

# Strategic Housing Partnership Meeting Minutes 24 July 2018

**Members:** Cllr Anne Meadows – Chair of Housing & New Homes Committee, BHCC  
 Ed Allison-Wright – Brighton & Hove Economic Partnership  
 Rhys Daniel – Affordable Housing Delivery Partnership  
 Julie Frith – Brighton & Hove Estate Agents Association  
 Rebecca Nash – University of Sussex  
 Gary Waller – Southern Landlords Association

**In Attendance:** Robert Davidson - Planning, Brighton & Hove CC  
 Paula Goncalves – Planning, Brighton & Hove CC  
 Martin Reid – Housing Strategy, Brighton & Hove CC  
 Sandra Rogers – Planning, Brighton & Hove CC  
 Steve Tremlett – Planning, Brighton & Hove CC

**Apologies:** Di Hughes – Housing Strategy, Brighton & Hove CC  
 Andrea Jones – Community Works  
 Simon Neale – University of Sussex  
 Simon Newell – Policy Partnership & Scrutiny, BHCC  
 Larissa Reed – Executive Director, Brighton & Hove CC

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

<u>Item</u>		<u>Action</u>
1.	<p><b><u>Welcome &amp; Introductions</u></b></p> <p>Cllr Meadows welcomed everyone to the meeting and introductions took place.</p> <p>Cllr Meadows reported that Mark Brockhurst has now left the NLA and Julie Barker has left the University of Brighton. Replacements will be appointed soon.</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 – 22 May 2018</u></b></p> <p>Cllr Meadows ran through the minutes of the last meeting.</p> <p>Martin Reid confirmed that he had liaised with Max Woodford and a visit to major project sites such as Circus Street and Preston Barracks will be arranged for the next SHP Meeting slot scheduled for 25 September.</p>	

	<p>Sandra Rogers had spoken to Simon Newell who agreed to put the Housing Futures Workshop back until after the City Plan Part Two consultation process.</p> <p>The minutes were agreed as an accurate record.</p>	
4.	<p><b><u>Matters Arising</u></b></p> <p>Dealt with as above.</p>	
5.	<p><b><u>Consultation on City Plan Part Two – Sandra Rogers, BHCC</u></b></p> <p>Sandra Rogers provided a presentation on the draft City Plan Part Two which is currently out for consultation until 13 September and handouts were circulated. Sandra outlined the context and role of the Plan and some of the housing aspects that are included.</p> <p>Sandra encouraged all to respond to the Consultation via the Brighton &amp; Hove Council website.</p> <p>A discussion took place and the key points are as follows:</p> <ul style="list-style-type: none"> <li>• At Cllr Meadows request Robert Davidson provided further information on the Build to Rent policy and how it will fit in with the Affordable Housing Brief</li> <li>• Planning are intending to commission a study on the viability for Build to Rent which will also look at demand and how it will potentially meet the City’s housing needs</li> <li>• Sandra confirmed that Build to Rent is only effecting some of the larger purpose built development sites currently</li> <li>• The main focus of the hotel core zone is to manage change of use for hotels in the city centre where there is a large demand</li> <li>• Sandra confirmed that short term holiday lets don’t require planning permission as this is not considered a change of use</li> <li>• There is currently an issue around the licensing of airbnbs and short term holiday lets</li> <li>• Enforcement action can sometimes be taken against large party houses where evidence indicates a change of use</li> <li>• Martin mentioned that a group of local authorities are linking together to lobby around regulation and licensing</li> <li>• Ed Allison-Wright recommended the Urban Land Institute’s Build to Rent Best Practice Guide</li> <li>• Gary Waller asked about parking standards and the potential for underground parking in future purpose built housing schemes. Planning indicated this could be very expensive.</li> <li>• Ed provided more information on the Public Transport Accessibility Level (PTAL) method which operates in London</li> <li>• As part of the examination process for City Plan Part 2 Sandra confirmed that the Government Inspector will be focussing on soundness tests for delivering the strategic housing target of 13,200 up to 2030</li> </ul>	

	<ul style="list-style-type: none"> <li>• Opportunities for future housing supply beyond 2030 are limited given the constrained nature of the city.</li> <li>• There is a policy to facilitate a Park &amp; Ride site if required but a site has not been formally designated</li> </ul>	
6.	<p><b><u>Urban Design Framework SPD – Paula Goncalves, BHCC</u></b></p> <p>Paula Goncalves gave a presentation on the Urban Design Framework Supplementary Planning Document (UDF SPD) and circulated handouts.</p> <p>Paula provided background information on the SPD and Issues and Options Paper.</p> <p>A consultation process is currently taking place until 13 September and SHP Members were encouraged to respond via the Council’s website. A draft guidance will be produced to inform a city-wide consultation in Summer 2019 followed by Committee with a view to adoption in late 2019.</p> <p>A discussion took place around the potential flexibility on the number of storeys when bringing tall buildings forward for housing, in certain areas of the City, and how the guidance will operate in this respect.</p> <p>Ed spoke about the public’s perception of high rise buildings and the development of Anston House was given as an example of the issues we face. It was agreed that a good high rise model was needed to change the public’s view of high rise developments.</p> <p>Sandra encouraged members to make individual representations to the consultation.</p>	
7.	<p><b><u>Brighton &amp; Hove Connected Update &amp; SHP Feedback – Simon Newell, BHCC</u></b></p> <p>In Simon Newell’s absence an update was unavailable.</p>	
8.	<p><b><u>Forward Plan Items</u></b></p> <p>Cllr Meadows ran through the Forward Plan and suggested the following:</p> <ul style="list-style-type: none"> <li>• The tour of major project sites to take place on 25 September instead of the SHP Meeting</li> <li>• The PRS Update will take place in November to include an update on selective licensing</li> </ul>	

	<ul style="list-style-type: none"> <li>• The Greater Brighton Housing Update will look at what opportunities are being looked at and how to link in</li> <li>• Student Housing and Universities Update to be a future item</li> <li>• The Housing Strategy will be discussed in March 2019</li> </ul> <p>It was agreed that Sandra Dumbrell would circulate an email to SHP Members asking for future agenda items.</p> <p>Gary Waller mentioned the lack of small industrial units in the City as developers are converting offices to housing. Martin mentioned that the major projects sites may be a good example on how to deliver mixed use developments.</p> <p>The Economic Strategy will also be discussed at a future SHP Meeting.</p>	<b>SD</b>
<b>9.</b>	<p><b><u>Any Other Business</u></b></p> <p>Julie Frith asked how the infrastructure providers integrate with the proposal to deliver 13,200 homes. Sandra confirmed that they are statutory consultees for City Plan Part 1 and 2 who respond to the proposals and build them into their business plans. There is also an infrastructure delivery plan which sits alongside City Plan Part 1.</p>	
<b>10.</b>	<p><b><u>Date &amp; Time of Next Meeting</u></b></p> <p>The next meeting scheduled for Tuesday 25 September will be replaced by a tour of major project sites.</p>	