

CARLISLE HOUSING PARTNERSHIP

HOUSING MARKET GROUP

17TH JANUARY 2012
SLUPSK, CARLISLE CIVIC CENTRE

Attendees

Rachel Lightfoot (Chair) (Story), Richard Wood (City Council), Jayne Potts (Cumbria Rural Housing Trust), Mally Irving (Riverside), Anne-Marie Willmott (Impact), Jacqui Walsh (HCA), Anthony Adrianowski (City Council), Graham Hale (Cumbria CC), John Clasper (Eden Housing Association), Greg Denwood (Two Castles Housing Association), Cllr. Marilyn Bowman (City Council), Cllr. Ray Bloxham (City Council), Simon Taylor (City Council).

Minutes		Actions
1.	<p>Apologies</p> <p>Margaret Miller, Jocelyn Holland and Andrew Williams</p>	
2.	<p>Minutes of the Last Meeting</p> <p>Taken as a true record</p>	
3.	<p>Actions Arising</p> <p>Covered within agenda.</p>	
4.	<p>Carlisle's Housing Strategy, and feedback from Carlisle Partnership event</p> <p>The Housing Strategy and Action Plan are being redrafted following feedback from stakeholders. The Carlisle Partnership event on the 22nd November was well attended and provided some valuable comments on housing issues in Carlisle. These comments were circulated prior to the meeting, and a discussion on the issues was held.</p> <p>The City Council have developed an interim planning statement to cover the period until the LDF comes into existence.</p> <p>MI stated that RPs must be more flexible in the type of properties that are being built, and that mapping demand for types of housing would be a good idea. MI also stated that public bodies/organisations should release land at best value. GH stated that the County Council has a policy of releasing land but which is dependant on robust evidence.</p> <p>ST highlighted that the City Council have created a s106 working group to co-ordinate responses to agreements.</p> <p>RB enquired about whether other LAs have lists of land holdings that might be suitable for housing.</p>	<p>Updated versions of the Housing Strategy and Action Plan will be circulated to the group.</p> <p>GH to clarify County position on releasing land.</p> <p>City Council to feedback on how other LAs are mapping land.</p>

	<p>JC advised caution in how ‘Homes for Life’ and ‘Lifetime Homes’ are defined in partnership papers, as it may have cost implications. Mandatory new build ‘Homes for Life’ have less stringent criteria, whereas a ‘Lifetime Home’, while optional for developers, has more stringent criteria.</p> <p>The group agreed a need for mapping existing adaptable properties in the district, which should reduce the overall costs of Disabled Facility Grants.</p>	<p>City Council to ensure the right definition is used in Housing Strategy & Action Plan.</p> <p>This is an action for the Decent and Healthy Homes group.</p>
5.	<p>Opportunities for rural housing delivery through the Localism Bill</p> <p>There was a group discussion on what effects the Localism Bill will have on rural housing delivery. The benefits will include:</p> <ul style="list-style-type: none"> • a greater level of engagement from local people • the ability to address the problems and needs of the local community directly • the ability of local communities to control the financial impacts and implications of developments. <p>Communities will be able to get involved through Neighbourhood Plans - a neighbourhood plan cannot override the LDF but can be used as additional evidence if the locals wish to support local developments. There is some concern about planning knowledge and expertise deficits within local communities, but the City Council’s Rural Support Officer Zoe Sutton will be working with communities on such plans for the next six months.</p> <p>Collectively the group enquired about other sources of funding, such as the Community Infrastructure Levy. A further proposal, outlined by RW, is to make neighbourhood planning more viable is to perhaps cluster communities or parishes together, to achieve economies of scale.</p>	<p>City Council to utilise community expertise when considering clustering in the LDF.</p>
6.	<p>Stakeholders’ update</p> <p>Template for viability</p> <p>RL requested feedback from the group in respect of the standard template for assessing viability.</p> <p>HCA update</p> <p>Bids for the Empty Property Initiative needed to be in by Monday January 23rd (<i>Unfortunately no Carlisle bid was made prior to the January deadline, though it is hopeful that bids will be made for funding from the £30 million Community Empty Homes pot</i>).</p> <p>Bids for the Get Britain Building fund were to be submitted by January 31st. The scheme has been set up to help small and medium sized builders unlock stalled sites and any development of 25 homes will be considered. Successful bids must restart by 31st December 2012 and be complete by December 2014 (<i>Some bids from Carlisle were made for this fund</i>).</p> <p>JW highlighted that, in respect of the Affordable Housing Programme, five firm sites in Carlisle were successful in getting funding (on completion), totalling 109 units and</p>	<p>Group members to feedback on viability assessment</p>

	receiving a combined grant of £2.4m.	
7.	Agenda Items for Next Meeting Agenda items are to be forwarded to AW.	
8.	Dates for Next Meeting The next meeting for the group will be held on Thursday 26 th April, 2012 starting at 10am and finishing for 12noon in the Slupsk Room.	