

**Strategic Housing Partnership Meeting
Minutes
21 March 2017**

Members: Cllr Anne Meadows – Chair of Housing & New Homes Committee, BHCC
Ed Allison-Wright – Brighton & Hove Economic Partnership
Julie Barker – University of Brighton
Mark Brockhurst – National Landlords Association
Rhys Daniel – Affordable Housing Delivery Partnership
Charles Dudley – University of Sussex
Andrea Jones – Community Works
Gary Waller – Southern Landlords Association

In Attendance: Alistair Hill – Public Health, Brighton & Hove CC
Emma Kumar – Empty Properties, Brighton & Hove CC
Di Hughes – Housing Strategy, Brighton & Hove CC
Simon Newell – Policy Partnership & Scrutiny, BHCC
Martin Reid – Housing Strategy, Brighton & Hove CC
Sandra Rogers – Planning, Brighton & Hove CC

Apologies: Julie Frith – Brighton & Hove Estate Agents Association
Tracy John – Assistant Director of Housing, Brighton & Hove CC
Larissa Reed – Executive Director, 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>	

5. **Housing White Paper/Housing & Planning Act Update**

Di Hughes provided an update on the Housing & Planning Act and the key points are as follows:

- There are no further developments on the High Value Asset Levy so will not be brought in before 2018/19
- The mandatory flexible tenancy for local authorities will be introduced in Autumn 2017 subject to regulations which are currently being devised
- Changes in succession ruling will take place
- Housing enforcement provision around rent repayment orders and civil penalties will be introduced in April 2017
- There will be further changes in Autumn 2018 around banning orders
- A database for rogue landlords and property agents, which will be operated by the DCLG but the content will be managed by the local authorities, is expected to come in in Autumn 2017

Cllr Meadows felt it would be useful to have more information when these orders are brought in with regard to their potential impact. Mark Brockhurst agreed to share details when received.

MB

Martin Reid provided an update on the housing element of the White Paper which focuses on housing supply and improving broken housing markets. The key proposals are as follows:

- Funding is available via the Accelerated Construction Programme and an Expression of Interest has been submitted
- A government decision is awaited on rent policy
- The New Homes Bonus is being refreshed
- Older people downsizing is subject to consultation
- Housing companies to offer Right to Buy – consultation is currently taking place
- The HCA will be renamed Homes England in Summer 2017
- Right to Buy for Housing Associations has been reduced and Pilots will be taking place in 2017

Sandra Rogers ran through the proposals for Planning:

- The requirement for 20% starter homes for new developments is not being taken forward. It is replaced with a 10% requirement for affordable units that can include rental homes as well as homes for sale
- There is a requirement to bring forward up to date plans and review every five years
- High density development is encouraged to maximise use of sites
- A government review has taken place on CIL and the recommendations taken forward may be announced in the Autumn statement

	<ul style="list-style-type: none"> • A Build to Rent consultation is currently taking place • Planning will be responding to the Affordable Private Rent consultation <p>Emma Kumar provided more information on the policy for the percentage of affordable housing units in new build schemes and a discussion followed in that respect.</p> <p>Ed Allison-Wright felt there should be a policy in Brighton & Hove for the inclusion of a discounted rent provision within Build to Rent developments where there is an allocation of affordable housing in the scheme.</p> <p>A discussion took place around the viability of taking forward private rented housing models in the City.</p> <p>It was agreed that the promotion of Build to Rent will be discussed at a future SHP Meeting.</p>	
6.	<p><u>Community Housing Fund</u></p> <p>Emma provided information on the Community Housing Fund which is a new government initiative to help Councils tackle the problem of high levels of second homeownership which can reduce housing supply.</p> <p>The annual fund consists of £60m and Emma confirmed that Brighton & Hove have received an initial funding allocation with a view to setting up a housing hub and are working closely with community groups to take this proposal forward.</p> <p>Andrea Jones confirmed that the focus is on capacity building in the first year and spoke about encouraging groups to develop a community led sector especially in Brighton where there is a lack of available land for housing development.</p>	
7.	<p><u>Student Housing Strategy Consultation – Project Initiation Document</u></p> <p>Martin provided an introduction to this item which covered the previous consultation and the new evidence base that Dr Darren Smith has undertaken for Planning.</p> <p>Di Hughes circulated the PID and welcomed any initial comments on the process. A Task & Finish Group will be set up to look at the evidence and options for seeking permission to go out for consultation.</p> <p>Di also ran through the key areas for consideration and highlighted the proposed project plan for developing the strategy with final approval in January 2018 which will also link in with the development of the City Plan.</p>	

	<p>Cllr Meadows raised the importance of the Task & Finish Group that will include input from the student unions perspective which will be very useful.</p> <p>Martin confirmed that Di will be sending out invites to the Task & Finish Group which will feed back to the SHP and to Housing & New Homes Committee in June.</p> <p>Julie Barker felt it was important that students are represented and mentioned that the national and local context on education plus the value of students in the economy should be covered.</p> <p>Simon Newell spoke about the piece of work that is taking place regarding the input from students in the City's economy & culture.</p> <p>Martin outlined the five outcomes from the last strategy which will be reflected in the new version.</p>	DH
8.	<p><u>PRS Discretionary Licensing Consultation Update</u></p> <p>Di Hughes ran through the proposed PRS Discretionary Licensing Consultation PID which was circulated at the meeting (attached).</p> <p>Di also provided information on the proposed Project Plan and welcomed feedback on the consultation.</p> <p>Cllr Meadows confirmed that the fee structure is currently being considered and will be submitted to Housing & New Homes Committee in June for approval.</p> <p>Alistair Hill offered assistance from his team with regard to the link between ASB & PRS.</p> <p>Cllr Meadows spoke about the benefits of Partnership working with the Universities.</p>	
9.	<p><u>Brighton & Hove Connected Rough Sleepers Presentation Update – Simon Newell, BHCC</u></p> <p>Simon reported that Nev Kemp, the previous Chair, had requested for Brighton & Hove Connected to focus on rough sleeping from a City's perspective. Graham Bartlett, Chair of the Adult Safeguarding Board, provided an overview of the current situation and spoke about the piece of work that is going to be published.</p> <p>Simon circulated and ran through the presentation which supported the Rough Sleepers item at the last meeting (attached).</p> <p>Simon also spoke about the recommendations that will be taken forward from the meeting and there was a discussion about encouraging the Make Change Count campaign and the potential for more advertising.</p>	

	Alistair Hill provided more information on the bids that have been successful which includes the 'Second Night Out' approach.	
10.	<p><u>Brighton & Hove Connected Update & SHP Feedback – Simon Newell, BHCC</u></p> <p>This was covered under the previous agenda item.</p>	
11.	<p><u>Forward Plan Items</u></p> <p>A discussion has taken place around ensuring that partners are involved in presenting or being involved in SHP Meetings.</p> <p>Student Housing will need to be discussed at future meetings.</p> <p>Cllr Meadows felt it would be useful to have a tour of an assortment of housing sites in the City not just Council or RP schemes.</p> <p>Martin agreed to follow up with the individuals he has had conversations and email exchanges with regarding future agenda items.</p> <p>Simon mentioned the longer term plans for Housing Futures as a future agenda item.</p> <p>Andrea offered to provide a presentation on Older People's Housing including innovation and it was agreed that this could be discussed at the May SHP Meeting.</p> <p>Ed agreed to speak to Martin regarding Build to Rent based around the Housing White Paper.</p> <p>Andrea offered a presentation on the Community Land Trust at a Summer meeting of the SHP.</p> <p>Cllr Meadows asked SHP members to contact Martin with potential agenda items.</p>	<p>MR</p> <p>EAW/MR</p> <p>ALL</p>
12.	<p><u>Any Other Business</u></p> <p>None.</p>	
13.	<p><u>Date & Time of Next Meeting</u></p> <p>The next meeting will take place on Tuesday 16 May at 2 p.m. at Invicta House, Trafalgar Place, Brighton</p>	