

Homes and Community Board

09.30-11.30am, 14th May 2024

Date/time	09.30-11.30am, 14 th May 2024	Venue	Brunelcare, Saffron Gardens. Prospect Place. BS5 9FF
Co-Chairs	Oona Goldsworthy, Brunelcare		
Agenda			
09.15- 09:30	<p>Arrival and refreshments</p> <p>Attendance: Alex Raikes, SARI; Anna Klimczak, Brighter Places; Barra Mac Ruairi, University of Bristol; Dom Wood, 1625 Independent People; Helen Parnham, Bristol City Council; Jeremy Sweetland, Bristol Housing Festival; Judith Brown, Bristol Older People’s Forum; Louise Davidson, Bristol City Council; Oona Goldsworthy, Brunelcare; Peter Daw, Housing Management Board; Rachael Sherratt, The Crown Estate; Rachel Butler, Bristol Community Land Trust; Stacy Yelland, Eastside Community Trust; Suzanne Rolt, Quartet Community Foundation; Francesca Barclay, City Office; Imogen Oxley, City Office</p> <p>Other invitees: Cllr Barry Parsons, Bristol City Council; Stephen Baker, Goram homes;</p>		
09.30- 09.35	<p>Welcome from chair and introductions</p> <p>Chair and All</p> <p>The board expressed thanks to Cllr Tom Renhard, previous Co-chair of the Homes and Communities board, for his great work on the board.</p> <p>City Office is to continue as normal for the time being. City Office will update the board members throughout the process of moving to the committee system in the Council, everyone will be involved in the journey with City Office. The 21st of May is when the committee chairs will be announced formally but the board will be kept up to date with any changes or updates before the 21st.</p> <p>Action 1: FB (City Office) is to continue to keep the board updated on any changes to City Office and the new council administration.</p>		
09.35- 09.50	<p>Discussion: Bristol City Council Committee System – what do we want to share with the new leads?</p>		

	<p>All</p> <p>Board members discussed the importance of ensuring that the new political council leaders are committed to delivering on this board’s priorities. This includes delivering on workstreams and lobbying support for board priorities and goals.</p> <p>The board indicated that they would also like to see the new leaders engage with the board and use their support to help deliver on housing and community solutions for the city.</p> <p>The board also highlighted the benefits of using City Office which has enabled the development of strong relationships and emphasised that they would like this board to remain. The committee should shape how they would like the board to work to be most effective and advise on who they would like to be a part of this group.</p> <p>LD (Bristol City Council) suggested that the Housing Delivery Plan, which is being redrafted this year, will be co-designed and indicated aspirations for a broader housing strategy which could be co-designed with the Homes and Communities board and the new administration on the delivery plan. The aim is to use this to continue the great work going on in Bristol to deliver housing, such as Project 1000, the Council’s 2022-2025 affordable delivery plan.</p> <p>The board was also advised to be agile and prepare for the changes in how the board will shape and feed into the new governance structures of the council. Relationship building and the role of the political co-chair (who is likely to be the coinciding committee chair) and council officers will be very important for the board going forward.</p> <p>However, the board also highlighted that most of what the board does is learn from one another and implement best practice across the city. The board primarily works through One City channels rather than the council.</p> <p>Action 2: FB to share priorities discussed with the new administration. Action 3: LD to share the Strategic Needs Assessment link with board.</p>
<p>09.50-10.00</p>	<p>Discussion: How can we embed more of a communities angle into our board? All; Stacy Yelland, Eastside Community Trust</p> <p>The Board emphasised the need to consider safety and equality in Bristol, such as through tackling hate crime.</p>

Board members also indicated the need to have a more representative Homes and Communities board. The Race Equality sub-group found the appalling representation in leadership boards and has highlighted this as a priority action for this board.

SY discussed the need to expand how the city makes decisions to incorporate a broader range of people. The board was encouraged to include communities and take a collaborative approach to problem solving that releases community assets.

Action 4: Board members were asked to champion a community asset strategy in Bristol and help encourage the council to create a community asset transfer strategy.

Action 5: Board members were asked to advocate for a citizen's assembly for Bristol.

Under the new committee system community work is to go under Health and Wellbeing. However, community should be considered by all across all city activities, like Equality, Diversity and Inclusion is.

Action 6: FB to discuss how Dom Wood might be able to participate in both the Children and Young People's Board as well as the Homes and Communities Board with Nina Skubala (Head of City Office).

Action 7: The board to map out their networks and allies across the One City boards and consider how we can work across the boards using this community lens.

The board discussed the need to hear from communities in all boards and explored how the Homes and Communities board might be able to incorporate community and youth voices into board meetings. This could work by have a dedicated membership for community or young people to rotate into or a spot for a representative of these two groups. It was agreed that the young person and community representatives would be board members to challenge the board and champion their group's priorities.

Action 8: The board to consider criteria for membership of the board. This could be used in a membership review in 18 months.

Action 9: Set up a meeting with the Bristol Youth Council to discuss their housing and community needs. The Youth Council could potentially start a Homes and Communities group that could feed into this board.

The City Gathering was also suggested as a key event for City Office where there needs to be a breadth and diversity in participants to help encouraging wide and inclusive collaborative work across the city.

Action 10: City Office to ensure business community and community sector represented at City Gatherings.

10.00- 10.15	<p data-bbox="337 197 1299 231">Campaign to enable and empower people to be ‘informed planning consultees’</p> <p data-bbox="337 239 1279 273">Louise Davidson, Bristol City Council and Dom Wood, 1625 Independent People</p> <p data-bbox="337 323 1406 441">Bristol City Council wants to find ways to address the challenge of the negativity that surrounds development in the city. Would like to see a movement that aims to encourage people to speak openly and honestly about development.</p> <p data-bbox="337 491 1390 646">Anyone involved in housing can advocate for this. The aim is to create a high-profile city-wide campaign to enable informed development planning consultees. This will enable meaningful co-production and consultation where people can be more open and honest about the need for housing in the city.</p> <p data-bbox="337 697 1406 852">There is a particular focus on engaging young people and creating an environment where they feel empowered to voice their opinions on housing developments in the city. Young people should feel able to challenge pre-conceptions about housing and show support for housing delivery.</p> <p data-bbox="337 903 1406 1020">Paperwork on developments can also be extensive and overly complex which can result in people not making informed comments. The board discussed how they can help people engage with development plans in a quicker and more accessible way.</p> <p data-bbox="337 1071 1416 1188">The board showed support for this campaign and suggested that ethical developers should be encouraged to sign up and help counteract the negativity that is especially common at the planning stage of housing delivery.</p> <p data-bbox="337 1239 1425 1356">Board members also suggested that there needs to be a clear and trustworthy narrative with a focus on the future for young people and the environment. Need to clarify what kind of development we support.</p> <p data-bbox="337 1407 1377 1562">The board also discussed issues surrounding why communities object to developments including the impact of more people moving into an area, on local resources and health services. Even people who might benefit from new housing might object fearing the development will make it harder to get doctor’s appointments etc.</p> <p data-bbox="337 1612 1438 1768">Will be important to convey the ‘so what?’ bigger picture message, e.g. encourage people to understand the city’s needs overall, and how each development contributes to meeting it, and the consequences of not building homes for the next generation, both personal and economic</p> <ul data-bbox="386 1776 1289 1810" style="list-style-type: none">- Can the work demonstrate what the city wants, to share with investors?
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	<ul style="list-style-type: none"> - Can the work be designed with the knowledge that everyone struggles to read planning applications - Need to understand what aspects of the housing crisis the general public are not aware of in bristol, e.g. levels of housing need, mismatch between LHA and current rents <p>Positive stories of housing should be shared using accessible and considerate language.</p> <p>Board members also highlighted the need for political and financial support as well as a clear understanding of what success will look like from the developers’ point of views. The city needs to give a clear route to delivery to the right developers.</p> <p>The board also highlighted that this campaign does not need to be anti-private sector. Organising a positive voice for development should be for all development, not just affordable housing.</p> <p>It was decided that this campaign should be taken to Bristol Housing Partners (BHP) who should drive this and develop how this campaign will be funded and how it can work most effectively.</p> <p>Action 11: AK, OG, JS, PD, LD and DW to have a conversation about how to progress and develop the ‘informed planning consultee’ campaign at upcoming Bristol Housing Partners meeting.</p> <p>Student housing and the impacts on local people and organisations was also highlighted during this discussion as a concern for the board.</p> <p>Action 12: Planning policies and student housing is to be put on the agenda for discussion at the next board meeting. University of Bristol to give updates on policy and student housing at the next board meeting.</p>
<p>10.15-10.30</p>	<p>Goram Homes Development Plans Stephen Baker, Goram Homes.</p> <p>Goram Homes is the major developer in Bristol, set up in 2018. Working with Bristol City Council it takes land from Bristol City Council and forms partnerships with delivery organisations to produce housing for the city, 50% of which is affordable.</p>

	<p>Goram Homes delivers for the council’s housing delivery vehicle. The council leads on outlining what housing the city needs and Goram Homes pivots to meet these needs. Temporary housing is a particular priority at the moment as well as housing for refugees and asylum seekers and young people.</p> <p>Housing development is a huge challenge across the UK. Bristol is delivering housing and should celebrate its achievements; the city has a pro-development political landscape that is positive. Stephen Baker emphasised the need to continue to work on making Bristol a city that is open to investors and developers to ensure that housing needs are met at pace. If Bristol is closed off to developers and investors the market will go somewhere else, and housing will become even more of a challenge.</p> <p>SB is happy to meet with anyone from the board to discuss Goram Homes. Goram Homes will be invited to give further updates at future boards.</p> <p>The board also discussed issues surrounding student housing but it was also highlighted that student housing is becoming less viable and harder to deliver. It was agreed that delivering housing of all kinds at pace is key to addressing housing issues in the city.</p> <p>The board also discussed how we can encourage developers of all kinds to sign up to being ethical and sustainable housing deliverers in the city. This would encourage developers to consider the local communities and deliver affordable housing.</p>
10:30-10:40	Comfort Break
10.40-10.50	<p>Healthy Homes – Joint Development Session Outcomes Francesca Barclay, One City</p> <p>Joint development session with the health and wellbeing board found that there is a need for training for all front-line staff in this sector of work.</p> <p>Trainer capacity is low for damp and mould training.</p> <p>The session also discussed using a Health Toolkit which GPs could use to send letters for patients who have health conditions that are impacted by damp and mould in their homes. This is an action for the health and wellbeing board.</p> <p>Action 13: Board members to contact FB if you have or know of front-line staff that need damp and mould training. And help circulate this training with the staff. Consider if your organisation could upskill someone to become a damp and mould in in housing trainer.</p>

	<p>More information to be shared on this ask with board members. City Office to update the board on Healthy Homes at future meetings.</p>
<p>10.50-11:00</p>	<p>Update: Race and Housing Alex Raikes, SARI</p> <p>The Race and Housing sub-group is progressing well with proactive and committed membership. The group is meeting quarterly and now has Terms of reference and an Action Plan that is being updated and reviewed. The group is also linking with Bristol Race Equality Strategic Leaders' Group to look at race equality across housing.</p> <p>The Social Housing Anti Racism Pledge (SHARP) gave a very useful presentation to the group. SHARP provides a collective framework that is a great resource for Housing Organisations to address housing and race inequalities. SHARP is working with the board members to achieve standards and is offering a special deal with the West of England for providing an Action Learning Group. This Action Learning Group will be set up to support organisations to work together to achieve SHARP standards. This will start with a workshop to look at how we can make this work for Bristol.</p> <p>Bristol City Council has shared insightful data related to refugees and housing and homelessness with the group. A priority for the group is to influence the development of a rough sleeping and homelessness strategy and a refugee and asylum seekers strategy. Bristol City Council has been asked to provide more data to the group at a future meeting on unaccompanied children asylum seekers in Bristol. The group is also working to ensure that Gypsy, Roma, and Traveller communities are weaved throughout these strategies.</p> <p>SARI ran a whole day for the voices of victims of hate and discrimination to help shape Bristol's response to discrimination and hate crime. Second Step and SARI are working together on particular priorities including how to address hate crime, and promoting best practice responses and policies.</p> <p>The group is also starting to look at creating community hubs for residents and providing support to those who are underrepresented and who do not have a seat at the table.</p> <p>Action 14: The Race and Housing sub-group will share the Action Plan with the board to get input from members. Board members were asked to sign up for the Social Housing Anti Racism Pledge (SHARP).</p>
<p>11:00-11:10</p>	<p>Update: BCC's Homelessness Strategy Helen Parnham, Bristol City Council</p>

	<p>Work is taking place between now and end of year to refresh the Council’s Homelessness Strategy. The council is looking at homelessness services, how they are organised, the experience of access these services and how funding could be used most effectively by working in collaboration.</p> <p>The consultation will take place for 6 weeks from end of August.</p> <p>Action 15: HP to provide another update on Homelessness and Rough Sleeping Strategy at next board meeting and share consultation information with board members.</p>
<p>11.10- 11.20</p>	<p>Update: Temporary Accommodation Jeremy Sweetland, Bristol Housing Festival</p> <p>JS provided information to the board on the current landscape of temporary accommodation in Bristol and the UK as a whole. The demand for temporary accommodation continues to rise but the funding received for temporary housing from the UK government is based on 2011 Housing Benefit rates - whereas the cost of renting homes from the private rental sector have since increased significantly. The people in need of temporary accommodation are at real risk of being homeless and are at the stage where the council has accepted a legal responsibility to house them.</p> <p>Bristol has a plan to reduce demand by investing more resources into its housing options team and more upstream into preventing homelessness workstreams and to also look at increasing supply through a series of initiatives to include (but not limited to) street market acquisitions, new build programme and ‘demountable’ MMC homes on meanwhile sites. To address the supply of temporary housing Bristol City Council is also exploring a partnership opportunity with Housing Festival, Lloyds Bank, Homes England and others to initiate a small plots strategy to increase the build of social rent homes that are low/zero carbon and due to the low density have minimal impact on the local neighbourhoods. There are roughly one thousand small/micro brownfield sites in Bristol and research is underway to identify 200 sites where housing would in principle be possible and appropriate.</p> <p>In alignment with this ambition, the Housing Festival has recently launched its ‘Social Rent Housing at Pace’ Playbook, aimed at supporting local authorities in commissioning their small sites and looking at the full ecosystem solution (land / building supply chain / finance) which is to include working with the pension industry, exploring how third party investment can be better enabled to invest and lease the land for this project (where public funds are limited).</p>

	<p>It is hoped that Bristol could be one of the starting places for this model which they hope to scale up nationally by partnering with a London borough. This should hopefully also lend political support and enable the plan to be delivered at pace.</p> <p>The board discussed how this could provide a practical solution in the existing political and policy landscape.</p> <p>It was also suggested that community intervention and culture change could be used to support addressing the demand for temporary housing as seen following the crisis in Ukraine when people in the UK housed Ukrainians in their own homes.</p>
11:20- 11:30	<p>Any Other Business</p> <p>The board indicated that they would like the agendas to be shorter as some items had to be rushed at this meeting.</p> <p>RS highlighted that if the board invites young people and community representatives to the board they should consider adjusting the format of the board to help empower people to share their opinions. RS also suggested that the board has a regular sustainability item and advised that as the community led housing sector develops it could partner with those in temporary accommodation, homeless people, refugees and asylum seekers and care leavers.</p> <p>Action 16: ALL - Contact FB with offer for hosting future meetings.</p>