

One City Homes and Communities Board

Date/time	12:00-14:00, Wednesday 7 th December	
Location	The Bordeaux Room, City Hall	
Co-chairs	Oona Goldsworthy, Cllr Tom Renhard	
Meeting Attendees:		
In Attendance:	Tom Renhard (BCC), Oona Goldsworthy (Brunel Care), Judith Brown (BOPF), Rose Whitehorn (ACORN), Richard Harris (City of Bristol College), Dom Wood (1625Independent People), Suzanne Rolt (Quartet), Penny Germon (BCC), Steve Dale (Bristol Community Land Trust), Anna Klimczak (Brighter Places), Jeremy Sweetland (Festival of Housing), Kathryn Pennington (Vistry Partnerships), Megan Belcher (BDEC – Deputising for Laura Welti), Victoria Phair (SARI – Deputising for Alex Raikes),	
Observers	Octavia Clouston (City Office), Deeanne Klein (BCC), Allan MacLeod (City Office), Andrea Dell (City Office), Mat Wood (BACCC)	
Invitees		
Apologies	Cathy Provenzano (Bristol Association of Lettings and Property Management), Jonathan Lee (inHope), Donald Graham (BCC), Alex Raikes (SARI), Laura Welti (BDEF), Paul Hassan (ACH), Rachael Sherratt (JLL), Stacy Yelland (Eastside Community Trust), Jonathan Bower (WBD), Sarah O’Leary (Missing Link),	
ITEM	ACTIONS	
1) Welcome and Introductions		
<ul style="list-style-type: none"> Chairs welcomed Board Members. OG gave her apologies and stated that she would join online. TR and JS gave their apologies and stated that they had to leave at 13:30 		
2) Updates		
<p>Task and Finish Group Updates</p> <ul style="list-style-type: none"> DK gave a presentation updating the board on the Task and Finish group progress (see paper 1) <p>Discussion</p> <ul style="list-style-type: none"> MW asked to join the task and finish group meeting in January – TR confirmed <p>Green Skills Update</p> <ul style="list-style-type: none"> GC gave a presentation on the Green Skills Task and Finish group. GC flagged that there will be a Task and Finish meeting from the 10th of January which DT and MW are invited to. The group wants to know how to feed into the wider skills programme to focus on addressing the gaps and priorities that have been identified, and where to connect the BCC agenda with the amazing work going on in the city. TR flagged that the NEF have a scheme involving 90 million homes are being upgraded and retrofitted which could feed into this work. OG asked AK how this will link into the retrofit workstream (social housing decarbonisation fund)? – AK answered that they have resource from WECA through 		Deeanne Klein to invite Matt Wood to the January meeting of the retrofit task and finish group

this fund but cannot find a contractor to complete the work after the costs increased from 30K per home to 100K per home. There is funding out there for this work but it is difficult to find the contractors.

- GC agreed and stated that the issue is getting people trained and through the pipeline to become proficient at the work.
- MW added that they are facing the same issues outside of Bristol which makes it very challenging to deliver those projects in the short term.
- RH added that he is keen to unblock these bottlenecks but one of the challenges is achieving national accreditation for the skills needed to create these jobs, but this is a problem that is being recognised. – JS agreed and added that many of these problems are structural, his team are talking to WECA about bringing Hengrove into a recruitment scheme to create a new supply chain.
- JS flagged that the pilot schemes are going to be challenged without the pipeline needed to support them. There needs to be an investment strategy to support this work rather than standalone pilots.
- JS flagged that MMC construction sites tend to be male dominated which needs to be addressed.
- MW agreed and stated that going out to procurement for small schemes has had limited success but aggregated projects with more demand generates more interest.
- TR encouraged GC to get in touch with board members for a cross board working

Living Rent Update

- OC updated the board on the progress of the One City Living Rent Commission.
- OC explained that the Commission has completed five evidence sessions focusing on the state of the private rented sector, lived experience of the private rented sector, and local and national powers to implement rent control measures. These sessions involved inviting Commissioners and external stakeholders to contribute experiential and expert evidence on the above topics to influence the Commission's final report.
- OC stated that the Commission also co-created and published a Renter's Experience Survey which had almost 800 submissions, the data from which will also be used to influence the final report.
- OC flagged that the Commission has just published a second online survey exploring whether the people in Bristol are interested in Rent Controls and encouraged board members to share this among their networks.
- OC explained that the next steps for the Commission include consolidating the data received from these sources and writing the report. This will be written over Christmas and distributed to Commissioners for their comments in early January. Commissioners will then be able to endorse the report if they choose to and it is scheduled to be launched in February.
- TR added that the goal of the Commission's work is to influence national government as the Commission is regularly attended by DLUHC and has engaged the GLA.

3) Budget Update – Andrea Dell (City Office)

<ul style="list-style-type: none"> • AD gave a presentation updating the board on the Budget Consultation process and Budget Proposals (see paper 3) • AD flagged that the culture board submitted a set of questions for the budget team and encouraged the BHCB to do the same. • MB flagged that the easy read version of the consultation has not been released yet and will not be until the 9th which creates a huge delay for the disabled community, and asked if there have been any mitigations planned to address this. – AD stated that she would check on the deadline and flagged that there are plans to get the consultation out in a number of accessible formats. • JS explained that there were a series of deep dives around temporary accommodation and explained that providing temporary accommodation (TA) is a statutory function of the council to house the vulnerable, and therefore funded by the general fund. The challenge has been that housing rates have been frozen by national government while private properties have skyrocketed in cost meaning that the council has needed to go out to private properties and have struggled to pay the costs. • JS stated that his team is trying to understand what can be done to address this subsidy loss of £9 million a year. There is a range of measures in the immediate however this is a short-term problem that is a product of long-term structural issues. • JS explained that: • some of the council housing will go back out as TA in the short term to mitigate the subsidy lost. Most people in temporary accommodation are also in temporary accommodation. • They are doing two primary things, there has been an asset realisation project going on some of which is being brought into the HRA. There has also been an expedited new build project that is focused on unlocking other land that the Council and HRA owns to partner to build more housing while prioritising mixed communities. • Their target is 3 million saving, JS flagged that he thinks the target should be eradicating the subsidy. They're working with the planning committee to look at how to start building without planning approval because of the capacity issues in the planning department. • National government is currently spending 9 million a day housing refugees and asylum seekers. • With housing there is an opportunity to create revenue to invest it. • The Home office and DLUHC don't care about the local TA crisis, the local authorities don't have the bandwidth to address the refugee crisis. • Our city can't function because we can't recruit key workers because we can't house them. • There is policy to write around creating an acceptable planning narrative to shrewdly invest money to unlock this revenue – a structural solution that will start to build savings in 5-years. It's about the skills agenda, industrial strategy, working with the city. This is the opportunity to jump in and do something different. • DK asked: is JS taking into account the shift in the private sector, the mid-earners who are being evicted who wouldn't be picked up by the council. – JS confirmed. • OG flagged that partnership is a key element of addressing these solutions. • TR encouraged board members to email DK with any questions or points about the budget. 	<p>Andrea Dell encouraged Homes Board Members to get in touch with questions regarding the budget process.</p>
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<ul style="list-style-type: none"> • KP flagged that, from the developer perspective they are in a genuine housing crisis and their biggest barrier is not land or finance, it's swift decision making. Every department needs to be lined up alongside the Mayor's objectives. The planners might be aligned with what you want to do but the estates team might not, this is where we need change to happen because viability is getting harder every day that decisions are delayed. 	
4) One City Plan Refresh - Allan Macleod (City Office)	
<ul style="list-style-type: none"> • AM gave a presentation on the One City Plan Refresh, (see paper 4) • AM explained that originally the OCP was written in 2019 as an internal consultation exercise. The next one in 2021 was after the covid pandemic and focused on integrating the challenges from the pandemic into the plan. After this plan the City Office held a workshop with city partners and received the feedback that the refresh should be less frequent and the interim time should be spent focused on delivery. As a result, the next refresh will take place in June 2023. So far, there have been consultation workshops with council officers and more booked in with the equalities groups, councillors, VCSE groups and more. There will then be more focused groups with board members looking at the current plan in January exploring the themes. One of the key themes that has come up is: What can we do as partners that actually enables delivery? • AM flagged that there is going to be a City Gathering on the 24th of February and a diary hold will be sent out this afternoon. • AM focused the board on: <ul style="list-style-type: none"> - What are the key challenges facing the sector in the next 10-15 years? - What are some of the unrealistic areas that the Board has committed to addressing through the goals? - What solutions can you/your organisation bring to these key challenges through partnership working? • AK asked for the questions to be sent out – AM confirmed that they already have been. • SD asked if the focus groups will choose the new themes for the timelines? – AM confirmed that the focus groups will lead the process of adapting the goals within the BHCB timelines and flagged that this refresh will likely be reflective of the challenges of the Cost of Living. • JS asked if they should email in any key themes to pull out? – AM answered that there will be space for these themes to be identified in the January meeting but the City Office would welcome this input at any point. • OG flagged that the key themes for the board should be the themes JS identified earlier around Temporary Accommodation – JS confirmed and offered to send through information. • AM stated that they were considering having a set of nine themes that are refreshed every few years to narrow workstreams down to key areas. • DK added that the budget will affect the needs of the city and therefore the goals within the plan. • PG added that the TA problem is a reaction to an immediate problem that needs to be addressed. • JS stated that you can use the TA to create the necessary systems change. 	<p>Allan Macleod encouraged Board Members to email in suggestions for key themes for the Transport Board Timeline to be broken down into during the refresh process.</p> <p>Jeremy Sweetland to send through a breakdown of his key points around Temporary Accommodation to potentially be used as themes.</p>

5) AOB

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| <ul style="list-style-type: none">• RW stated that it is promising to see a shared narrative for long term solutions and stated that prevention is the most important thing and hoped that there is a lot of cross-department work going on in this area.• RW flagged that there is a crisis in care work which is a sector on living wage that hasn't had a pay rise in years.• RW flagged that ACORN has a new campaign to ban bids (letting agencies encouraging renters to bid for new housing).• RW flagged that ACORN has been collecting information about living rent that they are keen to contribute to the Living Rent Commission.• RW asked if the council is considering a motion on banning bids and asked to be kept in the loop around this.• OG flagged the issue of damp and mould – DK reiterated this. | |
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