

**Strategic Housing Partnership Meeting
Minutes
16 May 2017**



Members: Cllr Anne Meadows – Chair of Housing & New Homes Committee, BHCC
 Mark Brockhurst – National Landlords Association
 Rhys Daniel – Affordable Housing Delivery Partnership
 Charles Dudley – University of Sussex
 Julie Frith – Brighton & Hove Estate Agents Association
 Andrea Jones – Community Works
 Sabina Wagner – University of Brighton
 Gary Waller – Southern Landlords Association

In Attendance: Di Hughes – Housing Strategy, Brighton & Hove CC
 Simon Newell – Policy Partnership & Scrutiny, BHCC
 Larissa Reed – Executive Director, Brighton & Hove CC
 Martin Reid – Housing Strategy, Brighton & Hove CC
 Sandra Rogers – Planning, Brighton & Hove CC


Apologies: Ed Allison-Wright – Brighton & Hove Economic Partnership
 Julie Barker – University of Brighton
 Alistair Hill – Public Health, Brighton & Hove CC
 Tracy John – Assistant Director of Housing, 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</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>Older Peoples Housing Initiatives – Andrea Jones</u></p> <p>Andrea provided a presentation on a piece of work that she has undertaken around new housing choices for older people (50+) and the local implications for housing in Brighton & Hove. It consisted of information on various types of housing schemes, including co-housing schemes, locally and nationally (attached).</p> <p>A discussion took place and the key points are as follows:</p> <ul style="list-style-type: none"> • Community-led housing groups are in conversation with ethical lenders regarding the funding of these schemes • Andrea gave an example of what happens when new people join co-housing schemes • The Community Housing Fund will be able to assist community-led groups in a number of ways, including bringing in expertise early to help them overcome significant obstacles to developing genuinely affordable housing • Andrea highlighted the strengths and weaknesses of different ownership and rental models, giving Laughton Lodge (based in Laughton, Sussex) co-housing as an example of an ownership model • Community-based groups now have a conflict resolution policy for dealing with group dynamics • The LSE are doing some research work on the benefits of co-housing, including finding out if intentional communities use less health and social care services locally • Some groups of older people live closer together to enable collective purchase of private care <p>It was agreed that the presentation could be shared with social care colleagues and circulated to the SHP.</p>	 <p>New choices in housing for Older peo</p>
<p>6.</p>	<p><u>Student Housing Strategy Update – Diane Hughes</u></p> <p>Di Hughes provided and circulated an update on the development of a new Student Housing Strategy which is being taken forward by a series of Task & Finish Group meetings the first of which took place last week (attached). Feedback was provided from the meeting which was felt to be very positive.</p> <p>Gary Waller offered to attend a meeting and Martin confirmed that landlords will be invited to contribute as the process develops – Di Hughes to arrange.</p> <p>A discussion took place around the impact of purpose built student accommodation in the City.</p> <p>It was agreed that a Student Housing Strategy Update will be provided at each SHP Meeting.</p>	 <p>Student Housing Strategy SHP update</p> <p>DH</p>

7.	<p><u>Fairness Commission Update – Simon Newell</u></p> <p>Simon Newell provided background information on the Fairness Commission and confirmed that he and Larissa Reed had attended a meeting with the Fairness Commissioners in March.</p> <p>Simon spoke about the key housing priorities and stated that work is still taking place on the recommendations.</p> <p>At Gary Waller’s request information was also provided on the rent and deposit recommendations.</p> <p>Cllr Meadows asked for the potential recommendations to be brought back to the SHP Meeting in September.</p> <p>Di Hughes confirmed that the recommendation around the Community Housing Hub fits in well with the Community Housing Fund.</p>	
8.	<p><u>BHEAA – challenges/opportunities in relation to the activity of private sector developers in the city – Julie Frith</u></p> <p>Julie Frith provided background information on her role as director of a land and new homes agency and spoke about the challenges for private sector developers in the City the key issues of which are as follows:</p> <ul style="list-style-type: none"> • Commercialism and speed of delivery • Identifying and sourcing sites for development • Funding investment • Planning process • Building costs and skill shortages <p>Julie praised Hyde Housing and felt that the way forward for developers was a joint venture opportunity to work with the council.</p> <p>A discussion took place around bringing forward housing development in the City and the key points are as follows:</p> <ul style="list-style-type: none"> • Developers need to be aware of the length of time it takes to bring a large scheme forward • The housing market is recovering now after the impact of the recession • The cost of borrowing has changed • Modern methods of construction including off site production are the way forward • Greater Brighton area needs to be embraced more to solve the housing shortage • Site viability is a challenge • Julie agreed to pass details of co-housing groups on to developers • Home ownership is decreasing 	

	<ul style="list-style-type: none"> • Build to Rent is an emerging trend in many urban areas which would be welcome but not in place of affordable housing • Smaller housing sites are key 	
9.	<p><u>Policy & Legislation Updates – Simon Newell</u></p> <p>Simon provided a presentation on Key Policy Areas and Links with Partnerships and ran through the current context around policy and legislation (attached).</p> <p>Simon provided an update on the policy priorities and a discussion took place on the priority projects that have been agreed.</p>	 Key Areas of Policy May 2017.pptx
10.	<p><u>Brighton & Hove Connected Update & SHP Feedback – Simon Newell, BHCC</u></p> <p>This item was covered previously.</p>	
11.	<p><u>Forward Plan Items</u></p> <p>Cllr Meadows ran through the Forward Plan and agreed that the Community Works item scheduled for 18 July will be moved to the September SHP Meeting.</p> <p>It was agreed that a tour of housing sites including student accommodation will take place on 18 July instead of the regular SHP Meeting.</p> <p>Cllr Meadows advised the group to contact Martin with information on sites to visit.</p> <p>Gary offered a visit to a rented student house as part of the tour.</p>	
12.	<p><u>Any Other Business</u></p> <p>None.</p>	
13.	<p><u>Date & Time of Next Meeting</u></p> <p>A tour of housing schemes in the City will take place instead of the SHP meeting which is scheduled for Tuesday 18 July at 2 p.m.</p> <p>The following SHP Meeting will take place on Tuesday 19 September at 2 p.m. at Invicta House, Trafalgar Place, Brighton.</p>	