

**Strategic Housing Partnership Meeting
Minutes
26 January 2016**

Members: Cllr Anne Meadows – Chair of Housing & New Homes, BHCC (Chair)
Julie Barker – University of Brighton
Mark Brockhurst – East Sussex National Landlords Association
Ed Allison-Wright – Brighton & Hove Economic Partnership
Charles Dudley - University of Sussex
Sarah Gibbons – University of Sussex Student Union
Julie Frith – Brighton & Hove Estate Agents Association
Kaiser Mirza – Southern Landlords Association
Helen Russell – Community Works

In Attendance: Miles Davidson – Housing Sustainability, Brighton & Hove CC
Brian Doughty – Adults Assessment, Brighton & Hove CC
Rob Fraser – Planning, 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

Apologies: Nick Hibberd – City Regeneration, Brighton & Hove CC
Kamini Sanghani - Seetec

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</u></p> <p>There were no matters arising.</p>	

5.	<p><u>City Tracker/Indices of Multiple Deprivation (Simon Newell)</u></p> <p>Simon Newell provided a presentation on the Brighton & Hove City Tracker Survey which takes place annually to find out what residents think of Brighton & Hove as a place to live. This includes tracking key performance indicator monitoring of essential city services.</p> <p>Simon ran through the figures and data from the Survey and provided supporting information. Simon confirmed that a cross section of a thousand people is surveyed each year.</p> <p>Simon explained the Indices of Deprivation & Multiple Deprivation which is an exercise that is undertaken every five years to look at various measures of deprivation. The country is divided into Lower Super Output Areas (LSOA) and out of 326 authorities Brighton & Hove is ranked 102 most deprived authority in England. In total five LSOAs in the City are in the 500 more deprived LSOAs in England.</p> <p>Simon agreed to circulate the slides after the meeting.</p> <p>Alistair Hill mentioned that the geographical mix of access to services in the City looks good but the affordability, overcrowding and homelessness data appears poor when separated.</p> <p>More information can be found at: http://brighton-hove.communityinsight.org/</p> <p>Kaiser Mirza said that he will report back once the slides are circulated.</p> <p><u>Fuel Poverty & Affordable Warmth Update (Miles Davidson)</u></p> <p>Miles Davidson had attended a previous SHP meeting providing information on the National Institute of Health & Care Excellence (NICE) Guidance which was released earlier in 2015 and confirmed at that meeting that a Fuel Poverty & Affordable Warmth Strategy would be developed. An update will be circulated to the SHP following this meeting.</p> <p>In response to the NICE guidelines the Strategy has been developed which outlines the challenges and risks faced in the City. The guidelines identify certain vulnerable groups at risk of cold homes. We have looked at addressing the challenges at local level in terms of housing and services. A period of consultation has taken place which included a workshop attended by a range of organisations across the City. The draft strategy is due to be reported to the Housing & New Homes Committee on 2 March followed by the Health & Wellbeing Board on 15 March.</p> <p>Working with Brighton & Hove Citizen Advice Bureau a successful bid was made to The British Gas Energy Trust for £395,000 in 2015. This funding will support the 'Warmth for Wellbeing' programme throughout</p>	<p>SN</p> <p>MD</p>
----	--	-----------------------------------

	<p>2016, a holistic programme of support to residents most vulnerable to fuel poverty and the health risks of living in cold homes.</p> <p>On request Miles provided more details on the consultation timetable and agreed to include his contact details for those wishing to contact him directly regarding their response.</p> <p>Miles gave more information on the funding received and the involvement of other organisations.</p>	
<p>6.</p>	<p><u>Student Housing Strategy Update – update on Darren Smith’s Research (Martin Reid/Rob Fraser)</u></p> <p>Martin introduced the draft Student Housing Study which Planning has commissioned Professor Darren Smith to undertake. Martin ran through the Executive Summary Key Findings and picked up the main points for discussion. An increase in the student population and the need to cater for an increased demand for purpose built student accommodation in the City is reflected in the Study.</p> <p>Planning and Housing are required to respond to the Study by Friday 29 January and an amended version will be shared with the SHP in due course.</p> <p>Martin was clear that the Study is draft and has no formal status at this time as it has yet to be subject to any formal review or acceptance by the Council.</p> <p>A discussion took place and the key points are as follows:</p> <ul style="list-style-type: none"> • Cllr Meadows stated that Language Schools should be included in the figures • A transport infrastructure is key • As the Study had only just been received Rob felt it would be useful to bring back the recommendations to the SHP and to arrange sub-groups with the Universities & Student Unions to discuss • Charles Dudley advised that the University of Sussex had provided supporting information at an early stage and would require checking the figures to ensure they are up to date • The draft recommendations need to be considered by Planning in light of the City Plan requirements • Planning have been in discussion with Lewes District Council who would welcome some spread of student accommodation towards Lewes • The areas outside of the City that are likely to be more attractive to students would be towards the East due to travel services • Julie Barker felt that the economic impact of moving students outside of the City needs to be reflected • Helen Russell mentioned that if more students are being encouraged to live in purpose built accommodation then they will be less encouraged to stay in the City once graduated 	

	<ul style="list-style-type: none"> • Ed felt that purpose built accommodation is a key investment for the City • Kaiser Mirza raised his concern around the more expensive purpose built accommodation that is being developed to house graduates staying in the City • Cllr Meadows confirmed the need for family housing • Alistair mentioned the link to the Employment & Skills Plan which highlights that unemployed graduates are taking jobs from other people • Sarah Gibbons mentioned that Unipol & the NuS have undertaken a study of other cities in terms of purpose built student accommodation which has shown that the quality in Brighton is much better but is one of the most expensive • Rob stressed the need for Student Union involvement in future accommodation requirements • Rob spoke about the informal discussions that had taken place with Lewes about bringing developments forward if there was some element of student accommodation included and the advantages of cross boundary working • Cllr Meadows requested for the full details of the Study to be brought back to a future SHP meeting for the Universities to feed in to • Charles Dudley mentioned the difficulties surrounding bringing forward development at the Phoenix site in Lewes due to density • Ed suggested for examples of current mixed use high density housing schemes and case studies to be brought to a future SHP meeting to look at potential viability • It was agreed that Task & Finish groups would be set up after the next SHP meeting 	
7.	<p><u>Universities Update</u></p> <p>Charles Dudley provided a University of Sussex update and the key points are as follows:</p> <ul style="list-style-type: none"> • A shop has opened in Lewes Road which has been very successful in making local connections and working with the LATs • The development of the East Slope site which will consist of 2,100 beds is going forward. Start on site will be December 16/January 17 and the first phase will include the demolition of the Mantell Building. 70 new bedrooms will be constructed prior to the demolition of current East Slope residences in Summer 2018 • A new Student Union building is to be built along with a new Science building and more car parking. Planning applications will be submitted by the end of February <p>Julie Barker provided a University of Brighton update and the key points are as follows:</p> <ul style="list-style-type: none"> • Phase 3 of the Varley Park site will be commencing shortly 	

	<ul style="list-style-type: none"> • Currently interviewing for architects for the Preston Barracks scheme and working towards a planning application for Summer 2016 • Community work continues <p>Cllr Meadows confirmed that residents are very keen regarding the Preston Barracks site and U+I who have taken over the Cathedral Group are providing a talk and Cllr Meadows felt it would be good if the community team could be included in that.</p> <p>Charles offered to bring the plans of purpose built student accommodation developments at the University of Sussex to a future SHP meeting for information and Cllr Meadows agreed that it would be useful to see the detail and densities for comparing with other schemes.</p> <p>Alistair asked about the impact on the health service at the University with regard to the increase in student numbers living in accommodation on campus. Charles confirmed that all aspects of the campus supporting infrastructure have been consulted and that will continue.</p> <p>Rob confirmed that as the University of Sussex sits within the National Park and some buildings have listed status it doesn't have the same opportunity as the University of Brighton in terms of high density schemes.</p>	
8.	<p><u>Future SHP Agenda Themes – see attached Forward Plan</u></p> <p>It was agreed that the following items would be discussed at the next SHP meeting on 22 March:</p> <p>Student Housing Study Update City Plan Update Budget Update Housing Strategy Housing for Older People Homelessness/Rough Sleeping</p> <p>The SHP meeting scheduled for 10 May will cover the following items:</p> <p>Greater Brighton Devolution Bid Update Employment & Skills Plan Update Fairness Commission Reports</p> <p>It was agreed that once the Council had signed off the Student Housing Study it would be sent to the Universities to check for matters of accuracy. A Task and Finish Group will be set up to take forward the refresh of the Student Housing Strategy.</p>	

	<p>Ed felt it would be useful to liaise with Cheryl Finella & Cllr Bewick regarding the Employment Skills Taskforce to support the Employment Skills Plan Update item at the SHP meeting in May.</p> <p>Cllr Meadows felt it would also be useful to have an update on the Council's Apprenticeship Scheme.</p> <p>Rob provided an update on the City Plan and confirmed that internal working groups are currently looking at urban fringe sites for bringing forward.</p>	
9.	<p><u>SHP Feedback to B&H Connected</u></p> <p>Martin confirmed that three key items from the SHP are usually reported back to the B&H Connected meetings.</p>	
10.	<p><u>Any Other Business</u></p> <p>At Julie Frith's request Rob provided more information on the changes to the pre-application planning process which was mentioned at the last SHP meeting.</p> <p>Rob reported on the current backlog with planning applications.</p> <p>Kaiser requested more information on the sale of high value homes under the Housing & Planning Bill and Martin provided details.</p> <p>Martin also confirmed that the Asset Management Strategy will be covered at the next SHP meeting.</p> <p>At Kaiser's request Rob provided information on change of use from a planning perspective.</p> <p>Helen circulated an invitation to a Housing Solutions Seminar scheduled for 2 March and welcomed all SHP members to attend.</p>	
11.	<p><u>Date & Time of Next Meeting</u></p> <p>The next meeting will take place on Tuesday 22 March at 2-4 pm in the Board Room, Kent, Surrey & Sussex Probation HQ, Invicta House, Trafalgar Place, Brighton.</p> <p>Cllr Meadows thanked Mark Brockhurst for attending the meeting and Mark confirmed that he will be happy to attend future SHP meetings.</p>	