

**Strategic Housing Partnership Meeting
Minutes
23 January 2018**

Members: Cllr Anne Meadows – Chair of Housing & New Homes Committee, BHCC
Mark Brockhurst – National Landlords Association
Andrea Jones – Community Works
Dean Spears – University of Sussex
Sabina Wagner – University of Brighton
Gary Waller – Southern Landlords Association

In Attendance: Robert Davidson, Planning, Brighton & Hove CC
Simon Newell – Policy Partnership & Scrutiny, BHCC
Martin Reid – Housing Strategy, Brighton & Hove CC
Nicola Thomas – Community Land Trust
Stuart Wells - Regeneris

Apologies: Ed Allison-Wright – Brighton & Hove Economic Partnership
Julie Barker – University of Brighton
Rhys Daniel – Affordable Housing Delivery Partnership
Julie Frith – Brighton & Hove Estate Agents Association
Alistair Hill – Public Health, Brighton & Hove CC
Di Hughes – Housing Strategy, Brighton & Hove CC
Simon Neale – University of Sussex
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 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 – 19 September</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>	

<p>5.</p>	<p><u>Economic Strategy – Stuart Wells (Regeneris)</u></p> <p>Stuart Wells introduced this item and welcomed the SHPs input on the current development and content of the Economic Strategy including the potential objectives and vision plus any projects the SHP may wish to include. Stuart set the scene of the presentation and a discussion took place around the opportunities for unlocking private land to bring forward much needed housing in the City. The impact the housing situation is having on the economic position was also mentioned. It was agreed that the presentation would be circulated to the group.</p> <p>Stuart ran through the rest of the presentation which covered the overview, shared vision and themes of the Economic Strategy.</p> <p>A further discussion took place and the key points are as follows:</p> <ul style="list-style-type: none"> • The lack of affordable housing is an issue in the City which needs to be addressed • Cllr Meadows spoke about high density development and the opinion of communities • Investment in the residential market by overseas investors has increased • Cllr Meadows confirmed that she will be writing to Planning Committee members to explain shared ownership • Renting is what currently meets the City’s housing need • Andrea Jones spoke about the potential opportunity if the housing market adjusts to lower costs • The impact of the tax changes on landlords may have an effect on the PRS market and Mark Brockhurst provided further information • Gary Waller spoke about the impact of Universal Credit • The impact of housing affordability and availability needs to be considered • Investment in the City’s large private rented sector is worth considering • Longer tenancies which would provide people with stability could be a way forward <p>The draft version of the Economic Strategy will be completed by the end of the month and Stuart agreed to bring it back to a future SHP Meeting.</p>	<p>SD</p>
<p>6.</p>	<p><u>Student Housing Strategy Update</u></p> <p>Martin provided an update on the Student Housing Strategy in Diane Hughes absence.</p> <p>The refresh of the Student Housing Strategy was agreed at Housing and New Homes Committee in November and will link in with Planning work and City Plan Part 2. Martin spoke about the work of the SHP in terms of taking the Strategy forward which will focus not</p>	

	<p>just on accommodation but the impact of students on the community. Joint working with both universities will be taking place to take forward the consultation.</p> <p>The Student Housing Study, which will inform the Student Housing Strategy and City Plan Part 2, is currently going through the Council's executive approval process and will be sent to Universities for comment before it is released.</p> <p>Discussions have taken place with both Universities who are looking at more home stay students and different ways of delivery. The shorter degree, high level apprenticeships and work based degree activity may come forward.</p> <p>Martin mentioned that there may be some pressure on accommodation resources including 'head leasing' by universities in the short term while some of the student purpose built accommodation is being developed.</p> <p>Dean Spears confirmed that the University of Sussex is currently considering the Student Housing Study and will be in touch with the Council soon. Dean spoke about the changes at the Universities and the increase in accommodation on their campus by 2020.</p> <p>Sabina Wagner stated that Brighton University's concern is around housing affordability and the short term gap as mentioned previously by Martin. The impact on communities is an aspect to also be considered.</p> <p>A discussion took place which covered the Universities Head Leasing Scheme, housing investment, shared housing and the potential change to the clientele and demography of the City.</p> <p>A meeting is taking place with the Universities on 5 February to run through the approach on the consultation.</p>	
7.	<p><u>Brighton & Hove Connected Update & SHP Feedback (Simon Newell)</u></p> <p>Simon reported that the Student Housing Strategy update is being considered at the City Management Board on 13 February.</p> <p>Brighton & Hove Connected are currently focussing on the 2030 vision for the City.</p> <p>The next Brighton & Hove Connected meeting takes place at the end of March which is likely to be in the form of a workshop.</p> <p>Simon continues to feedback on three key SHP items at these meetings.</p>	

8.	<p><u>Forward Plan Items</u></p> <p>Cllr Meadows ran through the Forward plan and spoke about the following potential future agenda items:</p> <ul style="list-style-type: none"> • The Student Housing Strategy is a standing item • The Homes England potential launch will take place at the next meeting in March • Discretionary PRS Licensing & Selective Licensing Update • The City’s Transport Strategy – Simon Newell offered to invite Transport colleagues or providers to a future SHP Meeting • Simon suggested a 2030 Update from a Housing & Health aspect • Architecture, innovative construction and land use could be discussed at a future meeting 	
11.	<p><u>Any Other Business</u></p> <p>Nicola Thomas mentioned that the Community Led Housing Project is planning a launch event currently proposed for 22 February. Cllr Meadows stated that Budget Council is taking place on that date so an alternative date will be sought.</p> <p>Martin agreed to send a list of key councillors and officers from other groups to Andrea Jones for invites to be sent.</p>	
12.	<p><u>Date & Time of Next Meeting</u></p> <p>The next meeting takes place on Tuesday 27 March at 2 p.m. at Hyde Housing, Brighton Meeting Room 1 6F/East, 6th Floor, Telecom House, 125-135 Preston Road, Brighton</p>	