

**Strategic Housing Partnership Meeting
Minutes
27 March 2018**

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

In Attendance: Robert Davidson - Planning, Brighton & Hove CC
Simon Newell – Policy Partnership & Scrutiny, BHCC
Martin Reid – Housing Strategy, Brighton & Hove CC
Sandra Rogers – Planning, Brighton & Hove CC
Steve Tremlett – Planning, Brighton & Hove CC

Apologies: Rhys Daniel – Affordable Housing Delivery Partnership
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
Dean Spears – University of Sussex
Gary Waller – Southern Landlords Association

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 – 23 January 2018</u></p> <p>Cllr Meadows ran through the minutes of the last meeting and confirmed that she had written to the Planning Committee members to explain shared ownership.</p> <p>The minutes were agreed as an accurate record.</p>	

4.	<p><u>Matters Arising</u></p> <p>None.</p>	
5.	<p><u>Student Housing Strategy Update – Martin Reid, BHCC</u></p> <p>Martin Reid provided an update on the development of the Student Housing Strategy in Diane Hughes absence.</p> <p>Martin ran through a paper which outlined the update that was submitted to a recent City Management Board.</p> <p>Steve Tremlett confirmed that the Student Housing Study which will inform the Student Housing Strategy and City Plan Part 2 will be submitted to the next Leadership Board and Tourism Development & Culture Committee in June.</p> <p>Martin confirmed that the Student Housing Study which focuses on projected growth will inform both the Student Housing Strategy and City Plan Part 2 and both Vice Chancellors will be contacted regarding taking the strategy forward. Concern has been raised around head leasing schemes and a meeting between the University of Sussex and the Council will be taken forward. The Vice Chancellors’ perceptions around the Greater Brighton initiative and different learning opportunities were also discussed and it was felt that joint working was important.</p> <p>Rebecca Nash mentioned the future of on-line distance learning and how the partnership with Sussex Downs College in Lewes was working well.</p> <p>Martin also spoke about the feedback received around language schools & BIMM and Ed Allison-Wright mentioned the potential for the Universities to use available office space in the City.</p> <p>The Student Housing Strategy will go out for consultation once the Vice Chancellors have provided their input and will be submitted to Housing & New Homes Committee in the Autumn.</p>	
6.	<p><u>Short Term Holiday Lets – Steve Tremlett, BHCC</u></p> <p>Steve Tremlett provided information on the Airbnb lettings situation and the potential impact on the availability of properties for long-term rent in the City. Data from the Airbnb listings for Brighton & Hove was also highlighted.</p> <p>Steve reported that there are currently planning restrictions for short-term lets in London but not elsewhere which is cause for concern in Brighton & Hove regarding change of use.</p> <p>There is also concern amongst the smaller hoteliers and Sandra Rogers confirmed that a visitor accommodation study, as part of the evidence for City Plan Part 2, is currently taking place.</p>	

	<p>Other housing issues were mentioned such as HMO licensing provision, exclusion from the Housing Act and sub-letting of council properties.</p> <p>East Sussex Fire & Rescue Service have held meetings with short term holiday let providers in the City regarding fire safety and an inspection programme is in place to audit all short term holiday lets within Brighton & Hove.</p> <p>Steve also spoke about what procedures the Council were taking to tackle anti-social behaviour.</p> <p>Following a discussion it was agreed that it would be useful to link in with the accommodation study which could also include input from Nick Hibberd's team.</p>	
7.	<p><u>Economic Partnership Update – Ed Allison-Wright, B&H Economic Partnership</u></p> <p>Ed Allison-Wright provided a presentation which highlighted the work of the Brighton & Hove Economic Partnership including the development of a new Economic Strategy for the City. Ed reported that Regeneris had fed back that their attendance at the last SHP meeting was very useful.</p> <p>Ed spoke about the vision for the City over the next decade and ran through the challenges that have been identified for Brighton & Hove. Definitions of an Open, Growing, Fair & Talented City were also provided.</p> <p>A copy of the presentation is attached</p>	
8.	<p><u>Housing Futures – Housing & Health Update – Simon Newell, BHCC</u></p> <p>Simon Newell provided a presentation on the relationship between housing and health going forward and the impact locally of housing on longer term health conditions (attached).</p> <p>Simon agreed to send the link to community insights in Figure 3 of the presentation.</p>	SN
9.	<p><u>City Transport Partnership Update – Simon Newell, BHCC</u></p> <p>Simon ran through a presentation to support this item which highlighted the need for housing to be developed in Greater Brighton to ease the housing pressures and improve transport links in and out of the City. The presentation is attached.</p>	

10.	<p><u>PRS Licensing Update – Martin Reid, BHCC</u></p> <p>Martin provided an update on the additional HMO licensing scheme which came in on 1 March and applies to the smaller HMOs in the City.</p> <p>Martin confirmed that the Government will be bringing in the extension of mandatory HMO Licensing from 1 October this year and approval from the Secretary of State on the selective licensing scheme is still awaited. A meeting with government office is taking place tomorrow regarding the evidence base for selective licensing.</p> <p>Martin also provided background information on the additional licensing scheme and spoke about fee arrangements with landlords. The Council are also in talks with landlords regarding accreditation schemes which may lead to offering a lower fee rate.</p>	
11.	<p><u>Brighton & Hove Connected Update & SHP Feedback – Simon Newell, BHCC</u></p> <p>The last Brighton & Hove Connected meeting focussed on the City Tracker which identified the services that clients are most dissatisfied with. Simon agreed to circulate the presentation which was provided at the meeting.</p>	SN
12.	<p><u>Forward Plan Items</u></p> <p>A Homes England Update will be provided at the next SHP Meeting in May.</p> <p>Cllr Meadows spoke about the work that has been undertaken by Cllr Hill on the private rented sector which will be a future SHP item.</p> <p>The Architecture, Innovative Construction and Land Use item will be considered for either the May or July SHP Meeting.</p> <p>It was agreed that City Plan Part 2 will be discussed at the SHP Meeting in July.</p>	
13.	<p><u>Any Other Business</u></p> <p>None.</p>	
14.	<p><u>Date & Time of Next Meeting</u></p> <p>The next meeting takes place on Tuesday 22 May at 2 p.m. at Hyde Housing, Brighton Meeting Room 1 6F/East, 6th Floor, Telecom House, 125-135 Preston Road, Brighton</p>	