



Bristol Homes and Communities Board

Date/time	11 th September 2023, 14:00 – 17:00
Location	Triodos Bank, Bristol
Co-chairs	Cllr Tom Renhard, Oona Goldsworthy
Attendees (members)	Dom Wood, 1625 Independent People; Paul Hassan, ACH; Anna Klimczak, Brighter Places; Simon Hill, Bristol Community Land Trust; Jez Sweetland, Housing Festival; Judith Brown, BOPF; Jonathan Lee, inHope; Rachel Sherratt, the Crown Estate; Penny Germon, BCC; Alex Raikes, SARI; Stacy Yelland, Eastside Community Trust; Kathryn Pennington, Vistry Partnerships; Francesca Barclay, City Office; Helen Parnham, Board Support Officer;
Apologies	Jon Bower, Womble Bond Dickinson; Barra MacRuairi, University of Bristol; Sarah O’Leary, Missing Link; Julia Gray, City of Bristol College; Donald Graham, BCC; Suzanne Rolt, Quartet;
Observers	
Invitees	Simone Wilding, BCC; Nicola Knowles, BCC; Louise Davidson, BCC; Rose Whitehorn, Acorn; Paul Smith, UoB;
ITEMS	
1) Welcome and intro, Co-chair	
<p>Board will be revisiting targets in One City Plan and identifying new solutions in changing environment.</p> <p>Be clear on how we see ourselves as a board and thinking about activity we’ll drive forward and how to deliver tangible outcomes</p>	
2) Introduction, Mayor	
<p>Delivering housing – key policy tool</p> <p>Aspiration to repurpose spaces to bring life to community and enable new homes to be built.</p>	

Bristol is 42 square miles and over 20,000 on housing waiting list and 1000 waiting for temporary accommodation. Urgent need to deliver housing and conversation on where this can be built is needed e.g. brown/green field sites

Issue of quality – living rent commission looking to address this.

City needs to drive the message and raise awareness regarding trade off's – need to focus on the why and the nuances.

How to mobilise a collective voice of support in the city

Ask: Board can show their support and engage in the conversation by contributing to Full Council and Cabinet statement and questions

3) Update on 2023/24 one city goals and outcomes from group discussions

Integrating climate and ecological standards into the local plan (Simone Wilding)

Local plan – housing delivery, achieving net zero, coordinating with transport – forward looking plan covering next 15 years. This iteration of the plan is innovative, in particular on net zero front.

Ask: Members to come forward as collective voice and acknowledge the opportunities provided by putting effective local plan in place – this provides Bristol with a strong negotiating tool

Feedback following group discussion:

Group discussed what it would look like when local plan is adopted. To do this, need to ensure citizens understand what it means to them and their community.

Action: A good comms strategy to ensure its well understood.

H&C Board need to be part of this conversation and raise excitement around the city, explaining in simple terms why it is needed to address issues. Need to enter conversation early on and drive the conversation forward.

Ask: if you have a positive input in the local plan – please make this known.

Tackling issues of temporary accommodation (Jez Sweetland)

Legal obligation to provide temporary accommodation to vulnerable people. In the housing market, as of March 2023, 105 households in temp accommodation; a 74% increase across England and Wales in 10 years, due to broad pressures in housing market. Huge subsidy loss due and reliance on private sector.

Question to the board: Human and economic emergency – root of the problem – not

enough social rent housing. How do we do that?

Feedback following group discussion:

Suggestion to organise a broader summit around housing pressure, bringing in city partners that provide additional support and care to communities, and explain and seek input into plans.

Need to raise awareness around temp accommodation, gain support and build longer term partnerships.

Need stronger messaging – many people don't understand realities of challenges faced. Need to be clear on the why behind why we have temporary accommodation.

Tackling issues of damp, mould and fire safety (Oona Goldsworthy)

Young boy died due to damp and mould last year and issues of fire safety in Bristol. There is as need to make existing housing safer, warmer, more comfortable, and free of hazards. This issue is linked to health.

Question to the board: how do make sure as housing stakeholders, are aware of these issues and tackling them

Feedback following group discussion:

Suggestion that that city wide approach is taken to understand the condition of homes (get out and see, and understand investment needed).

Need to understand where we can get investment – how can we draw new investment in to avoid having to sell homes.

Homes and communities aren't just about housing – there is a need to link into community support and train residents to do some of the work themselves – how do we tap into that?

Lack basic resource e.g. damp and mould surveyors out there – paying out lots of money to agencies. – Suggestion to work with college/university to support training of more damp and mould surveyors.

Opportunity to link with health colleagues – they need to tell us where health issues arising due to housing conditions. Evidence is there, how do we use that to drive change?

Need better join up between registered providers on this – opportunity to develop a plan.

4) Update on 2024/25 one city goals and outcomes from group discussions

Race and Housing conference (Paul Hassan)

Four packages of work came out of Feb 2023 conference:

- Policy and recognising what's improved in the context of refugees and building on that.
- Improving diversity of housing association leadership teams
- Bringing together social innovation, community led housing etc.
- Spreading the social housing anti-racism pledge around Bristol.

Ask: members to join small action group to take these recommendations forward

Feedback from group discussions

There is a need to look at what has happened and move ideas forward.

Gaps and opportunities in policies on community-led housing, delivery, racial and generic harassment

Anti racism pledge is expensive and hard to engage with, however need objective measurement of progress and opportunity to match and benchmark progress.

Steering group looking for more recruits to address these and to report into this board – this needs more representation from housing sector and H&C board.

Living rent commission (Nikki Knowles, Cllr Tom Renhard)

Report published looking at issues in private rented sector (affordability, quality, and different demographic experiences).

29 recommendations being taken forward and going to Cabinet in October.

Have written to a number of key political stakeholders, groups, and think tanks.

Select committee doing enquiry on disability in PRS

Ask: Partners to support by working with them on a campaign around renters rights.

Feedback from group discussions

Need for a clear communication plan to communicate the impact to different groups.

Need for involvement and support and public debates on this issue.

Housing delivery (Louise Davidson)

Good news around affordable housing – have many affordable houses in active delivery and over 80 sites in the pipeline that will deliver more affordable housing

Ask: Board to show support providers and developers that are doing good things in the city.

City centre development and delivery plan is out for consultation – linked to environment, sustainability, accessibility etc.

Ask: Board to look at consultation (31st oct finish).

Feedback from group discussions

Need an economic perspective when looking at gaps regarding city needs. How to understand needs of key workers, what housing do they need, and where does sit?

Level 2 success is multi tenure approach to housing development that drives economic growth.

Living sector spectrum covers intermediate housing – need to make this attractive to investors to Bristol.

Pragmatic decision making and planning – need to strive for improvement not perfection.

5) Discussion on next steps - Oona Goldsworthy

Board discussed the feedback gained so far on the goals, and what they should now focus on, and the people required to drive action.

Opportunity to merge work on goals related Local Plan and Housing delivery, into a single workstream/priority.

On Temporary Accommodation:

City Partners should be extended an invitation to any future summits on Temporary Accommodations

Need to engage with WECA and regional partners on the issue of temporary accommodation and homelessness.

Action: Board members to challenge the region in their capacity.

On the issue of damp and mould:

Discussion around links between housing and health and need to engage with the ICB/ICS.

On Race in housing:

Action: Board members to make suggestions and ideas on what other city partners need to be involved in Race in housing conversations.

On Living Rent:

There is a need for involvement from comms to drive the message and continue engagement.

6) AOB

Discussion regarding the Council's upcoming change in governance model. City Office plans to continue business as usual until further notice.

Ask: Board Members to offer up venues for future board meetings and other task & finish groups

Ask: City Office to develop a system to support Partners to share of information, hold data, and work on delivery of goals

Discussion around the role of communities in board discussions, and how the board can ensure it is applying a 'community lens' as well as an equality and cohesion lens, when looking at goals and discussing matters.

Housing delivery design needs to consider community / socialisation aspects, not just environmental/sustainability.

Members should continue to look outwards and capture the work city partners are doing around the city and share good practice with each other.