

CARLISLE HOUSING PARTNERSHIP

HOUSING MARKET GROUP

MINUTES OF MEETING 18TH OCTOBER 2011 FLENSBERG, CARLISLE CIVIC CENTRE

Attendees

Rachel Lightfoot (Chair) (Story), Stephen Daniel (City Council), Jane Potts (Cumbria Rural Housing Trust), Mally Irving (Riverside), Anne-Marie Willmott (Impact), Jacqui Walsh (HCA), Bob Allen (Brampton & Beyond), Michael Barry (Cumbria CC), Francesca McEnaney (Cumbria CC), Jocelyn Holland (CRHT), Cllr. Marilyn Bowman (City Council), Cllr. Ray Bloxham (City Council), Ellen Gouch (City Council), Andrew Williams (City Council).

| Minutes | | Actions |
|---------|---|---|
| 1. | <p>Apologies</p> <p>Greg Denwood (Two Castles), Margaret Miller (City Council), Keith Gerrard (City Council)</p> | |
| 2. | <p>Minutes of the Last Meeting</p> <p>Taken as a true record</p> | |
| 3. | <p>Actions Arising</p> <p>All actions had been undertaken. The final version of the Executive Summary of the Housing Need and Demand Study will be circulated when finalised.</p> | |
| 4. | <p>Carlisle Housing Strategy</p> <p>AW circulated the relevant draft action plan of the Carlisle Housing Strategy, which accompanies the Strategy Vision (which had been circulated previously) to the group. It was agreed that attendees would take this away and send feedback to AW. MB requested that the full version of the action plan be sent around.</p> <p>AW also updated the group on the Carlisle Housing Partnership (CHP). The Executive of the CHP is to have its first formal meeting on the 15th November. On the 22nd November, the wider Local Strategic Partnership will be hosting a forum event on the 'Future of Housing and Development in Carlisle', taking place at the Civic Centre. A more formal invitation will follow shortly.</p> <p>RL requested mapping of how all Carlisle groups feed into each other, and eventually the LEP.</p> | <p>AW to circulate three action plans to group. Group to feedback questions/comments.</p> <p>City Council to map corporate and partnership groups structure</p> |
| 5. | <p>Section 106 agreements & viability</p> <p>A discussion was held on what could be done to make housing developments more viable.</p> <p>MI pointed out that the City Council should be making more land available for affordable housing at less than best value. RB set out that all public sector bodies in Carlisle should be looking to bring land forward, but the public sector was constrained in many circumstances by the need to get best value. JH stated that</p> | <p>City Council to try to get list of land assets from Cumbria CC.</p> |

| | | |
|-----------|---|--|
| | <p>Cumbria County Council had a list of land assets, compiled approximately two years ago with the help of Parish Councils.</p> <p>SD highlighted that the CIL was out for consultation, and may provide an avenue for more rural housing development. JH was concerned about that income may not always spent in the area from which the money is raised. MB stated that the City Council had made no decision on how/where the money would be spent.</p> <p>MI made the point that some s106 obligations put the viability of an affordable housing development at risk. SD stated that developers/housing associations needed to make their concerns about viability clear to the City Council at pre-application stage. RL added that the City Council needed to make it clearer exactly what s106 obligations were delivering. MB highlighted recent consultation on the way the County Council secure section 106 planning obligations for education facilities.</p> <p>RL put forward the idea of a standardised template for assessing viability (Eden currently use one). This was generally welcomed by the group, as it would allow developers to work out exactly what was needed in terms of affordable housing.</p> | <p>RL to email template to AW for distribution and comments</p> |
| <p>6.</p> | <p>Stakeholders' update</p> <p>JW gave an update on the HCA's Affordable Homes Programme. Contracts have yet to be signed with many of the RSLs operating in Carlisle, so the successful bids cannot yet be identified. However, the full list should be published soon.</p> <p>JW also brought up the Empty Properties Programme. AW confirmed that the City Council had expressed an interest, but were aware that, given the competition, a successful bid would need to be innovative. AW confirmed that, at present, the City Council would be going alone as a district, rather than contributing to a potential county-wide bid.</p> <p>JP highlighted consultation on Neighbourhood Planning Regulations, which closes on 5th January.</p> <p>RL stated that Storey's were continuing to progress developments at Crindledyke and Morton.</p> <p>BA gave an overview of the Brampton & Beyond Community Trust, explaining that it was exploring the idea of delivering community housing, and were interested in the development of Extra Care unit in Brampton.</p> | <p>When known, information to be circulated amongst group.</p> |
| <p>7.</p> | <p>Agenda Items for Next Meeting</p> <p>Rural Housing and the Localism Bill</p> | |
| <p>8.</p> | <p>Dates for Next Meeting</p> <p>17th January 2pm, Carlisle Civic Centre - Slupsk.</p> | |