

**Strategic Housing Partnership Meeting
Minutes
12 July 2016**

Members: Cllr Anne Meadows – Chair of Housing & New Homes, BHCC
Rhys Daniel – Affordable Housing Delivery Partnership
Charles Dudley – University of Sussex
Julie Frith – Brighton & Hove Estate Agents Association
Sarah Gibbons - University of Sussex Student Union
Andrew Keefe – University of Brighton
Liam Russell – Planning Professionals Forum
Gary Waller – Southern Landlords Association

In Attendance: Brian Doughty – Adults Assessment, Brighton & Hove CC
Alistair Hill – Public Health, Brighton & Hove CC
Tracy John – Head of Housing, Brighton & Hove CC
Simon Newell – B&H Connected
Martin Reid – Housing Strategy, Brighton & Hove CC
Sandra Rogers – Planning, Brighton & Hove CC

Apologies: Ed Allison-Wright – Brighton & Hove Economic Partnership
Julie Barker – University of Brighton
Nick Hibberd – City Regeneration, Brighton & Hove CC
Helen Russell – Community Works

Minutes: Sandra Dumbrell – Brighton & Hove CC

<u>Item</u>		<u>Action</u>
1.	<p><u>Welcome & Introductions</u></p> <p>Cllr Anne Meadows welcomed everyone to the meeting and introductions took place.</p>	
2.	<p><u>Apologies</u></p> <p>Apologies were received as above.</p>	
3.	<p><u>Minutes of the Last Meeting</u></p> <p>Cllr Meadows ran through the minutes of the last meeting which were agreed as an accurate record.</p>	
4.	<p><u>Matters Arising – including brief update on Rough Sleeping Strategy</u></p> <p>There were no matters arising.</p>	

	<p>Brian Doughty reported that the Rough Sleeping Strategy was agreed by the Housing & New Homes and Neighbourhoods, Communities & Equalities Committees this week and will also be submitted to the Health & Wellbeing Board this afternoon for endorsement. The launch of the Rough Sleeping Strategy is taking place on 19 July.</p> <p>Cllr Meadows stated that a Board is also being set up to oversee the work.</p>	
<p>5.</p>	<p><u>City Plan Part Two Consultation Process (Sandra Rogers)</u></p> <p>Sandra Rogers provided a presentation on the City Plan Part Two Scoping Document Consultation and also ran through the quick guide that were both circulated to the Partnership with the main focus on housing and housing related issues. The presentation is attached & the link to the consultation documents is as follows: https://www.brighton-hove.gov.uk/content/planning/planning-policy/city-plan-part-two</p> <p>A discussion took place and the key points are as follows:</p> <ul style="list-style-type: none"> • A number of stakeholder events are taking place in September and information is available on the Council’s website • The SHP is encouraged to respond via the website or leaflet and further questions can be addressed to Planning • Consultation events are being publicised throughout the City • Housing sites in the city need to be maximised to meet the target of 13,200 homes • The Design Panel is holding an event in the Autumn re high density housing and designing for tall buildings and some SHP members will be invited • The guidance for tall buildings has been factored into the City Plan with high densities of 100 dwellings per hectare • A broader mix of housing can be delivered on some of the urban fringe sites where a potential for housing has been identified but that may be contentious • The objectively assessed need for new homes was recommended at 30,120 with Brighton & Hove only meeting 44% with the target of 13,200 which is the highest housing target ever in the City • Sandra spoke about the comparison in housing targets with other areas of the country and confirmed that its not possible to meet the high level of demand in tightly constrained urban areas such as Brighton • Cllr Meadows confirmed that student housing does not figure in the housing target only general housing can be considered • The competition for sites is not just for different types of housing its for office and commercial development as well • Simon Newell felt it was important to emphasise the requirements of the health and social care provision as opposed to general community facilities 	

	<ul style="list-style-type: none"> • It was confirmed that self-contained sheltered housing and independent living accommodation are included in the target with homeless hostels coming under policies for specialist housing • Sandra spoke about potential joint working with neighbouring local authorities to meet housing need • Sandra welcomed responses to the consultation which runs from 30 June to 22 September 	
6.	<p><u>Greater Brighton Devolution Bid Update (Martin Reid)</u></p> <p>Martin spoke about the joint working that is taking place with other local authorities to look at meeting housing targets in the City and across the area. With a view to accelerating delivery of new housing supply a layer plan is being developed with Planning colleagues which looks at residential sites in the City that will go towards meeting the housing target and talks are taking place with government around bringing these forward more quickly. The options being considered are:</p> <ul style="list-style-type: none"> • Unlocking potential growth around station sites • Linking in with HCA priorities including around Starter Homes • Unlocking public sector land <p>Martin provided more information on the Devolution asks and agreed to bring back a presentation to a future SHP meeting.</p> <p>Simon confirmed that a bid for developing a programme around One Public Estate has been successful. A consultation exercise with stakeholders has just begun and proposals are to be returned by end of July.</p>	
7.	<p><u>Housing Companies (Martin Reid)</u></p> <p>Martin provided background information regarding the setting up of a Greater Brighton Housing Company to look at alternative ways to bring forward housing supply to meet housing need in the City.</p> <p>Policy & Resources & Housing & New Homes Committees have agreed to fund specialist financial advice and the three options being considered are:</p> <ul style="list-style-type: none"> • The setting up of a wholly owned local authority special purpose vehicle • Living Wage Living Rent joint venture with Hyde Housing • Other joint venture options including where the Council has land adjacent to potential partners <p>Reports will be submitted in the September round of committees and a paper will be brought back to the SHP.</p> <p>Cllr Meadows spoke about the work that is going into increasing the supply of affordable rented properties in the City for the future.</p>	

	<p>Martin also spoke about the modelling that had taken place on some of the new major projects in the city with a view to buying homes off plan for renting and the Government are interested in that model.</p> <p>Liam Russell confirmed that Croydon were currently using that model which is a good way of providing high quality accommodation at a discounted rate.</p>	
8.	<p><u>Fairness Commission Reports</u></p> <p>Simon Newell circulated a Fairness Commission Headline Report and provided background information on the Fairness Commission which was set up in 2015 to find out how to make Brighton & Hove a fairer and more equal place to live and work. The Commission is independent of the local authority and consists of twelve people drawn from different areas of work.</p> <p>The full report which includes all the recommendations is available on line. www.brighton-hove.gov.uk/fairness-commission Brighton & Hove Connected will examine all recommendations and make partnerships aware of the draft responses. An event is also being organised in September. Simon also provided more information on the evidence criteria.</p> <p>Martin suggested for the Fairness Commission to be discussed more fully at a future SHP meeting and that was agreed.</p> <p>A brief discussion took place around the recommendations of the Fairness Commission and how these align with existing strategies.</p>	
9.	<p><u>SHP Feedback to B&H Connected</u></p> <p>Julie Frith reported that Nick Hibberd had provided a very useful presentation at the last meeting regarding the vision of the City for the future which covered housing supply, economic development and the Seafront Investment Programme. The presentation is available on the Brighton & Hove Connected Website.</p> <p>The Fairness Commission was discussed and Julie encouraged people to look at the document.</p> <p>Simon reported that the next Brighton & Hove Connected meeting will focus on the services that will be provided in the City for the future.</p>	
10.	<p><u>Future SHP Agenda Themes – see attached Forward Plan</u></p> <ul style="list-style-type: none"> • Cllr Meadows confirmed that the Fairness Commission will be discussed at the November SHP meeting • It is unlikely that details on the Housing & Planning Act will be received by 13 September so this item may be put back • PRS Scrutiny may be brought forward to 13 September in the meantime 	

	<ul style="list-style-type: none"> • Liam Russell suggested for modern methods of construction to be added as a future agenda item. It was suggested that it may be useful to encompass the work of the Council's Estate Regeneration Team. Cllr Meadows provided more information on the Y-Cube model which is being taken forward with the YMCA on a garage site in Moulsecoomb • Tracy John spoke about other housing models that are being taken forward 	
11.	<p><u>Any Other Business</u></p> <p>Martin mentioned that the minutes of SHP meetings will be published on the Brighton & Hove Connected website as requested by Housing & New Homes Committee members.</p> <p>Cllr Meadows thanked everyone for attending.</p>	
12.	<p><u>Date & Time of Next Meeting</u></p> <p>The next meeting will take place on Tuesday 13 September at 2-4 pm in Meeting Rooms 1& 2, Kent, Surrey & Sussex Probation HQ, Invicta House, Trafalgar Place, Brighton.</p>	