

CARLISLE HOUSING PARTNERSHIP

HOUSING MARKET GROUP

Date: Thursday 15 November 2012

Venue: Heysham Gardens

Attendees

Rachel Lightfoot - RL (Chair), Margaret Miller - MM (Carlisle City Council), Cllr Jessica Riddle - JR (Portfolio Holder, Communities & Housing), Christopher Hardman - CH (Carlisle City Council), Anne-Marie Wilmot - AMW (Impact Housing), Jocelyn Holland - JH (Cumbria Association of Local Councils), John Clasper - JC (Eden Housing Association), Simon Taylor - ST (Carlisle City Council), Andrew Williams - AW (Carlisle City Council - minutes), Bob Allan - BA (Brampton & Beyond), Gill Walton - GW (Scheme Manager, Heysham Gardens), Allan Harty - AH (Cumbria County Council), Jayne Potts - JP (Cumbria Rural Housing Trust).

Minutes		Actions
1.	<p>Apologies</p> <p>Grant Seaton (Cumberland Building Society), Jacqui Walsh (HCA), Elsa Brailey (Home), Malcolm Irving (Riverside), Graham Hale (Cumbria County Council)</p>	
2.	<p>Minutes of the last meeting</p> <p>Accepted as a true record.</p>	
3.	<p>Presentation from Eden HA on Heysham Gardens</p> <p>Gill Walton, Scheme Manager at Heysham Gardens, presented on Heysham Gardens.</p> <p>GW highlighted the high-quality nature of the scheme, with prospective residents not forced to compromise between care and quality. The culture and sense of community on the scheme is incredibly important, which staff must work to sustain. The onsite café has proved essential on the scheme, with people more likely to visit due to high-quality nature of the food and the environment. There is also no real delineation between those renting and those who have bought their properties; the specs for both tenures are the same.</p> <p>GW highlighted some issues with the scheme, some of which have been resolved and some of which continue to require managing. These include a lack of clarity surrounding extra care, meaning staff must work hard to ensure awareness; difficulty in letting to the care needs mix outlined in the bid; the myriad of differing agencies who work with the scheme (12) and sustaining the sense of community on the scheme.</p> <p>During the following discussion on Heysham Gardens, the scheme was highly commended by all attendees. The lack of 'institutionalisation' within the scheme was noted. GW</p>	

	<p>highlighted that in order to sustain the sense of community at Heysham Gardens, it was unlikely that families with children would be allocated a property on the site. JC and GW also highlighted a real need to make the most of the facilities onsite, with a need to bring more services into the building.</p> <p>Gill was thanked for her extremely informative presentation, as copy of which will be circulated to group members.</p>	<p>AW to circulate copy of presentation to group.</p>
<p>4.</p>	<p>Housing Strategy Refresh</p> <p>MM introduced the refreshed Housing Strategy 2012-16 to the group, and highlighted the City Council’s vision for how the Carlisle Housing Partnership would work with the Strategy.</p> <p>It has been proposed that the group focuses on the following actions:</p> <ul style="list-style-type: none"> • Increasing take up of NewBuy, HomeBuy and other forms of low cost housing for sale. • To work together to map out land assets in order to bring forward more housing. • To explore innovative models of affordable housing delivery. • To promote the importance of affordable housing. <p>The frequency of CHP meetings is to be reduced, with more meetings to be held outside of the partnership framework which will focus on delivering the above actions.</p> <p>Regarding the land asset mapping, Allan Harty from Cumbria County Council’s Strategic Property team stated that the County Council had been trying to facilitate this for some time. The County Council is eager to work with district authorities to map out land. The County had been facilitating the Cumbria Asset Managers forum, but that district authorities had failed to engage with it.</p> <p>AH also highlighted the County’s new disposals policy, where surplus land is brought forward and disposed of. The list goes both to the County’s local committees and to the Managers Forum, highlighting a need to engage with both. Information on the disposals policy will be circulated to all members of the group.</p> <p>A subsequent discussion brought up a range of issues and questions. This included the fact that, given the nature of the disposals policy, a lot of work (and expense) could go into a bid for land owned by the County Council, and then suddenly be rejected at cabinet level. BA queried when the public were allowed through the door on decisions regarding land; CH added this would also include sites under Community Right to Buy. AH highlighted that local authorities should engage with the Cumbria Asset Managers forum, and that it should be okay to disseminate the information to other organisations.</p> <p>Simon Taylor later circulated two papers on innovative models for housing delivery. These will be circulated to the wider group. JP suggested working with Penrith Building Society, which has shown interest in working closely with local communities. JH highlighted that rural housing was mainly focused on the two key service centres, with little housing being delivered elsewhere. Local communities had some bad experiences with those residing in affordable housing, and this goes some way to explaining the opposition to new housing. It</p>	<p>AW to circulate link to County Council’s land assets on Cumbria Observatory.</p> <p>City Council to feedback to the group its position on engagement with the Cumbria Asset Managers forum</p>

	<p>was suggested that a sub-group of the Housing Market group should meet and flesh out options for new models of affordable housing delivery. RL suggested that all members should send a list of housing delivery initiatives that they are exploring or delivering.</p>	<p>Members to contact AW if interested in meeting to discuss new models of affordable housing.</p> <p>All members to send their list of affordable housing delivery models to AW.</p>
5.	<p>The New Homes Bonus</p> <p>AW presented the City Council's position statement on the New Homes Bonus. Members of the group stated that they looked forward to a review of the position in subsequent years, given that the New Homes Bonus was aimed at (though not ring-fenced to) supporting local communities. It was noted that the County Council received 20% of the New Homes Bonus across the county. It was suggested that the New Homes Bonus could be used to subsidise bringing forward market housing at less than best value.</p>	
6.	<p>Stakeholder Updates</p> <p>RL highlighted that interest in Crindledyke was high, with over 100 people registering an interest in purchasing housing on the scheme. AW stated that Story and the City Council should work together to identify those who would qualify for discounted affordable housing.</p>	
7.	<p>Date of next meeting</p> <p>14th March 2013 at 2pm in Committee Room A of the Civic Centre.</p>	