

South Lakeland DC Housing Advisory Group
Minutes to Meeting Held 10.00 a.m., Thursday 20 March 2014
Georgian Room, Kendal Town Hall

1. Welcome & Apologies

Present: Jonathan Brook – Housing Portfolio Holder SLDC (Chair)
Tony Whittaker – SLDC
Dave Pogson – NPS Group
Dan Hudson – SLDC
Simon Anstey - SLDC
Andy Lloyd- CRHT
Julie Jackson – SLDC
Michael Bullock – Arc 4 Ltd
Anne-Marie Willmott – Impact HA
John McCreech – South Lakes CALC
Greg Denwood- Two Castles HA
Paula Allen – LDNPA
Martyn Nicholson – Russell Armer Homes
Paul Fenton – Story Homes

Apologies: Anne Hall (SLDC and LDNPA), Graham Hale (Cumbria CC),
Peter Thomas (South Lakes Housing)

2. **Minutes of meeting held 31-10-13 and matters arising**

DP asked if PT had provided any update on the Right to Buy in Rural Areas issue which he had talked about at the last meeting. TW advised that no news had been reported to this meeting but he was aware that a lobby group had been to Parliament with the issue. PA confirmed this and reported that the feedback is that more evidence is required to support the case.

TW reported that the Affordable House Price Review had been approved by Cabinet.

3. **Strategic Housing Market Assessment (SHMA) Update.**

Michael Bullock, of Arc4 Ltd, who SLDC commissioned to carry out an update of the SHMA, presented the draft findings of the Assessment which has been updated in light of the 2011 Census data and other sources.

There were a number of figures which were queried or needed further clarification, so the slides of Michael's presentation are not attached to these minutes but will be forwarded when amended.

The timetable for the update of the SHMA is that MB will amend the report and present the final findings to the Eden & South Lakeland Housing Market Partnership meeting on 20 May 2014 before it is considered by the Council's Cabinet on 28 May 2014.

4. Local Lettings Policy – Julie Jackson, SLDC

JJ presented the proposed Local Lettings Policy which covers applicants seeking to rent former Council houses and bungalows in rural areas, together with the Local Connection Policy which applies to homes provided under SLDC's Affordable Housing policy.

The policy is being reviewed in light of how it has been operating in practice as well as taking into account recent Government guidance.

Key changes include a greater degree of flexibility to enable applicants who live just outside a parish to qualify, a move to satisfy rural need in the larger centres of Kendal and Ulverston, extension to victims of hate crime and domestic violence and extension to bereaved spouses of armed forces personnel.

Comments and suggestions are welcomed from members of the Housing Advisory Group. The draft Policies will be circulated to Parish Councils, CRHT, the South Lakes Housing Tenants' Committee, and Board members. It was agreed that the draft Policies will also be circulated to Members. The plans are for the Policies to be submitted to the Overview and Scrutiny Committee in July and the Cabinet in September.

5. Any other Business.

PA advised that the LDNPA their Housing Provision SPD has now been adopted. In terms of local connection criteria it now includes five distinctive areas (no longer based on LAP areas).. Their website is to be updated.

PA – Encouragement for custom build was raised in the budget therefore a consultation exercise is to go ahead. AL advised that there is discussion about a self build trust around the Staveley area.

Action Point – Self/Custom build to be put on the agenda for the next meeting.

Action point- Update on Building Regs to be discussed at the next Eden and South Lakeland Housing Market Partnership meeting.

Next meeting for the Housing Advisory Group 17 July 2014. Georgian Room Kendal Town Hall. Refreshments 9.45 for 10am start.