

Homes and Community Board

09.30-11.30am, Wednesday 21st February 2024

Welcome and round table introductions

Chairs and all

Thanks to University of Bristol for hosting this Homes and Community Board Meeting.

Healthy Homes Task and Finish group- update and discussion

Francesca Barclay, One City; Helen Parnham, Bristol City Council

The board heard an update on the Healthy Homes task and finish group, who have completed a scoping exercise to gain a clear understanding of the current landscape and challenges associated with damp and mould. To achieve this the group interviewed stakeholders across the skills, energy advise, social housing, private housing, and environment sectors to gather an understand of how these sectors are impacted by damp and mould.

Findings:

- The main gaps in this scoping/interviewing were in the health sector, onsite apprenticeships and tenants.
- Fuel poverty and the cost-of-living crisis were identified as key barriers to preventing or tackling damp and mould.
- Lack of clarity on how to report damp and mould, with some fearing eviction for reporting damp and mould.
- The hazard level of damp and mould is also often subjective which makes it difficult for organisations responding to complaints to prioritise cases based on hazard level alone.
- Housing providers have to recommend short term solutions as they often can't afford to put in place new ventilation systems or retrofit solutions.
- Building regulations also make solutions difficult.
- The interviews also highlighted many interventions that already exist in Bristol to address damp and mould issues including advice services, helplines, loans and grants, training.
- Recruitment and retainment are a challenging area for solving damp and mould.
- [The Fuel Poverty Action Plan](#) developed by the No Cold Homes Steering Group was developed to help tackle fuel poverty however, it has run out of funding and requires reviewing to see how it fits in with the activity going on across the city.
- [National Institute for Health and Care Research](#) is commissioning research on health and housing in the UK which looks at similar factors as this task and finish group.

Two types of recommendations were suggested during discussion:

- Short-term recommendations: bringing together the research done by this Task and Finish group and other organisations working in damp and mould and share it widely in the city.
- Systematic recommendations: taking inspiration from the Department for Energy Security & Net Zero's work around net zero neighbourhoods the city could look to upgrade houses neighbourhood by neighbourhood. This would create a collective system working towards long-term goals whilst taking out cost barriers such as by paying for the retrofit solutions through the money saved by the reduced fuel costs.

Next steps:

- The task and finish group now needs to look for where the Homes and Communities board can add value to this work being done across the city to address damp and mould issues.

- Short term action is happening, but this needs to be moved to retrofit and long-term solutions to address damp and mould issues fully. There is a lack of resources and funding to meet this need.
- The group needs to talk to the health sector. There is the opportunity for this to happen at the joint board meeting in March.

Update and discussion: The Race and Housing conference actions Task & Finish group

Paul Hassan, ACH

The recent Race and Housing conference discussions surrounding the issues and challenges in the area of race and housing, focusing on how we can balance long term change with short term engagement.

- The Race and Housing conference involved a group of experts but there was a gap in landlord services.
- There were seven key points that came from the discussions. These are high-level points and are part of the Race and Housing action plan.
- To address race inequalities in housing there is a need to centre the voices of people who are most impacted by these issues.
- Solutions also involve building on what we already have in Bristol, including community hubs and the Moving Forward Together initiative.
 - Key to this is looking at the key agencies that can address race inequalities in housing and considering how we can ensure that communities are incorporated at the start of these solutions.
- There is a need to look at the legislation and use of funding to incentivise good practice and to help support minoritized communities.
- Temporary housing was highlighted as needing a new approach that is wholistic and promotes race and class equality.
- Whilst there has been progress, there is still a lot to be done to address race and hate crime in Bristol.
 - There needs to be better access to the data on hate crime and what the best practice is around preventing hate crime.
 - Bristol has an opportunity to become the best city at addressing hate crime through having open communication about the issue.
- Representation was also highlighted as important in race and housing.
 - The exec teams in many institutions in the city are all white, there is also a tendency for boards to have all white members.
 - This pushes away and fails to represent the demographics of housing recipients.
 - Positive action from the 80s and 90s is being looked at to see how we can fast track minoritized people into skills and careers using communication strategies.
- [The Social Housing Anti-Racism Pledge](#) which calls for the implementation of an anti-racist framework within social housing providers has clear challenges in both practical action and communications/messaging.
- There is also a need to understand how we can measure success in Race and Housing and use Bristol as a model for success.

Update on BCC Housing Delivery

Louise Davidson, Bristol City Council

Affordable housing delivery for the city:

- The board was presented with an understanding Bristol's housing challenges and the scale of homelessness in Bristol.
- Just under 30% of new housing supply needs to be affordable rented and 17.5% needs to be affordable home ownership provision.
- Homes are allocated through the local authority's Allocations Scheme, Bristol HomeChoice, following national government guidance.

Delivery Plan, Project 1000:

- [Project 1000 Affordable Housing Delivery Plan 2022-25](#) outlines how the council will focus its land, time, money, and influence to improve the way affordable housing is delivered in Bristol.
- The council works with partners, local communities and developers to deliver 1000 new affordable homes each year.
- 575 affordable homes have been delivered this year meaning BCC is on target to exceed this year's goal.
- Project 1000 is working, there are 1844 affordable homes in active development and there is a huge amount of rented provision coming into the city.
- There is also a current pipeline of nearly 80 sites across the city that could produce over 1500 new affordable homes.
- The HRA council housing program, Goram and Registered Providers services are delivering these homes.
- All the data on this scheme is being collected, for more information email Louise Davidson or discuss further at the next board meeting.

Discussion:

- Board members suggested that this success should be broadcasted to the public.
 - There is an [affordable homes delivery map](#) that is updated every four to six months which has every HRA and Goram site, with some of the RP sites.
 - This map could be shared more widely to help demonstrate the positive work of the council's housing delivery.
- There is a need to create an identity/brand that can be used by RPs or developers using council land to share the council's housing delivery successes.
- Communication that is clear and consistent is key to ensure that the public understands what affordable housing is.
 - This can be helped by using stories of real people rather than using technical language.
 - This messaging needs to be directed across the city to key stakeholders, community groups and young people so that there is a clear and consistent understanding of what affordable housing is.
- Affordable housing also needs more work on ensure they are accessible and to avoid people being priced out due to gentrification.

Temple Quarter presentation and group discussion

Barney Cringle, (Economic Consultant PRD) and Karen Mercer, (Delivery Director, Temple Quarter, WECA)

The board were presented with an update on the [Temple Quarter regeneration project](#). The Temple Quarter regeneration programme is one of the UK's largest regeneration projects, transforming 130 hectares of brownfield land to deliver sustainable new homes, jobs, infrastructure, and

opportunities. The project is a partnership between four public sector organisations working together to bring transformational change. The partners are Bristol City Council, Homes England, the West of England Combined Authority and Network Rail.

Phase one of the regeneration project is centred around the train station and aims to deliver 10,000 homes and 22,000 jobs. Phase two is the industrial phase which provides the opportunity to provide new homes, jobs and public spaces as well as flood barriers/prevention systems.

Centre to this delivery is that the regeneration fits in with Bristol and the wider area. The Placemaking Strategy aims to support the Temple Quarter masterplan and provide guiding principles for the regeneration project that will help ensure the project reflects Bristol's past, present and future. The project is also using inclusive engagement to connect with local people and develop strategies to build active and empowered communities for the long term.

A number of projects are currently moving forward including the Silverthorne Lane development which includes a new secondary school, the University of Bristol's Enterprise Campus, and the creation of the new Eastern Entrance to the station.

The board were taken through how Temple Quarter will have social value at its core, by contributing to a fairer and more equitable city that benefits all communities during and after construction; helping to create a city region in which everyone has a stake, and no one gets left behind.

The board was also presented the Inclusive [Economic Growth Strategy](#) for Temple Quarter. This strategy aims to help define the type of economy that will be created at Temple Quarter, and the practical things that need to be done over the coming years to realise this. Inclusive Growth was highlighted as being all about realising the potential of Temple Quarter in a way which maximises long term outcomes for local people. This will require the Temple Quarter project to focus on a broad spectrum of factors which affect quality of life.

Discussions with board members highlighted key opportunities and challenges for this project, including:

- The need to reflect on where and when regeneration projects tend to go wrong using consultation, best practice and having honest communication streams.
- A balance of qualitative and quantitative data is key to consultations and engagement.
- Consideration of potential biases in consultation groups such as age and socio-economic status.
- It would be good to have statements of what the regeneration project will not do as well as what they will do.
- The terms and language being used, such as 'social value' and 'affordability', needs to be clearly defined.
- There is an opportunity to focus on nature, health and biodiversity throughout the regeneration project.
- Wapping Warf was highlighted as a good example for how regeneration can fit in with the local environment and communities by being centred around local, independent businesses.
- Consultation should be wider than the boundaries of the project as communities who live nearby will also be impacted.
- A proactive, long-term approach that is outcome-based was highlighted as key.

AOB

Future meeting dates:

- 10.00-12.00pm Tuesday 14th May 2024
- 9.30-11.30am Thursday 11th July 2024
- There will also be a joint development session with the Health and Wellbeing board in March.
- Board members were asked to let One City Office know if they have any suggestions for future agenda items.