

# Strategic Housing Partnership Meeting

## Minutes

### 22 March 2016

**Members:** Cllr Anne Meadows – Chair of Housing & New Homes, BHCC (Chair)  
 Ed Allison-Wright – Brighton & Hove Economic Partnership  
 Rhys Daniel – Affordable Housing Delivery Partnership  
 Sarah Gibbons – University of Sussex Student Union  
 Julie Frith – Brighton & Hove Estate Agents Association  
 Kaiser Mirza – Southern Landlords Association  
 Helen Russell – Community Works  
 Liam Russell – Planning Professionals Forum  
 Dean Spears – University of Sussex

**In Attendance:** Alistair Hill – Public Health, 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  
 Steve Tremlett – Planning, Brighton & Hove CC

**Apologies:** Julie Barker – University of Brighton  
 Brian Doughty – Adults Assessment, Brighton & Hove CC  
 Charles Dudley – University of Sussex  
 Rob Fraser – Planning, Brighton & Hove CC  
 Nick Hibberd – City Regeneration, Brighton & Hove CC  
 Tracy John – Head of Housing, Brighton & Hove CC  
 Kamini Sanghani - Seetec

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

<u>Item</u>		<u>Action</u>
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 & 4	<p><b><u>Minutes of the Last Meeting &amp; Matters Arising</u></b></p> <p>Cllr Meadows ran through the minutes of the last meeting and the following comments were made:</p>	

	<p><b>Page 2</b> – Kaiser Mirza mentioned that he had not received the slides from Simon Newell’s presentation. Sandra Dumbrell confirmed that the slides had been circulated and agreed to email them again to Kaiser.</p> <p><b>Page 5</b> – Cllr Meadows confirmed that the Housing for Older People item has been moved to the SHP meeting scheduled for 10 May as the agenda for today’s meeting was full.</p> <p><b>Page 6</b> – Ed Allison-Wright mentioned that the Employers Skills Task Force launch had taken place and felt it would be worth circulating the Employers Pledge to the Partnership to encourage apprenticeships. Simon Newell had spoken to Cheryl Finella and confirmed that a mail shot will be sent to all Partnerships. Cllr Meadows emphasised the importance of encouraging apprenticeships.</p>	<b>SD</b>
<b>5.</b>	<p><b><u>Rough Sleeping Strategy (Andy Staniford)</u></b></p> <p>Andy Staniford gave a presentation on the Rough Sleeping Strategy and provided supporting information under the following headings:</p> <ul style="list-style-type: none"> <li>• Introduction</li> <li>• Lost Lives</li> <li>• Demographics</li> <li>• Resources</li> <li>• Reviewing Our Approach</li> <li>• Draft Strategy</li> <li>• Five Strategic Priorities</li> <li>• What Will our New Strategy Achieve?</li> <li>• Next Steps</li> </ul> <p>A summary of the Rough Sleeping Strategy was circulated to the Partnership and the presentation slides are attached.</p> <p>A discussion took place and the key points are as follows:</p> <ul style="list-style-type: none"> <li>• The use of the Streetlink app which helps connect rough sleepers to local services was encouraged</li> <li>• A review is currently taking place on the Integrated Support Pathway which is looking at the hostel system and the lack of move on accommodation which would free up capacity in hostels</li> <li>• Cllr Meadows confirmed that funding had been received to move on older people living in hostels</li> <li>• Andy provided information on the range of suitable move on accommodation required to match those with housing need</li> <li>• Rhys suggested that an increase in the supply of accommodation for different types of need could be more explicit in the Strategy as he felt that the current focus is on services and support</li> </ul>	

	<ul style="list-style-type: none"> <li>• Alistair Hill stated that the size of the City’s housing waiting list is highly unusual compared to London boroughs</li> <li>• Cllr Meadows spoke about the problems of housing people in the private sector that are not tenancy ready and the need for appropriate accommodation at the right time</li> <li>• Andy confirmed that the Council’s Communication Team are developing a campaign via social media to encourage people to donate to charity to support local projects</li> <li>• Ed felt it was important to ensure that press releases are circulated via all Partnerships for distribution to businesses</li> <li>• Cllr Meadows spoke about the new Dynamic Purchasing System for Temporary Accommodation which enables the Council to work with landlords in a flexible manner</li> <li>• Alistair Hill spoke about those people that have a lower level of housing need who are not prioritised for hostel accommodation and the importance of the flexibility of housing options available</li> <li>• Helen Russell felt that the YMCA’s George Williams House was a good model for those people that are less tenancy ready</li> <li>• The Council is looking at different housing delivery and funding models</li> <li>• The cost of modern methods of housing construction was also discussed</li> </ul> <p>Cllr Meadows thanked Andy for his presentation and urged everyone to respond to the consultation.</p> <p>Martin was keen to receive a response from the business groups represented at the SHP and Ed agreed to liaise with Andy.</p>	<b>EAW</b>
6.	<p><b><u>Housing Strategy – Housing (HRA) Asset Management Strategy Update</u></b></p> <p>Martin provided an Asset Management Briefing which outlined the Housing Revenue Account Assets, the Asset Management Strategy and Resources Available (presentation slides are attached).</p> <p>The three key priority objectives of the draft Asset Management Strategy are:</p> <ul style="list-style-type: none"> <li>• Investing in our homes and neighbourhoods to provide safe, good quality housing and support services</li> <li>• Supporting new housing supply</li> <li>• Ensuring financial viability</li> </ul> <p>A report was submitted to a recent Policy &amp; Resources Committee to request funding for specialist advice on setting up a Housing Company and/or joint venture/special purpose vehicle with a partner to look at delivering more housing supply. Trowers &amp; Hamblins &amp; Savills have been commissioned to look at different options for delivering new homes. This is also part of the Greater Brighton Devolution Prospectus which is being discussed. It was agreed that a link to the Committee Paper will be circulated to the Partnership.</p>	<b>SD</b>

	<p>A further report on Housing Delivery Options will be submitted to Policy &amp; Resources &amp; Housing Committee in the Summer once specialist advice has been received and will be brought back to the SHP to discuss.</p> <p>A lengthy discussion took place around the different models and investment options for increasing housing supply and meeting housing need.</p>	
7.	<p><b><u>Budget Update</u></b></p> <p>Martin reported that the Council has to make £68m of savings between 2010-20. The key budget areas for the Council's Environment, Development and Housing directorate are:</p> <ul style="list-style-type: none"> <li>• Improve efficiency in partnership work</li> <li>• External investment in the City</li> <li>• Generate Income</li> <li>• Long term capital investment</li> </ul> <p>Martin spoke about the key risks and financial impact of the Government's Welfare Reform Bill and Housing &amp; Planning Bill and also ran through the 4-year Business Plan confirming that the delivery of new homes via a joint venture special purpose vehicle is key.</p>	
8.	<p><b><u>Student Housing Study Update</u></b></p> <p>Steve Tremlett confirmed that the second draft of the Student Housing Study, produced by Darren Smith, has been sent to both universities for checking. Once that process is complete more information on the outcomes can be reported back to the SHP.</p> <p>Steve provided an overview of the Study which was commissioned to examine the supply and demand of student accommodation in the City and also included information on Article 4 directions and Planning Policy CP21. A final report will be available for a future SHP meeting.</p> <p>Martin stated that Task &amp; Finish Groups to review the Study will be set up separately to engage with the Universities and Student Unions.</p> <p>Sandra Rogers also explained that the Study was commissioned because of the lack of robust information regarding the current situation in relation to student numbers and purpose built accommodation and projected needs in the next 10-15 years.</p> <p>Kaiser Mirza provided feedback from landlords regarding their concern around Article 4 and Additional HMO Licensing in the City. It was also felt that new build student housing should be designed so it could be used as other accommodation when required.</p>	

	<p>Cllr Meadows thanked Kaiser for his comments and confirmed that Article 4 Direction and HMO Licensing will continue in the City.</p> <p>A brief discussion took place around the construction costs of social housing in Whitehawk and Hollingdean.</p>	
<b>9.</b>	<p><b><u>Future SHP Agenda Themes – see attached Forward Plan</u></b></p> <p>Cllr Meadows requested for agenda items to be sent through for adding to the Forward Plan and confirmed that Rob Fraser had asked for the City Plan item to be put back.</p>	
<b>10.</b>	<p><b><u>SHP Feedback to B&amp;H Connected</u></b></p> <p>Simon reported that all Partnerships will be invited to attend the next meeting of Brighton &amp; Hove Connected to provide a short presentation on their area outlining main achievements, challenges and where more collaboration could be useful.</p> <p>The three key items from today’s meeting to be reported back to the B&amp;H Connected meeting will be Rough Sleeping Strategy, Housing Supply and Student Housing Developments.</p>	
<b>11.</b>	<p><b><u>Any Other Business</u></b></p> <p>Ed confirmed that all SHP attendees will be invited to the forthcoming Construction Voice event which will include a City Plan presentation from the Council and feedback from expert panellists and the audience.</p> <p>Kaiser raised his concern regarding Universal Credit and the non-payment of rent by tenants. Cllr Meadows confirmed that the Council are aware of the issue and are currently working on it. Martin agreed to contact Graham Bourne to find out whether the Landlord Forum Meetings relating to Welfare Reform still take place.</p>	<b>MR</b>
<b>12.</b>	<p><b><u>Date &amp; Time of Next Meeting</u></b></p> <p>The next meeting will take place on Tuesday 10 May at 2-4 pm in Meeting Rooms 1&amp; 2, Kent, Surrey &amp; Sussex Probation HQ, Invicta House, Trafalgar Place, Brighton.</p>	