will there be enforcements etc?
- AR flagged that political risk is a key factor - some landlords will leave but some will stay and interventions ripple through the system.
- MH asked how big a part of 'rent stabilisation' will formal rent control be? Will it be democratically accountable? In Berlin there is currently a conflict over rent controls that is entirely in the hands of the local government whereas in Barcelona there are collective bodies of tenants who negotiate rent controls – has there been much thought about how ordinary people will be involved? There are institutions in the room that have national sway – if there are issues with people being able to find homes where their staff can rent – could lobbying government be a productive route to addressing this?
- AR answered that, from the point of view of the commission, rent control isn't something we can introduce at the city level. The Commission aims to explore what rent controls might look like if they could be implemented, and if the conclusion is that controls are desirable then a conversation with central government would be the next step.
- AR flagged that there's a very similar conversation going on in Scotland where they've committed to introducing rent controls by 2050
- JB asked how the tenants are going to be protected from the consequences of speaking out about their experience of bad landlords – AR answered that there will be evidence sessions in person but there will also be written evidence gathering – the Commission will be reporting aggregate and also drawing from resources elsewhere
- DT wondered whether this board may be interested in setting a culture like the living wage foundation has set a culture which then led the government to introduce a living

wage – should this group not be setting a precedent? Could this group say that living rent should be X – and ask landlords to sign up where possible? The market forces are being driven by housing agents who get commissions on rents encouraging landlords to drive up prices.

- AR confirmed that Living rent models are absolutely on our agenda and the point about norms and cultures is very interesting – we spend too much of our time thinking about enforcement and not enough time thinking about setting a culture which is a more powerful lever in the end.
- PH stated that its great for us to think about what our long term vision may be but we are miles away from constitution subsidiarity – the danger is that we end up having a conversation that feels like virtue signalling rather than actual change – constructive engagement with the private sector isn’t just around enforcement and the narrative around the bad landlord – we need to think about what we can do on the supply side and what we can do with our current decision making powers.
- MH flagged that there is a model that’s worked in Bristol around culture change through ACORN working with letting agents on agency fees - large numbers of letting agents signed up to this process – if this was lead by the council this could be really impactful.
- SR asked if there is anything around protection of school places? Protection of the rights of families who have been priced out of catchment areas?
- OG flagged that that’s the challenge for the commission – to reach out to voices that aren’t heard.
- TR flagged that the EOI process is currently open and invited board members to apply through the One City Website – this is our opportunity to respond to the white paper

#### 4) Task and Finish Group Updates

##### Task and Finish Groups Feedback

##### Race and Housing Task and Finish Group

- PH suggested an event pulling together race housing and migration focusing on an anti-racist pledge and addressing issues of intersectionality and challenges that weren’t as clearly articulated in the last board - Looking to attract leaders and decision makers.
- PH flagged that he will be putting together an outline of what that looks like.

##### DAHA Task and Finish Group

- SM's group had a conversation about understanding what the DAHA involves from a housing providers point of view – the public health team doesn’t have this understanding so there's a need to involve colleagues as well as services in the council.
- There’s funding available through the domestic abuse act to fund a coordinator who would work within BCC and with housing providers across Bristol to encourage the take up of the accreditation and reaching out to housing providers by going to forums that are already set up (Bristol housing partnership) to get buy in from members of that group.
- DW asked how to engage with university student landlords and private landlords? SM answered that this will mostly be aimed at the public sector
- SM flagged that an opportunity with the domestic abuse act is funding to support survivors of domestic abuse who are in temporary accommodation

##### Green skills Task and Finish Group

- JS proposed working with the climate and ecological board on the joint spatial plan.
- JS reported that the group discussed a lot of themes:
- The New build agenda – work to be done in the planning sector
- The retrofit agenda – engaging with different sectors

- Communicating what is out there for people – this would link to the skills issue which would need to be aligned at the same time.
- Map the gaps – big asks of the council
- Telling a positive story – we can't change national government in 18 months but we need to be telling people about the positive stories that are happening – there's stories that we can hang this narrative around (Climate Smart Cities).
- DT agreed and flagged that promotion of community energy is another key link that Bristol is recognised for which produces positive stories.
- TR encouraged the group to get in touch with One City with any other ideas and suggestions for others who aren't in the room to be involved
- DT flagged the carrot emergency and the need to redistribute benefits to where they're most needed.

## 5) Ukraine Homes Ask

Ann James gave a presentation updating the board on the housing of Ukrainian Refugees (see paper 1.5)

- AJ introduced herself as the manager of the Bristol Resettlement Schemes and the Homes for Ukraine Scheme– 450 people have been resettled, 196 Afghans have been resettled since the crisis.
- AJ flagged that there are 3 schemes:
- **The family visa scheme** – anyone directly related to someone in the Ukraine who is based here can apply for a visa but those individuals are coming in without access to housing – BCC is providing wraparound support services but they can't give the bus passes, cash and food passes
- **Children with stage 4 cancer** – 21 families came to the UK and 3 came to Bristol – they have been found accommodation
- **Homes for Ukraine** – a host in the UK shares their home and sponsors a Ukrainian and invites them for 6-12 months – 700 people in Bristol have volunteered to do this.

(see paper for map)

- AJ explained that she is here to talk about **move on** – stage 2 after stage 1 (move in) – what comes after the 6 months spent with hosts? The future of the Ukraine War is unclear, refugees would like to go back as soon as possible as many have left family behind.
  - The plan is to provide supportive housing to everyone with children and to everyone to whom we have a homeless duty – provided through the private rented sector through incentives.
  - They would like to create 60 new properties which is the ask of the board
  - For those without children they will be provided with support to access the public rented sector
  - There's a real push on employment through the One Front Door.
  - The key issue in phase 1 is rematching and homelessness – there were 9 cases of homelessness as a result of phase 1 - 8 of those were family visas and 1 was from homes for Ukraine.
  - There's a lot of co-working and working with hubs
  - They have identified that out of the £1,500 allocated per person, they will be using 25% of the budget on things like education, transport, English lessons etc 75% of the funding is intended to be used on housing
  - 30% incentives for the landlords
  - 30% on this new accommodation goal
  - 15-10% on people helping themselves into the private rented sector (pots and pans)

<ul style="list-style-type: none"> <li>• The ask today is will you help with the creation of these 60 new properties – the council is looking at their stock but if you are aware of and properties that could be refurbished etc</li> <li>• It would be counterintuitive to put everybody into a refurbished office block, as many of the relocated people have really been bedding down in their respective communities</li> </ul> <p>Discussion</p> <ul style="list-style-type: none"> <li>• JS asked if the assumption is that the Ukrainian families are ready to move on after 6-12 months? - AJ confirmed</li> <li>• OG flagged that the 60 properties is not impossible – it would be helpful if BCC could support the work with them in terms of nominations and allocations and the policy framework to do that in.</li> <li>• OG flagged that 60 doesn't sound like much – AJ agreed and stated that they are mostly 2 and 3 beds</li> <li>• JS flagged that allocation is the key issue – AJ pointed out that it is short term accommodation</li> <li>• PH stated that the war will likely go on for years and suggested that projections of incoming refugees is too low – AJ flagged that the numbers are fairly accurate</li> <li>• AR asked what is being done for the Afghan refugees in hotel rooms? AJ flagged that 360 Afghans are in the Bristol hotels and 40 families have been moved out so far. Cash incentives have been offered for people to move into their other properties to create more housing options. AJ suggested that AR may be thinking of emergency accommodation which isn't managed by the local authority.</li> <li>• AR asked if the families are being looked at from a safeguarding perspective – AJ confirmed.</li> </ul>	
<b>6) Joint Health and Wellbeing board / Homes and Communities Board Workshop Update – Mark Allen</b>	
<ul style="list-style-type: none"> <li>• MA introduced himself as the Board support officer for the Health and Wellbeing Board</li> <li>• The Health and Wellbeing Board are keen to go to Knowle West Media Centre for this meeting</li> <li>• They are keen to avoid duplicating existing workstreams e.g. fuel poverty/cost-of-living - in favour of exploring opportunities for action</li> <li>• There was a workshop in 2019 between the Homes Board and Health and Wellbeing Board; most things have been actioned or things have moved on</li> <li>• Topics could include: <ul style="list-style-type: none"> <li>- Increase access to social housing for people with Care and support needs</li> <li>- Housing and complex needs inc. Changing Futures</li> <li>- Address new housing developments and health infrastructure (particularly in South Bristol)</li> </ul> </li> <li>• JS flagged that a lot of the challenge around wellbeing is the cost vs value – how do we actually build the wisdom of that longer term decision making</li> </ul>	
<b>7) AOB</b>	
<ul style="list-style-type: none"> <li>• PG flagged that this room is not accessible</li> <li>• AM flagged that there was a fleet decarbonisation meeting between the transport board and the environment board, the findings of which are now available.</li> </ul>	