



Bristol One City Homes and Communities Board

Date/time	10:30 – 13:00, 21 January 2025	Venue	Eastside Community Trust, Easton Community Centre, Kilburn St, Bristol BS5 6AW
Attendees	<p>Co-Chairs: Oona Goldsworthy, CEO, Brunelcare; Cllr Barry Parsons, Chair of the Homes and Housing Committee, and Cllr for Easton</p> <p>Board Members: Alfie Thomas, Bristol City Council; Anna Klimczak, Brighter Places; Fiona Lester, Bristol City Council; Dom Wood, 1625 Independent People; Jez Sweetland, Housing Festival; Julia Gray, City of Bristol College; Paul Smith, University of Bristol; Paul Hassan, Ashley Community & Housing (ACH); Penny Germon, Bristol City Council; Stacy Yelland, Eastside Community Trust; Temba Mahari, Stand Against Racism & Inequality (SARI)</p> <p>City Office: Judith Langdon, City Office; Karen Blong, City Office; Imogen Oxley, City Office</p> <p>Guests: Sarah Bentley, Trinity; Emily White, Bristol City Council; Alex Minshull, Bristol City Council</p> <p>Apologies: Barra Mac Ruairi, University of Bristol; Councillor Stephen Williams, Bristol City Council; Judith Brown, Bristol Older People’s Forum; Marc Thompson; Sarah O’Leary, Next Link</p>		
Arrival and networking (15 mins)			
All			
Eastside Community Trust – Site Tour (15 mins)			
Stacy Yelland, Eastside Community Trust			
SY gave a tour of Eastside Community Trust and provided information and background on the building and organisation’s work.			
Chair’s welcome and board member introductions (5 mins)			
Oona Goldsworthy, Brunelcare; Cllr Barry Parsons			
Cllr BP provided an update on the council housing services. Cllr BP highlighted Bristol City Council’s two key priorities:			
<ul style="list-style-type: none"> • Providing healthy and safe homes and communities • Tackling the homelessness crisis in the city. 			
The council are currently facing challenges to do with the budget and shared some of the solutions that are being considered, including making changes to the pipeline of Goram Homes developments and the disposal			

of council homes. Cllr BP highlighted that the number of homes being considered for disposal is much lower than has been reported. There will be more information in the policy around the disposal of council homes and disposal will be subject to committee approval. These solutions aim to protect the ability to invest in existing council homes and social housing and to effectively manage homes in a way that ensures the health and safety of residents.

The Homes and Communities Board is a useful forum for keeping partners and stakeholder up to date and helps to ensure that correct information is circulated. The challenges of misinformation in the media was discussed and how it can be managed.

Board members discussed how they can work together with the council to support the two key priorities shared by Cll BP.

ASK: It was agreed that the Board would be kept up to date on progress on council housing services at future Homes and Communities Board meetings

Housing Associations face similar challenges to Bristol City Council. Some existing housing requires significant investment and sometimes funding the work is not cost effective. The board asked Bristol City Council if a joined-up approach could be considered when disposing of housing.

ASK: Bristol City Council and Housing Associations to explore working together to consider the challenge of housing stock investment / disposal.

Actions from previous meeting (10 mins)

Karen Blong, City Office

City Office to set up a roundtable to discuss student housing further with interested board members.

- This action will be followed up at a later date, due to the upcoming board member refresh.

ACTION: Board members asked City Office to recirculate the slides from student housing presentation at the previous board meeting.

City Office to add an update on the Interim Affordable Housing Delivery Plan to the agenda for the next board meeting.

- An update on the Interim Affordable Housing Delivery Plan has been added to this meeting agenda.

City Office Update (10 mins)

Judith Langdon, City Office

JL, Head of City Office, introduced herself to the board and shared updates on City Office:

- The next City Gathering is being planned for April/May 2025 and City Office are working with Stacy Yelland to see if the gathering could have a Community Takeover theme.
- The One City Governance Board met last week and covered how City Office is moving towards diversifying the funding model by having more funding partners that contribute modest amounts.
- The One City Plan refresh was also discussed at the Governance Board, and it was decided that the plan refresh will reflect the importance of continuity and shared ownership while also finding ways to improve the plan and its connected One City structures.

OFFER: City Office is setting up a working group for the One City Plan refresh. Board members can contact City Office if they would like to volunteer or nominate someone from their organisation to join.

JL also shared more about the board member refresh process which the Homes and Communities Board is due to undertake before it next meets. The refresh will aim to maintain existing board members while adding new members to bring in more diverse insights and expertise.

ASK: Board members were encouraged to re-apply for the Homes and Communities Board when the refresh is advertised.

ASK: Board members were asked to please let City Office know if there is anyone or organisation that they think should apply to become a Homes and Communities Board member.

Board members discussed ways to improve engagement with board members by reaching out to members that do not attend meetings and learning more about how the boards can be more inclusive.

ASK: Board members were asked to let City Office know if they have any thoughts on how One City could engage more with those that demonstrate interest in One City but do not have a place on a One City Board.

BCC Interim Affordable Housing Delivery Plan (15 mins)

Alfie Thomas, Bristol City Council

Many of the board members have contributed to this interim plan, producing something that is genuinely co-produced. AT provided timeline and background into the interim plan and share the four key objectives:

1. Meeting affordable housing need.
2. A place-based approach.
3. Working in partnership.
4. Making the most of council assets and resources

The board discussed the golden threads of the plan and how it will connect to and be supported by the work of the Homes and Communities Board, including suggestions to feed this interim plan into the One City Plan.

ACTION: City Office to feed the BCC Interim Affordable Housing Delivery Plan into the One City Plan.

Board members highlighted the need to work with the press, combat misinformation, and protect those most vulnerable to the impacts of housing changes. It was suggested that leaders in the city could work together to make sure this interim plan is received positively by the public and protect against misinformation around housing in the city. Planning timescales and the need to continue building relationships the West of England Combined Authority was also discussed.

ACTION: The board suggested that the representatives from the board should meet with LD before the Homes and Housing Delivery Committee meeting on the 14th February to further discuss the Interim Affordable Housing Delivery Plan.

ASK: Board members were also encouraged to attend the Homes and Housing Delivery Committee meeting on the 14th February to support the Interim Affordable Housing Delivery Plan.

ACTION: Volunteers from the board to meet with the candidates for the Mayor of West of England Combined Authority before the election in May.

Community Asset Transfer (35 minutes)

Stacy Yelland, Eastside Community Trust; Sarah Bentley, Trinity

SY introduced the board to the Roots and Resilience: Saving Community Spaces manifesto which calls on Bristol City Council to take action to protect shared spaces which benefit local communities.

SY gave provided background on community asset transfers and how community spaces are managed by communities and leased by the council. However, the community spaces in Bristol are in various states of disrepair and SY discussed ways in which the council could redirect existing resources to support community spaces and maintain infrastructure.

The value and benefits that community spaces provide the city were discussed. The network of community assets and hubs are essential for supporting resilience and provide partnership working opportunities. This network is a tool for engaging with the people of Bristol and are especially important during emergencies.

As part of this call to action with Eastside Community Trust, Trinity has invited organisations who manage community buildings across Bristol to take part in a survey that will form the foundation of a report on the importance of our city's community spaces. This report will build on insights from the 2021 Trinity Community Arts Lettings: A Community Canvas, highlighting the vital role these spaces play in supporting public health, social cohesion, and community wellbeing. The data for this report will be ready by mid-February.

SB discussed the importance of community spaces which provide essential wellbeing support. SB shared community spaces' six key areas of need, including; renovation, access, digital improvements, fixings and fittings, and sustainability. Concerns over community spaces being sold across the UK were also highlighted.

The Roots and Resilience manifesto has already had a positive impact with some of their asks already being met. For example, a community asset transfer panel has been set up at the council with a leader from the community sector and leadership for community assets has been assigned to elected councillors who will be attending a workshop with community organisations. SY also highlighted some of the key asks of the manifesto that have not yet been addressed, including developing a community asset strategy.

ASK: SY asked that this board consider developing a goal for the One City Plan that focuses on supporting community organisations and assets.

The board continued discussing the benefits of safe, neutral community space and how social value and prevention can be measured in the context of the council budget. The challenges of measuring something that cannot easily be transformed into quantitative data highlighted the need to commit to a vision of what is collectively wanted for Bristol and its communities and working collaboratively to achieve this.

2025 One City Goals – planning for 2025 (10 mins)

Penny Germon, Bristol City Council

Goal 85: Building on learnings from the COVID-19 pandemic, Welcoming Spaces and the Many Neighbourhoods One City approach, Bristol citizens regularly connect and engage via a network of local community partners.

PG provided an update on where Bristol City Council are in terms of achieving goal 85. In response to the cost of living crisis, the COVID-19 community infrastructure was used to mobilise a strategic network of community hubs with people driving action and organise Welcoming Spaces. A One City Many Communities way of working was developed which built on this previous activity and aims to reach both vertically into communities to build relationships and horizontally to civic power. This wide reach allows for information flow and supports the mobilisation of assets.

PG shared that the next steps are to find ways to facilitate this One City Many Communities work and understand how we can make community infrastructure and resilience something that we are all collectively responsible for. Board members also discussed how this board could better incorporate communities into their activity and support the protection of existing community assets.

2025 One City Goals – planning for 2025 (10 mins)

Emily White, Bristol City Council; Alex Minshull, Bristol City Council

Goal 86: Work on decarbonising Bristol’s housing stock is well underway with strong retrofitting industries having been developed, in line with the Climate Emergency, with the Environment and Homes Boards.

EW and AM updated the board on activities that are going on in Bristol to achieve goal 86. EW provided insight into why this goal is important for Bristol, sharing the environmental impacts of housing and outlining some of the solutions underway in Bristol which included retrofitting, and setting planning policy and expanding the heat network.

Work on decarbonisation is well underway, but Bristol is still far away from completing this goal. Retrofitting activity is growing in Bristol but more action is needed to reach a carbon neutral city. Bristol City Council and Bristol City Leap are maximising their efforts to tackle this challenge within the constraints of available funding, but new funding and delivery models are needed to accelerate action.

EW outlined some of the next steps which included:

- Awaiting allocation of Warm Homes: Social Housing Fund and Warm Homes: Local Grant.
- Aspirations for area-based delivery, combining Warm Homes funding across tenure and open invitation to board members to work together.
- Subsequent phases of Mission Net Zero (subject to further funding).
- Connect to government communications.

Much of this work around achieving goal 86 provides skill opportunities for local people. The board discussed the challenge presented by the skills shortage in retrofitting. Currently there is not enough of a market force to create ambition for people to spend time and money on retraining in retrofitting. To help address this skills shortage, City of Bristol College is creating bespoke qualifications for heat network engineering.

The goal cuts across the One City Economy and Skills Board and could be considered jointly.

ACTION: EW and AM will be coming back to a future board meeting for further discussion on homes decarbonisation and goal 86.

2025 One City Goals – planning for 2025 (10 mins)

Jez Sweetland, Project 1000

Goal 87: Bristol’s innovative work on Modern Methods of Construction is helping to increase the provision of affordable, low carbon, net positive biodiverse housing.

JS discussed the pressure on social rent homes continues and the need to unlock new way to build and fund housing is critical. Modern Methods of Construction (MMC), whilst still an emerging and maturing supply chain offers an additional supply chain which not only has the potential to increase the speed of delivery but also can help diversify the development models that deliver homes and help address the construction skills and sustainability challenges faced by the wider industry.

Bristol City Council continues to be seen and a leader an innovator in the MMC space and has continued to progress a number of developments:

- [Gap House](#) – MMC on a former garage site in Bristol.
- [MMC Leaseback](#) – innovation in using demountable homes for temporary sites to help address the TA crisis.

- [Climate Smart City Challenge](#) – aggregation of small sites in the HRA partnering with one MMC supplier to deliver zero carbon social rent homes.

JS shared that as the HRA continues to reassess its future development pipeline (affected by the need to re prioritise investment into existing stock and retrofit) the HRA will invest time to develop standard house types with a view to then partnering with one or two partners who can build to that standard approach.

Asks and Offers / AOB

All

OFFER: The Race Equality in Housing subgroup is next meeting on Monday 27th at Osborne Clark.

ACTION: Board members supported having a tangible goal around communities and community assets going forward.

OFFER: The next Homes and Housing Delivery Committee meeting is on the 14th of February. Board members were encouraged to come along to ask questions, make statements, and talk to the committee.

The co-chairs thanked all who have been a part of the Homes and Communities Board and expressed excitement for the next chapter.