

**Strategic Housing Partnership Meeting
Minutes
23 January 2017**

Members: Cllr Anne Meadows – Chair of Housing & New Homes Committee, BHCC
Ed Allison-Wright – Brighton & Hove Economic Partnership
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
Gary Waller – Southern Landlords Association

In Attendance: Cllr Tracey Hill, Vice Chair of Housing & New Homes, BHCC
Tracy John – Assistant Director of Housing, Brighton & Hove CC
Simon Newell – Policy Partnership & Scrutiny, BHCC
Sylvia Peckham – Housing Needs & Allocations, BHCC
Larissa Reed – Executive Director, Brighton & Hove CC
Martin Reid – Housing Strategy, Brighton & Hove CC
Sandra Rogers – Planning, Brighton & Hove CC

Apologies: Julie Barker – University of Brighton
Brian Doughty – Adults Assessment, Brighton & Hove CC
Alistair Hill – Public Health, 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> <p>Cllr Meadows stated that the tour of council housing sites which took place instead of the last SHP Meeting was really useful.</p>	

	<p>Gary Waller mentioned that it was good to see the Council building good quality homes for people</p> <p>Another tour is planned in the Spring which will focus on RPs.</p>	
4.	<p><u>Matters Arising</u></p> <p>There were no matters arising.</p>	
5.	<p><u>Housing & Planning Act</u></p> <p>Martin Reid reported that the Housing and Planning Act regulations are still awaited and provided an update as follows:</p> <ul style="list-style-type: none"> • The High Value Asset Levy is not expected to be brought in during 2017-18 so the impact on the City's investment programme is currently unknown • The Government has decided not to proceed with the Pay To Stay policy • The Council hosted a visit from DCLG in December with regard to their consultation on extending HMO PRS licensing • As a result case study work is taking place around where Planning and Housing legislation may appear disconnected in relation to HMO licensing and planning permission for HMO use • Cllr Meadows mentioned that currently the planning applications being submitted for new affordable homes are just for shared ownership • The Council has received funding from the Community Housing Fund. Funds came from a Government initiative to help tackle the problem of high levels of second homeownership in the City • Sandra Rogers confirmed that the Housing White Paper will be issued at the end of January • The Government have changed the definition of affordable housing which will include funding some housing for rent as well as shared ownership 	
6.	<p><u>Allocations Policy</u></p> <p>Sylvia Peckham circulated a paper on the newly adopted Allocations Policy which is aimed at reducing the Housing Register and ran through the key changes that have taken place. The paper is attached.</p> <p>An annual allocation plan has been adopted and Sylvia provided more information on how the available properties are allocated.</p> <p>Sylvia also circulated a presentation and provided information on the DCLG's Homeless Prevention Trailblazer funding (£1.3m) which has been secured to develop innovative approaches to preventing homelessness in the City.</p>	

	<p>Cllr Meadows confirmed that the Council were successful in two other bids and Sylvia provided further information on the Rough Sleeping Grant Funding and Entrenched Rough Sleeping Social Impact Bond Funding which was a joint bid.</p> <p>Sylvia also ran through the mobilisation and delivery plan for the Trailblazer which included timescales.</p>	
7.	<p><u>PRS Future Issues</u></p> <p>Two reports to support the extension to HMO discretionary licensing in Brighton & Hove were circulated in advance of the meeting.</p> <p>Martin outlined the decision that was made at Housing & New Homes Committee in November for a consultation process to take place around extending licensing further across the City which would include citywide additional HMO licensing and selective licensing in twelve wards.</p> <p>Martin ran through the Committee report and provided details on the HMO licensing schemes that have been implemented in the City.</p> <p>Work is currently taking place on the fee structure which will be submitted to Housing & New Homes Committee.</p> <p>A discussion took place which covered enforcement, a progressive fee structure and the EPC rating.</p> <p>Cllr Hill confirmed that Rent Smart which consists of eight partners has now officially been launched. A meeting has recently taken place and ideas around making private sector housing more accessible are being considered. Cllr Hill is keen to promote the Rent Smart website for potential tenants and arrangements for directing people via the Council's website to Rent Smart will be taken forward.</p>	
8.	<p><u>Student Housing Study</u></p> <p>Martin circulated a scoping document and confirmed that a consultation process on the Student Housing Strategy will take place this year which will involve the Council, landlords and universities. Martin confirmed that the Student Housing Strategy is a much needed part of the overall Housing Strategy and links into how the universities and student growth are managed in the City.</p> <p>The piece of work undertaken by Dr Darren Smith around refreshing the evidence base for student housing in the City is not yet published as the growth projections may now not be as accurate. Sandra Rogers stated there may be a possibility for re-running the evidence and updating it to take account of the changes to the growth projections.</p>	

	<p>A discussion took place and the key points are as follows:</p> <ul style="list-style-type: none"> • Gary Waller advised against too much student housing in the City including purpose built student accommodation which cannot be reused • Charles Dudley confirmed that the University’s master plan remains unchanged but different modes of delivery such as online learning will develop • Both universities and the Council are working collaboratively together • The development of 2,150 bedrooms has started on site at Sussex University which will be delivered in phases up to 2020 • Cllr Meadows confirmed that due to a number of graduates remaining in the City the opportunity for HMOs to be converted back to family homes doesn’t occur • Larissa Reed provided information on a piece of work that she undertook recently around the impact of higher and further education in Canterbury and the effect of purpose built student accommodation • Cllr Meadows stated that shared housing will always form part of housing in the City but the loss of more family homes must be resisted <p>Martin ran through the attached presentation and various comments were made.</p> <p>It was agreed that a Task and Finish Group would be set up to develop a scoping document to bring back to the SHP.</p>	
<p>9.</p>	<p><u>Brighton & Hove Connected Update & SHP Feedback – Simon Newell, BHCC</u></p> <p>Simon confirmed that the next meeting scheduled for 2 February will focus on the issues around rough sleeping, as recommended by Nev Kemp, and Simon will ensure that SHP members, who are invited to attend, receive the papers in advance.</p> <p>A discussion took place around how to tackle the increase of rough sleepers in the City and concern was also raised around the impact of Housing Benefit restrictions and Welfare Reform.</p>	
<p>10.</p>	<p><u>Future SHP Agenda Themes – see attached Forward Plan</u></p> <p>Cllr Meadows encouraged input from SHP members for future SHP agenda items.</p> <p>Ed Allison Wright agreed to mention the SHP Forward Plan to the Economic Partnership for future agenda input.</p> <p>Ed referred to a Urban Land Institute Guide to Build to Rent and agreed to send the link for circulating to the SHP.</p>	<p>EAW</p>

	<p>Andrea Jones offered to speak on various initiatives including community housing and also mentioned the HAPPI Report which has some good examples of co-housing models.</p> <p>Cllr Meadows advised SHP members to contact Martin with future agenda items.</p>	ALL
11.	<p><u>Any Other Business</u></p> <p>None.</p>	
12.	<p><u>Date & Time of Next Meeting</u></p> <p>The next meeting will take place on Tuesday 21 March at 2 p.m. at Invicta House, Trafalgar Place, Brighton</p>	