

**Strategic Housing Partnership Meeting
Minutes
19 September 2017**

Members: Cllr Anne Meadows – Chair of Housing & New Homes Committee, BHCC
Ed Allison-Wright – Brighton & Hove Economic Partnership
Julie Barker – University of Brighton
Mark Brockhurst – National Landlords Association
Julie Frith – Brighton & Hove Estate Agents Association
Andrea Jones – Community Works
Dean Spears – University of Sussex
Gary Waller – Southern Landlords Association

In Attendance: Di Hughes – Housing Strategy, Brighton & Hove CC
Tracy John – Assistant Director of Housing, Brighton & Hove CC
Simon Newell – Policy Partnership & Scrutiny, BHCC
Martin Reid – Housing Strategy, Brighton & Hove CC
Sandra Rogers – Planning, Brighton & Hove CC

Apologies: Rhys Daniel – Affordable Housing Delivery Partnership
Alistair Hill – Public Health, Brighton & Hove CC
Larissa Reed – Executive Director, Brighton & Hove CC

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 gave her thanks to Charles Dudley who has left the University of Sussex and welcomed his replacement Dean Spears. 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 – 16 May</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</u></p> <p>There were no matters arising.</p>	
5.	<p><u>Student Housing Strategy Task & Finish Group Update – Diane Hughes</u></p> <p>Di Hughes provided an update on the three meetings that had taken place in May & June on the development of a new Student Housing Strategy.</p> <p>It was felt that the meetings were productive and enabled a shared understanding in terms of student accommodation in the City and university plans in the medium to long term. The opportunity to capture community work and initiatives and steps being taken to minimise impacts on residential communities was also welcomed.</p> <p>A report will be submitted to Housing & New Homes Committee in November followed by a consultation process on the new Strategy.</p> <p>A brief discussion took place around further engagement, community issues and the link to City Plan Part 2.</p> <p>Di provided further information on the Student Housing Study at Dean Spear’s request.</p> <p>Dean gave details on housing this year’s intake for the University of Sussex.</p>	
6.	<p><u>Community Led Housing Update - Andrea Jones</u></p> <p>Andrea Jones spoke about the DCLG funding allocation that had been received to take forward alternative housing solutions and confirmed that a business case has been submitted to the Council with an announcement expected shortly on how the funding will be spent.</p> <p>Andrea provided further information on the proposed work areas for taking this funding forward which will include raising awareness and community engagement.</p> <p>An active social media campaign has been undertaken to highlight the potential for delivering community housing and collaborative work is currently taking place.</p> <p>Cllr Meadows mentioned that a Housing Coop has just started on site on Pankhurst Avenue and Andrea confirmed that an evaluation exercise is currently taking place as to the length of the process.</p> <p>Andrea spoke about the difficulty that community groups have in setting themselves up and that a support structure needs to be in place. Sharing knowledge and resources was also welcomed.</p>	

	Dean Spears agreed to contact Andrea regarding the university's involvement with community groups.	DS
7.	<p><u>NLA/SLA – challenges/opportunities in relation to the activity of private rented sector in the City – Mark Brockhurst & Gary Waller</u></p> <p>Gary Waller provided a presentation on the challenges and opportunities in the private rented sector in the City (presentation available on request).</p> <p>A discussion took place and the key points are as follows:</p> <ul style="list-style-type: none"> • Mark Brockhurst provided information on the changes to the PRA Buy to Let criteria which is coming in on 1 October • Ed Allison-Wright enquired as to what impact the minimum energy efficiency standards will have on properties in the City when they are introduced in April 2018 • HMO licensing will cover some energy efficiency issues • The City's conservation areas and age of housing stock was highlighted • The Council are looking to investigate energy efficiency initiatives • Airbnb & Party Houses are currently a big issue in the City • Sandra Rogers reported that as part of City Plan Part 2 a Visitor Accommodation Update Study has been commissioned which will look at Airbnb and explore some options and recommendations • Simon Newell reported that the Council's Policy Team are also undertaking a piece of work which includes looking at Airbnb • The current figures on earnings and house prices were provided • Landlords provide a very valuable housing solution to many people in the City • Ed highlighted the potential issue if rental prices continue to increase • Opportunities for minimum energy standard properties were also discussed. 	
8.	<p><u>Housing Futures 20 Years on – Simon Newell</u></p> <p>Simon Newell provided a presentation on Future Housing (presentation available on request).</p> <p>A discussion took place around the sub regional approach to city planning and the potential for maximising high rise development.</p>	
9.	<p><u>Brighton & Hove Connected Update & SHP Feedback – Simon Newell</u></p> <p>This item was covered.</p>	

<p>10.</p>	<p><u>Housing Companies/Joint Venture Update – Martin Reid</u></p> <p>Martin Reid provided a presentation on the Models for Delivering New Homes which highlighted the proposal for a Living Wage Joint Venture and the creation of a new Housing Company (presentation available on request).</p> <p>The proposal will be submitted to Housing & New Homes Committee on 25 September.</p>	
<p>11.</p>	<p><u>Forward Plan Items</u></p> <p>Cllr Meadows ran through the future SHP agenda items on the Forward Plan.</p> <p>Tracy John provided more information on the Safeguarding/Prevent item which has been added.</p> <p>It was agreed that a Community Land Trust update will be provided at the next SHP Meeting in November.</p> <p>Cllr Meadows thanked SHP members for providing SHP presentations and also Gary Waller for his contribution to the tour of student accommodation.</p> <p>Cllr Meadows encouraged people to contact Martin or Sandra with suggested agenda items.</p> <p>Andrea suggested that Bunker be invited to present an item on self-build housing and agreed to forward contact details to Martin.</p>	<p>AJ</p>
<p>12.</p>	<p><u>Any Other Business</u></p> <p>Andrea made a request for a representative from the Community Land Trust to be invited to become an SHP Member. It was felt that a bigger discussion was required and Simon agreed to look into the representation.</p> <p>Ed offered to feedback any queries on specific sectors to the Economic Partnership.</p>	
<p>13.</p>	<p><u>Date & Time of Next Meeting</u></p> <p>The next meeting takes place on Tuesday 21 November at 2 p.m. at Brighton Probation Office, Lancaster House, 47 Grand Parade, Brighton</p>	