

**Strategic Housing Partnership Meeting  
Minutes  
13 September 2016**

**Members:** Cllr Anne Meadows – Chair of Housing & New Homes, BHCC  
Ed Allison-Wright – Brighton & Hove Economic Partnership  
Mark Brockhurst – National Landlords Association  
Jane Cossutta – KSS Community Rehabilitation Company  
Julie Frith – Brighton & Hove Estate Agents Association  
Helen Russell – Community Works  
Gary Waller – Southern Landlords Association

**In Attendance:** Miles Davidson, Housing Sustainability, Brighton & Hove CC  
Liz Hobden – Planning, Brighton & Hove CC  
Carol Jenkins – Estate Regeneration, Brighton & Hove CC  
Simon Newell – B&H Connected  
Martin Reid – Housing Strategy, Brighton & Hove CC  
Sandra Rogers – Planning, Brighton & Hove CC  
Andy Staniford – Housing Strategy, Brighton & Hove CC

**Apologies:** Rhys Daniel – Affordable Housing Delivery Partnership  
Brian Doughty – Adults Assessment, Brighton & Hove CC  
Charles Dudley – University of Sussex  
Nick Hibberd – City Regeneration, Brighton & Hove CC  
Alistair Hill – Public Health, Brighton & Hove CC  
Tracy John – Head of Housing, Brighton & Hove CC  
Liam Russell – Planning Professionals Forum

**Minutes:** Sandra Dumbrell – Brighton & Hove CC

| <u>Item</u> |   | <u>Action</u> |
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| 1.          | <p><b><u>Welcome &amp; Introductions</u></b></p> <p>Cllr Anne Meadows welcomed everyone to the meeting and introductions took place.</p>                  |               |
| 2.          | <p><b><u>Apologies</u></b></p> <p>Apologies were received as above.</p>   |               |
| 3.          | <p><b><u>Minutes of the Last Meeting</u></b></p> <p>Cllr Meadows ran through the minutes of the last meeting which were agreed as an accurate record.</p> |               |

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| 4. | <p><b><u>Matters Arising</u></b></p> <p>There were no matters arising.</p>   |  |
| 5. | <p><b><u>PRS Scrutiny – Andy Staniford</u></b></p> <p>Supporting papers were circulated and Martin Reid provided an introduction and confirmed that the annual update on Private Rented Sector Scrutiny Panel Recommendations will be submitted to Housing &amp; New Homes Committee on 21 September.</p> <p>Andy Staniford provided background information on the setting up of the Scrutiny Panel and highlighted the progress that has been made on implementing the agreed recommendations and the key achievements are as follows:</p> <ul style="list-style-type: none"> <li>• Improving standards in the Private Rented Sector</li> <li>• Improving the supply of affordable housing</li> <li>• Bringing empty private sector homes back into use</li> <li>• Improving letting agency practices</li> </ul> <p>Andy ran through the current status of implementing the recommendations providing supporting information and highlighted the actions that will be taken forward over the next year.</p> <p>A discussion took place and the key points are as follows:</p> <ul style="list-style-type: none"> <li>• Ed Allison-Wright recommended the Association for Public Excellence Report entitled ‘Homes for All’</li> <li>• Sandra Rogers provided background information on CP20 in the City Plan which introduced a sliding scale for affordable housing contributions on smaller sites and confirmed that Brighton &amp; Hove are taking forward this approach</li> <li>• Gary Waller confirmed that the combination of Article 4 and HMO Licensing has ceased development in the Hanover area</li> <li>• Ed spoke about the last Construction Voice event where the subject of out of area purpose built student homes was raised</li> </ul> <p>Further questions to be emailed to Andy Staniford or Sandra Dumbrell.</p> |  |
| 7. | <p><b><u>City Plan Part 2 – Liz Hobden &amp; Sandra Rogers, BHCC</u></b></p> <p>This item was taken next.</p> <p>Liz Hobden &amp; Sandra Rogers ran through the presentation on the City Plan Part 2 Consultation which was previously given to the SHP and provided supporting information on bringing forward housing development in the City. The presentation is attached.</p>   |  |

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|    | <p>The consultation ends on 22 September and individual comments are welcome via the consultation portal on the Council's website. A draft plan should be available in Autumn 2017.</p> <p>A discussion took place and the key points are as follows:</p> <ul style="list-style-type: none"> <li>• Cllr Meadows felt that site allocation is key as land is so scarce</li> <li>• Sandra provided more information on housing site allocation and green space using Benfield Valley as an example</li> <li>• The issue around densities needs to be clear</li> <li>• Martin offered the SHP's help if required</li> <li>• Liz encouraged a collective response from the Economic Partnership</li> <li>• Information was provided on the collaborative framework of the City Plan consultation process and how that will be managed</li> <li>• Liz spoke about how the planning service was moving forward to deliver development in the city for both housing and commercial use which would be seen as a facilitator for growth</li> <li>• A report is being submitted to Economic Development &amp; Culture Committee on 22 September regarding modernising the planning service</li> <li>• The introduction of a Community Infrastructure Levy (CIL) is also being considered</li> </ul> |  |
| 6. | <p><b><u>Modern Methods of Construction – Carol Jenkins, BHCC</u></b></p> <p>Carol Jenkins provided a presentation on the Council's New Homes for Neighbourhoods Programme which was set up in 2013 and the modern methods of construction which are being considered to help deliver this programme. Carol highlighted the housing schemes that are currently being delivered on council land and provided background information on the Small Sites Strategy which is being taken forward in the City. The presentation is attached.</p> <p>A discussion took place and it was generally felt that modular build was the way forward but there could be cost implications for smaller sites.</p>   |  |
| 8. | <p><b><u>Fairness Commission – Draft Housing Response – Simon Newell</u></b></p> <p>Simon provided a presentation on the Fairness Commission (attached) and a handout was circulated. The full report which includes all the recommendations is available on line:<br/> <a href="http://www.brighton-hove.gov.uk/fairness-commission">www.brighton-hove.gov.uk/fairness-commission</a></p> <p>Simon provided background information and ran through the findings and recommendations' relating to Housing, focussing mainly on private sector housing as the response relating to council housing has already been submitted. Simon suggested for the Partnership responses to be included with the local authority response and Martin proposed also taking it to the Affordable</p>  |  |

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|                  | <p>Housing Development Partnership as Rhys Daniel wasn't present at the SHP meeting. Homelessness prevention and standards in the private rented sector was also covered.</p> <p>The following comments were made:</p> <ul style="list-style-type: none"> <li>• Ed Allison-Wright mentioned the need to work closely with the local planning authority to ensure that the recommendations are covered in the local plan.</li> <li>• Martin confirmed that a housing company initiative is being taken forward. A joint venture with Hyde and the setting up of a special purpose vehicle are also being considered to meet housing demand.</li> <li>• Simon confirmed that the SHP is interested in modern methods of construction and housing costs</li> <li>• Jane Cossutta of the Probation Service mentioned the difficulty that service users have in accessing accommodation to get the support they need</li> <li>• Cllr Meadows confirmed that a Care Pathway is being developed as part of the Rough Sleeping Strategy</li> <li>• Cllr Meadows mentioned that Cllr Tracey Hill is currently working with certain groups re rent deposit guarantee schemes outside of the Council and raised the issue regarding guarantors</li> <li>• The SLA &amp; NLA meet regularly but felt that there was a need for better communication and raised the issue of Housing Benefit being paid to the tenant</li> <li>• SN agreed to have a conversation outside of the meeting and bring back to a future SHP Meeting</li> <li>• A discussion took place around the stipulation of the Energy Act 2011 that by 2018 properties with an EPC rate of F&amp;G will become illegal to let and how this information could be circulated to landlords across the City</li> </ul> | <b>SN</b> |
| <p><b>9.</b></p> | <p><b><u>Fuel Poverty &amp; Affordable Warmth – Miles Davidson, BHCC</u></b></p> <p>Miles provided an update on the Fuel Poverty &amp; Affordable Warmth Strategy which has been drafted in response to the NICE Guidance around excess winter deaths and cold homes and the national Fuel Poverty Strategy. A consultation event was held earlier in the year and Miles ran through the six broad strategic objectives of the Strategy which was approved at Housing &amp; New Homes Committee in June and will be submitted to the Health &amp; Wellbeing Board for approval next week. Once approved a Steering Group will be formed to work on different elements of the Strategy and aim to report back to Housing &amp; New Homes Committee &amp; the Health &amp; Wellbeing Board on an annual basis and will also report back to the SHP as required.</p> <p>Miles confirmed that there are schemes available to support people financially and improve energy efficiency in their homes and he will ensure that this information is circulated.</p>  | <b>MD</b> |

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| <p><b>10.</b></p> | <p><b><u>Brighton &amp; Hove Connected Update &amp; SHP Feedback – Simon Newell, BHCC</u></b></p> <p>The next Brighton &amp; Hove Connected meeting takes place on 26 October which will include feedback on the responses to the Fairness Commission. Simon confirmed that an event will be hosted on the Fairness Commission across Brighton &amp; Hove Connected which includes all the thematic partnerships. The SHP will receive an invite before the end of October.</p>                                       |                  |
| <p><b>11.</b></p> | <p><b><u>Future SHP Agenda Themes – see attached Forward Plan</u></b></p> <p>Cllr Meadows spoke about the Forward Plan and suggested that a tour could be arranged to visit housing sites in the City on the 22 November, to replace the scheduled meeting, and this was agreed. Brooke Mead, Circus Street and Preston Barracks were suggested as potential sites to visit.</p> <p>It was agreed that Simon would provide a verbal update at a future SHP meeting on the implications of withdrawal from the EU.</p> | <p><b>SN</b></p> |
| <p><b>12.</b></p> | <p><b><u>Any Other Business</u></b></p> <p>Helen Russell informed the meeting that she will be stepping down from the SHP and a replacement Community Works representative will be in place after the Community Works AGM in early November.</p>  |                  |
| <p><b>13.</b></p> | <p><b><u>Date &amp; Time of Next Meeting</u></b></p> <p>As previously discussed a tour of the City's housing schemes will replace the next meeting scheduled for the afternoon of Tuesday 22 November.</p>  |                  |