



STRATEGIC HOUSING PARTNERSHIP BOARD

21 September 2007
Committee Room 2, Civic Offices

PRESENT:	Paul Donohue	Telford & Wrekin Council (T&WC) - Chair
	Mike Atherton	T&WC
	Lloyd Bradshaw	Beth Johnson Housing Group
	Meredith Evans	T&WC
	John McNulty	Bournville Village Trust
	John Broadhead	Wrekin Housing Trust
	Chris Winter	T&WC
	Jean Teichmann	Bromford Housing Group
	Paul Donohue	T&WC
	Alan Bishop	Transforming Telford
	Cllr Jacqui Seymour	T&WC
	Emma Pierce-Jenkins	T&WC
	Jim Kerrigan	T&WC
	Ian Young	Redrow
John Acres	Redrow	
Julie Porter	T&WC (Minutes)	
APOLOGIES:	Richard Webb	T&WC
	Philip Leather	Nevin Leather Associates
	Rob Kilby	Housing Corporation
	John Williams	Harris Lamb
	Susanne Fitzpatrick	T&WC
	Michael Barker	T&WC
	Bernie Lewis	Wrekin Landlords' Association
	Jeremy Crabb	Telford and Wrekin PCT
	Mark Donovan	T&WC

		ACTION
1	WELCOME AND INTRODUCTIONS PD welcomed everyone to the meeting and introductions were made.	
2	APOLOGIES Apologies were received as recorded above.	
3	MINUTES OF THE LAST MEETING (3 May 2007) AND MATTERS ARISING <i>Item 3: Affordable Warmth Workshops:</i> MA reported that these have now been completed and the Strategy will be published shortly.	
4	PRESENTATION REDROW "DEBUT HOUSING" JA/IY gave a presentation on Redrow's 'Debut' scheme which is currently being	

	<p>developed in various local authorities. The scheme aims to build affordable housing for a cost of £60,000 upwards, which can help households of younger/single status to gain access onto the property ladder.</p> <p>The Willows Green project was first piloted in 2005 in Rugby, various 1-2 bedroom houses were built, and they were to be cost effective with an additional service charge for owners to cover any utility bills e.g. domestic electricity/gas/water & landscaping. The houses were built without private gardens; instead of communal gardens and outdoor seating with canopies used to create a good community relationship.</p> <p>The main points that were raised about the scheme were as follows:-</p> <ul style="list-style-type: none"> ▪ JS asked about the long term sustainability of the make-up of the houses and would Redrow be taking into account the security of the surrounding areas using CCTV? IY confirmed the materials are prepared offsite and completed onsite; the materials have a life span of 60 years. There have been limited reports of anti social behaviour and it seems that on most sites the owners take pride in their community and maintain the areas. ▪ ME raised the costs of service charges to each owner. JA confirmed that, dependent on the area, service charges ranged from £88-£144 which covered all utility and associated costs. However all agreed this is a good price, especially with all the elements it covers. ▪ LB asked about other authorities' reaction to the scheme and if any independent evaluations had been carried out. JA noted that there had been mixed reactions some agreed, others wanted a share in Social Rented Housing ▪ JT raised the issue that that owners might not have enough equity to move on and afford bigger homes 	
5	<p>LOCAL DEVELOPMENT FRAMEWORK/REGIONAL SPATIAL STRATEGY</p> <p>LDF EPJ updated the Group on the current position. She is still waiting for the Inspector's report on the Core Strategy Document, which is anticipated by the end of October.</p> <p>The consultation exercise on the Central Telford Area Action Plan is to be re-run for a number of reasons. The consultation period will run from 29th September until 6th November. It will be considered by elected members in the Spring and formally submitted in July 2007.</p> <p>Submission of the Land Allocation and Development Control Policy documents have been delayed until feedback on the Core Strategy Document has been received. These will be submitted in March/April 2008.</p> <p>Work has also started on producing 3 key Supplementary Planning Documents:</p> <ul style="list-style-type: none"> ▪ Developer Contributions ▪ Green Space Strategy ▪ Affordable Housing 	<p>ALL/ Agenda</p>

	<p>Suggestions for issues to be included in the Affordable Housing document should be sent to Emma. A more detailed paper will be produced for the next Partnership Board meeting. A number of items to be included were put forward including sustainability, disabled access and rural acquisitions.</p> <p>RSS</p> <p>The Regional Planning Partnership Board (RPPB) is meeting on 24 September to consider the revision, although figures remain the same as in the previous version. Telford & Wrekin is likely to be supporting a local growth target of 26,500 additional homes in the period 2006-2026, which is slightly above the target in the current RSS.</p> <p>There is a further RPPB meeting in October. The final RSS proposals are due to be published in December and will then be subject to a twelve week consultation period.</p> <p>Individual comments to be forwarded to EPJ to collate (please send electronically).</p>	<p>ALL</p> <p>ALL</p>
6	<p>STRATEGIC LAND AVAILABILITY ASSESSMENT</p> <p>Jim Kerrigan gave an update on the Strategic Land Availability Assessment (SLAA) process for Telford & Wrekin. The work will consider the suitability and capacity of future development sites put forward for consideration by interested parties. It will complement the Strategic Housing Market Assessment.</p> <p>Following on from a local consultation event on 7 September 2007, Jim will collate comments on the SLAA. The deadline for comments is 24/09/07 and a draft report will be published by late October. A number of comments were made by the Board:</p> <ul style="list-style-type: none"> ▪ JMcN queried land acquisition and multiple ownership and asked this would be tackled? (It is planned to use a scoring system) ▪ Strategy & infrastructure have we had good feedback – will feedback to board once we have gained more information ▪ AB suggested making a presentation at the next meeting on proposals for Southwater Square and gathering feedback from group 	<p>Agenda</p>
7	<p>HOUSING GREEN PAPER CONSULTATION</p> <p>Chris Winter presented a background paper on the Government's Housing Green Paper – <i>'Homes for the future: more affordable, more sustainable'</i>, which was published on 23 July. Chris summarised the key messages and ideas set out in the Green Paper. Consultation responses are invited by the Government by 15 October 2007.</p> <p>It was agreed that the SHPB would prepare a joint response to the Green Paper. Any comments should be sent to CW by 3 October. A draft version is to be circulated before it is sent.</p> <p>A number of comments were made including:</p>	<p>ALL/CW</p>

	<ul style="list-style-type: none"> ▪ the emphasis on increased supply rather than on long term sustainability issues (JMcN) ▪ the importance of scheme design and layout to environmental sustainability, followed by relatively low cost measures such as insulation and heating controls ▪ the need to build ‘Combined Heat & Power’ (CHP) systems into major developments, with some potential opportunities in T&W (AB), although generally a minimum size development of c240 is needed (JMcN) ▪ the need to balance housing design, quality and environmental sustainability with affordability (MA) ▪ the need to avoid repeating previous mistakes in building mono-tenure housing developments (JMcN) ▪ the importance of using local authority or other public sites to their full potential and giving a high priority to the provision of good quality affordable housing (PD) ▪ the opportunities presented by asset-backed development vehicles, as set out in the Communities England proposals (AB) ▪ the local significance of the clawback of receipts from ‘Right to Buy’ which is due to continue to 2015 (JB) ▪ the importance of improving the energy efficiency of the existing housing stock, rather than focussing solely on high standards for new provision. ▪ the declining relative non-affordability of housing in T&W in relation to incomes for those not currently in owner occupation. 	
8	<p>COMMITMENT TO BUILDING ZERO CARBON HOMES BY 2016</p> <p>Paul Donohue presented an item on the Government’s ‘Commitment to building zero carbon homes by 2016’. This sets out proposals to progress the tightening of the building regulations with the aim of achieving ‘zero carbon’ new homes by 2016.</p> <p>All members of the Partnership supported the Government’s proposal in principle. However there were serious concerns that the timescale was extremely challenging, if not impossible. For example, any proposal to develop an ‘Eco Town’ would take five years before even a start on construction could be made.</p> <p>It was stated that initiatives such as Combined Heat & Power (CHP) and other design solutions (e.g. use of passive solar energy) were likely to be more practical and cost effective than measures on renewables, e.g. wind turbines, p.v. panels.</p> <p>It was agreed to draft a short response to the Government from the SHPB. The draft response is to be circulated to Board members before it is sent.</p>	<p>PD/CW</p>
9	<p>HOUSING & ECONOMIC PROSPERITY – UPDATE ON THE EMERGING STRATEGIC APPROACH</p> <p>Paul Donohue presented an update on work taking place to develop the housing and economic prosperity agenda in Telford & Wrekin. This included a summary of key issues, a review of work undertaken to date and a programme of work in progress or that is planned.</p> <p>The aim is to develop a ‘Telford & Wrekin Prospectus’ which will set out local</p>	

	<p>ambitions and provide a focus for implementation, funding and partnership working.</p> <p>If anyone would like to make a comment on the draft framework please forward to PD</p>	ALL
10	<p>STRATEGIC HOUSING MARKET ASSESSMENT – UPDATE</p> <p>CW reported that unfortunately Philip Leather was unwell and therefore unable to present his progress update on the Strategic Housing Market Assessment (SHMA). CW distributed copies of PL's intended presentation for information</p> <p>Work on the SHMA is nearing completion and will include estimates of the unmet need for affordable housing and the needs of specific groups.</p> <p>If anyone would like to make any additional comments based on the slide presentation these should be sent to CW as soon as possible who will feed these on to PL. A draft report will be circulated in advance of the next meeting and there will be a presentation and discussion.</p> <p>A number of comments were made including:</p> <ul style="list-style-type: none"> ▪ Information on the demand for various Low Cost Home Ownership products would be useful (LB) ▪ There needs to be wide range of affordable housing provision, not just social rented (JMcN) ▪ Need to address housing needs issues related to the ageing population (JMcN) ▪ Need to consider impact of skills shortage in impeding economic growth, rather than housing supply (MA). 	ALL CW/PL Agenda
11	<p>ANY OTHER BUSINESS</p> <p>Noted compliments to Will Schofield for his work on the consultation response to Communities England on behalf of the SHPB.</p>	
12	<p>DATE OF NEXT MEETING</p> <p>The next meeting is scheduled for 9.30 am on Thursday, 29 November 2007 in Severn Room, Business Development Centre</p>	