

**HOUSING MARKET GROUP
MINUTES**

Date: 12 April 2011, 2pm
 Venue: Slupsk, Civic Centre

Attendees: Rachel Lightfoot – Chair (Story Group), Christopher Hardman (Carlisle City Council), Andrew Williams (Carlisle City Council), Phil Houghton (Lovell), Greg Denwood (Two Castles), Anne Marie Wilmot (Impact), Simon Taylor (Carlisle City Council), Margaret Miller (Carlisle City Council), Jacqui Walsh (HCA), Cllr Marilyn Bowman (Carlisle City Council), Jocelyn Holland (CALC), Graham Hale (Cumbria County Council), Chris Broughton (Chris Broughton Associates)

Apologies: Mally Irving (Riverside), John Clasper (Eden HA)

	Actions Arising
<p>4. Finalising of Terms of Reference, and the Local Strategic Partnership The terms of reference were finalised, and will be circulated with the minutes.</p>	
<p>5. Discussion of partner Action Plans relating to the delivery of new housing City Council staff will contact each partner to collate an action plan. ST gave an overview of Carlisle City Council’s Housing Strategy, which should be completed by September 2011. RL – The Carlisle Strategy should feedback into the Cumbria HS. The Cumbria HS is informing the next Local Investment Plan (LIP). CH highlighted that the City Council’s growth agenda did not feature prevalently enough in the original LIP. On the growth point – CH stated that a report is going to committee on using the Regional Spatial Strategy (RSS) figures as the Council’s interim housing requirements. The City Council is running around two years behind growth point figures.</p>	<ul style="list-style-type: none"> • Carlisle City Council action plans to be circulated • Cumbria housing strategy actions to be circulated
<p>6. Housing Demand and Need Study – an update Carlisle City Council has procured a consortium led by GL Hearn to carry out a Housing Demand and Need Study across</p>	

	<p>the district. 10,000 households will be surveyed, with surveys going out 9th May. Chris Broughton, one of the consultants working with the Council, has spent three days in the district interviewing stakeholders.</p>	
7.	<p>Housing Delivery: breaking down the barriers As part of the Council’s stakeholder consultation, Chris Broughton led a discussion on breaking down the barriers to housing delivery. Discussion touched on:</p> <ul style="list-style-type: none"> • Attracting more ‘executives’ to the area – the issue is not just that of quality housing, but part of a wider quality of life. • The current will of developers to invest in new housing • Buyers struggling with obtaining mortgages <ul style="list-style-type: none"> ○ PH stated that show rooms are seeing an influx of visitors ○ GD/AMW – Housing Associations resisting shared ownership options as mortgages aren’t available • Housing sites in the pipelines <ul style="list-style-type: none"> ○ CH highlighted that many approved, unbuilt housing schemes are on brownfield sites (as encouraged in the Local Plan). • Rural Housing – local service centre planning boundaries may be forcing increases in house prices • The new Affordable Housing Programme and the impact of Affordable rent <ul style="list-style-type: none"> - JW gave an update on AHP – by 20th June, HCA will be speaking to LAs about priorities. Where local authorities are making land available for the AHP, this should be at nil/reduced value. Commuted sums are another option. • The New Homes Bonus – both the City Council and the County Council must decide on what to spend the NHB monies on. 	
8.	<p>Finalising a Chair and Frequency of Meetings The group commended RL on her performance as chair, and RL agreed to chair the group on a permanent basis. The frequency of the group was finalised as quarterly. Future meetings should last no longer than 2 hours.</p>	
9.	<p>Agenda Items for Next Meeting</p> <ul style="list-style-type: none"> • Freeing up housing supply over the next four years • Issues of viability and reducing s106 burdens • Identifying gaps in the Affordable Homes Programme • Draft action plan • Draft Housing Need and Demand Study • Formalising the structure and governance of the group 	

10.	Dates for Next Meeting July 20 th , 2011 – 1030am at Carlisle Civic Centre	
-----	--	--