

**Strategic Housing Partnership Meeting
Minutes
10 May 2016**

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

In Attendance: Liz Cadman – Economic Development, Brighton & Hove CC
Brian Doughty – Adults Assessment, Brighton & Hove CC
Rob Fraser – Planning, Brighton & Hove CC
Cllr Tracey Hill – Vice-Chair of Housing & New Homes, BHCC
Tracy John – Head of Housing, Brighton & Hove CC
Martin Reid – Housing Strategy, Brighton & Hove CC
Sandra Rogers – Planning, Brighton & Hove CC

Apologies: Rhys Daniel – Affordable Housing Delivery Partnership
Nick Hibberd – City Regeneration, Brighton & Hove CC
Alistair Hill – Public Health, Brighton & Hove CC
Simon Newell – B&H Connected
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 & Matters Arising</u></p> <p>Cllr Meadows ran through the minutes of the last meeting and confirmed that the Rough Sleeping Strategy is being submitted to the Housing & New Homes Committee on 15 June.</p> <p>The minutes were therefore agreed as an accurate record.</p>	

4.	<p><u>Matters Arising</u></p> <p>There were no matters arising.</p>	
5.	<p><u>Housing for Older People</u></p> <p>Martin Reid provided a presentation entitled Housing in Brighton & Hove which highlighted the demand and need for specialised older peoples housing in the City such as Extra Care. Presentation handouts were circulated as attached.</p> <p>Brian Doughty provided supporting information around the future care needs of older people and gave more details on the Market Position Statement which Adult Social Care has to produce on a regular basis. The care market is expected to meet the needs of the population in the City and there is a whole range of sheltered retirement housing in the City which is important as a preventative measure as it keeps people in their own home for longer. Brian spoke about the success of Extra Care housing and confirmed that Brooke Mead extra care housing scheme for older people with dementia is due to open in May 2017 and will provide 45 additional flats.</p> <p>Martin spoke about different housing delivery options for the future.</p> <p>Brian gave further information on the range of homecare provision to older people in the City.</p> <p>A discussion took place and the key points are as follows:</p> <ul style="list-style-type: none"> • At Julie Frith’s request Tracy John provided a definition of Extra Care housing which is independent living with care and support • Ed requested data on non-decent housing and Martin confirmed that there is an issue in the conservation areas with fuel poverty being addressed • Rob Fraser and Martin agreed to talk about providing the requested information • Rob confirmed that Planning have produced two advice notes - one on improving energy performance of historical buildings and the other on external insulation on properties outside the conservation area • At Sandra Rogers request Martin provided more information on new wheelchair adapted housing and also the work of the Council’s Adaptations Team across all tenures <p>Item 8 was taken next.</p>	
8.	<p><u>PRS Workshop Update (Cllr Tracey Hill)</u></p> <p>Cllr Hill provided an update on the PRS Workshop which discussed the Scrutiny Panel Report that had previously been brought to the SHP. The Rate Your Landlord scheme was highlighted with a view to making it more generalised as it is currently student oriented.</p>	

	<p>Alternative schemes are currently being considered such as AllAgents.co.uk with a view to meeting the needs outlined in the Scrutiny Report. A meeting is taking place next week to consider that option in more detail.</p> <p>Tenants Charter and Accreditation work is being taken forward to raise awareness which will include the development of a website to provide information for potential tenants on their rights and responsibilities.</p> <p>An ethical lettings agency has also been considered and Sussex Students Lettings provided a presentation on their model and it was felt that may be the University of Brighton Student Union could set up a similar model.</p> <p>Cllr Hill spoke about the benefit of the joint working that is taking place between different organisations.</p>	
<p>6.</p>	<p><u>Employment & Skills Plan Update (Liz Cadman)</u></p> <p>Liz Cadman provided an update on the City Employment Skills Plan which started in September 2015. The purpose of the new plan is to ensure that the residents and the workforce in Brighton and Hove have the skills that are required to enable the economy to grow. A presentation handout which provided further information on statistics covering Brighton & Hove was circulated to the Partnership (attached).</p> <p>An independent Employer Skills Task force was set up to identify ways of increasing apprenticeships in the City with a launch event taking place in March 2016. Leaflets were also made available which highlighted the Employer Pledge to create a minimum of 1k new apprenticeships in 1k days.</p> <p>Liz ran through the three key priorities and confirmed that an action plan is currently being prepared. An additional consultation and review will take place followed by submission of final report to key stakeholders and then full Council in Autumn.</p> <p>A discussion took place which highlighted the apprenticeships levy and the key sectors such as Health that will be supported by the Plan.</p> <p>Cllr Meadows thanked Liz for attending and encouraged SHP members to pass on the apprenticeship details to companies in the City that are not aware of the scheme.</p>	
<p>7.</p>	<p><u>City Plan Update (Sandra Rogers)</u></p> <p>Sandra Rogers provided an update and the key points are as follows:</p>	

	<ul style="list-style-type: none"> • The City Plan Part 1 was adopted by full Council on 24 March and provides the strategic policy framework up to 2030 by identifying the amounts of different types of development and the broad locations of development areas • The housing target for 2030 is to provide an additional 13,200 new homes in the City which equates to 660 new homes per annum • The housing target is significantly less than the City's actual housing needs due to the City's constraints • A new planning policy has been developed which consists of a sliding scale of affordable housing requirements for smaller schemes and guidance has been produced for the calculation of commuted sums • A new development plan policy focusing on student housing has been established which allocates some sites for purpose built student housing and also helps manage the concentration of small HMOs in certain areas of the City • City Plan 2 will contain site allocations and development management policies • A public consultation starts on 30 June for a twelve week period when views from stakeholders will be invited • Rob Fraser emphasised that the City Plan focuses on enabling development and welcomes engagement from developers and landlords • Ed welcomed Planning to attend the next Construction Voice event and agreed to arrange for SHP members to be invited • Rob provided more information on the s106 process and the Community Infrastructure Levy (CIL) which may be introduced 	
<p>9.</p>	<p><u>SHP Feedback to B&H Connected</u></p> <p>Martin provided a presentation at the last Brighton & Hove Connected meeting which consisted of an introduction to housing in the City and the key priorities for delivering housing.</p> <p>The key SHP items for feeding back to B&H Connected are Older Persons Housing, Employment & Skills Plan, City Plan & PRS Workshop.</p>	
<p>10.</p>	<p><u>Future SHP Agenda Themes – see attached Forward Plan</u></p> <p>Cllr Meadows ran through the Forward Plan and requested future agenda items.</p> <p>A discussion took place around the potential impact of the Housing & Planning Bill which is currently held up by Purdah. Concern was raised around the possible effect regarding the sale of high value homes and Cllr Meadows provided more information on Right to Buy and the impact it will have on social housing in the City.</p>	

11.	<p><u>Any Other Business</u></p> <p>None.</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 12 July at 2-4 pm in Meeting Rooms 1& 2, Kent, Surrey & Sussex Probation HQ, Invicta House, Trafalgar Place, Brighton.</p>	