

Lavant Valley Partnership Minutes of meeting – 9th June 2016 Tangmere Village Hall, Tangmere

Agenda Item	Notes
Welcome, minutes and introductions.	<p>Cllr. Potter welcomed members of the Lavant Valley Partnership (LVP) to the forum meeting. Cllr Potter thanked Tangmere Parish Council for hosting.</p> <p>Present: Henry Potter – Chair - Boxgrove Ward councillor Louise Rudziak – Head of Service Chichester District Council Matt Gover – LVP Co-ordinator, Chichester District Council Sharon Burborough – Westhampnett Parish Council Claire Pearce – Chichester Wellbeing Holly Nicol – Chichester District Council Linda Grange – Chichester District Council Cllr Susan Taylor – Chichester District Council Robert Newman – Lavant Parish Council Adrian Blades – Lavant Parish Council Claire Mattingley – South Downs National Park John Elliot – Bury ward & Singleton Parish Council Andrew Irwin – Tangmere Parish Council Kate Beach – Tangmere Parish Council Pat Dingemans – Eartham Parish Meeting Angie Hobson – Eartham Parish Meeting Simon Oakley – Tangmere ward and County Council representative Mike Hall – Lavant ward Roger Birkett – Tangmere Parish Council Sjoerd Schuyleman – Oving Parish Council</p> <p>Apologies: Jeremy Hunt – West Sussex County Councillor</p> <p>Minutes of last meeting: The minutes of the previous meeting, held on 10th December were approved.</p>

<p>1. Chichester Wellbeing Service</p> <p>Claire Pearce –</p>	<p>Claire introduced herself to the meeting; as a wellbeing advisor from the team. She spoke about the wide scope of activities and functions of the Chichester Wellbeing service, as well as highlighting how they can work one to one with clients. She highlighted how parish councils in the partnership can help by signposting clients to service, which is free and funded by public health. She gave an overview of the service</p>
<p>Chichester Wellbeing Advisor</p>	<p>which focuses on better lifestyles, physical and mental health, and dietary, information, and weight management programme and workplace health.</p> <p>She mentioned the main function of the team is to offer a one-to-one session with clients to get fitter or healthier lives; there are five sessions per client which are an hour each. These sessions can refer to other programmes. These include family wellbeing, targeting children to be a healthier weight. Run pre-diabetes courses, running through GP surgeries which are 2hr 30 mins courses run by nutritionist in the team.</p> <p>There were questions raised about how well the service was publicised, Claire answered that the team had been around since 2011, been active in parts of the district, but aim to get out and be known to communities at events, fairs and fetes. She mentioned that all information is available on their website. There is just one phone number for all the Wellbeing services, contact details are:</p> <p>Telephone: 01243 521041 (Monday - Friday, 8.45am - 5.10pm) Email: info@chichesterwellbeing.org.uk</p> <p>More questions were raised about how Chichester Wellbeing works with families, Claire answered that there is a family advisor which runs sessions in the home and do a mixture of nutrition with family one-to-ones, physical exercise aspects which are bespoke to each family and tailor made to whatever is needed. A question was asked regarding promoting the service in parish magazine; Matt stated he would circulate a JPEG of a flyer for parish magazines. Claire also left some flyers for people to take away.</p> <p>Further questions were raised about the changes of the management of Westgate into 'Everyone Active' – Claire mentioned this would make no difference to their service delivery. A question was raised about the target age range, the range is 18+ - with anyone aged between (16-17) family wellbeing is suitable. The website is: http://chichester.westsussexwellbeing.org.uk/</p>
<p>2. Affordable Housing for our children</p> <p>Holly Nicol and Linda Grange – Housing team Chichester District Council</p>	<p>Linda introduced herself as Housing Delivery Manager along with Holly who is the Rural Housing Enabler and Cllr Susan Taylor Cabinet member for Housing and Planning.</p> <p>Holly began with some Options for new home owners. She said that a household would need to have an income of around £53,000 to purchase a 2 bedroom house on the open market with a value of £240,000 (figure based on 2 bed house in East Wittering) With the average salary of a Chichester based resident, £25,739, and average salary of Chichester employee of £22,865, this is unaffordable for most local people. In addition there is a high cost of outlay – stamp duty etc. Starter homes initiative is 80% ownership but you still need to be earning £42,000 to access a property with a full market value of £240,000 even with the 20% discount applied.</p>

<p>Cllr Susan Taylor – Cabinet member for Housing and Planning from Chichester District Council</p>	<p>Shared Ownership would require a 20% deposit to make housing more accessible as minimum income is far less than other low cost home ownership options. Shared equity purchase would need a minimum of 60% and there is no rent to pay which makes monthly repayments cheaper than the shared ownership model. There are market rental opportunities but provide only limited availability. Affordable rent is charged at 80% market value or local housing allowance whichever is lesser.</p> <p>Households to get on to the housing register need to be earning as follows: 1 bed – up to £27k 2 bed – £34k 3 bed - £41</p> <p>Holly said Chichester is one of most unaffordable places to live outside of London with the lower quartile earnings running currently at 13.07% compared to rest of the country at 7.0%, and it has steadily increased.</p> <p>1494 households are on the district council housing register, claiming a local connection to a parish within the district, of which 591 are in a priority housing need. In the Lavant Valley there are 123 on the register, of which 52 are in priority need in the Lavant Valley area. Highest need is for 1 bedroom and 2 bedrooms (80%) Highest need is within Tangmere, Oving and Lavant.</p> <p>Current housing stock shows an average of 58% for 3+ bedroom properties, with a 58% owner occupied, 16% private rented accommodation and 21% affordable rented accommodation. There are 723 affordable rented, 61% are located in Tangmere and Lavant. The highest need is 1 and 2 bedroom properties with the highest turnover. There is a very low turnover of 3 of 4 properties. There have been 342 properties lost in the Lavant Valley to the 'right to buy' scheme since 1980.</p> <p>Linda continued the presentation by saying that last year has seen a big change in government policy on housing - The Housing and Planning Act has brought about much change. Although main Government focus is through home ownership, there is an affordability issue. They plan to build 2000 starter homes in the South East and will be available at 80% of market value, or capped at £250,000 if 80% is more than £250,000. These will be available for over 23's and under 40 year olds. They will be classified as Affordable Homes.</p>
---	---

Government is proposing that 20% of market sites are delivered as starter homes, leaving only 10% to come forward as other affordable tenures such as affordable rent and shared ownership. Government is keen to double the development of self-build homes. The Government extended right to buy for housing association tenants. Previously associations had the 'right to acquire' and the discounts were a lot less than the right to buy discounts which were given to ex-council tenants. The government has extended the 'right to buy' to all housing association tenants so they will be able to get significant discounts of up to 70% to buy their homes, so we are likely to see a loss of the ex-council houses and social housing.

The Housing Strategy was recently reviewed taking account of recent policy changes. Affordable rents are set at 80% of market rents. House prices are continuing to rise in the district and building costs are also rising. However, salaries are not, thus making the affordability gap grow further. There is a high demand for intermediate housing and private rent in the district. Linda added that they have got quite a programme of intermediate housing. Shared ownership at Graylingwell and at most of the larger sites in the district are selling quite well. People in general are buying a 40% share. However it is not the cheapest way to purchase, and Building Societies see them as risky, therefore they tend to ask for a higher deposit. There is now no grant available from government to build affordable rented properties, but there is grant available for shared ownership. Housing associations have merged, for example Hyde will be merging with two other major developers looking to be the 4th largest developers.

What the Future holds: Starter homes will happen, but will they be affordable. The Homes and Communities Agency will be building 80 starter homes on the lower Graylingwell site in Chichester which will be promoted within the district, before they are advertised outside of the district. This is the Governments pilot scheme. We will have less rented housing with less being built and less local control on existing stock. After reviewing the housing strategy at the end of last year:

- Need to promote more opportunities and initiatives that are available.
- There is no easy way of providing affordable housing in the district, but plan to be as flexible as possible and take up opportunities as they arise
- Focusing on the range of options that are available. The Council has some funds plus we have capital funds.
- Help to buy ISA – for every £200 saved, government will give £50 with a max of £12000 per person and have to be max age of 39. Most Building societies and banks offer these ISA's
- Help to buy Equity loan –government gives a 20% loan, purchaser needs a 5% deposit and then they get a mortgage of 75%
- The help to buy mortgage – government offers a guarantee to the lenders which if a purchaser gets a guarantee, it enables them to get a higher loan

- Help to buy shared ownership scheme – 25%-75%
- New Starter homes

Further details can be found on the governments Help to Buy website -

www.helptobuy.gov.uk & www.chichester.gov.uk/housingtobuy

One way to deliver affordable housing for local people is by working with communities on community led housing options. In the past registered providers have worked with the housing delivery team and affordable housing working groups to bring forward exception sites.

CLLr Susan Taylor began her discussion by looking at Community Land Trusts (CLTs) and what options there are and what they are about:

- It is local ownership.
- Greater control and accountability.
- There is an umbrella organisation which gives out information, but can be set up in different forms.

She added that the reason for this presentation is to get the message out to the parishes and the communities about CLTs. It is investment directly into the communities so is more personal and responsive to the needs of the community and the children growing up in the community, but who can no longer afford to live in them.

There is more independence as the Community Land Trust is outside the housing legislation and secures the properties long term by acquiring in perpetuity a connection to the area. This should encourage landowners to sell their sites. Plus the contractors could all be local skilled people thus building up a skilled labour force. Also if the community has control over the development, it can have greater say to what it wants and choose design work.

CLT doesn't have to be done through a parish council. She visited one (Wycombe) where the tenants of the CLT were so happy. They were the envy of the tenants of the registered providers. This was initiated by the church but was not a church project.

The Housing team can act as facilitators to groups who wish to start up their own schemes giving advice and support in setting up.

Can signpost for funding, can help with site identification. Liaising with planning authorities, Can help with grants and loans for architect's fees etc.

Self-build – Not liable to CIL.

More useful information can be found here:

<http://www.communitylandtrusts.org.uk/funding-and-resources/faqs>

3. Items for future meetings	<p>The following items were raised for future meetings:</p> <ul style="list-style-type: none"> • Transit Site • Sewage • South Downs National Park • New local Sunday service - 99a • Sussex Police – neighbourhood policing
4. AOB	<p>New bus service 99a update: Cllr Kate Beach of Tangmere Parish Council discussed the deletion of the Sunday bus service that services a number of parishes from Chichester up to Petworth. She convened a meeting of concerned parishes and is in discussions with Compass Bus to launch a subsidised hourly service by parish councils. This is thought to be in operation, with an update at the next Lavant Valley Partnership in September. The Chairman of the forum stated that the forum supports this initiative.</p> <p>A27 & Oving Traffic Lights Cllr Schuyleman raised concerns about the A27 consultation and mentioned a presentation at the Manhood Peninsula Community Forum. He suggested that the Lavant Valley Partnership submit an open letter to Highways England which would seek to evaluate all the options submitted in the first instance. He mentioned that the consultation is scheduled for 10 weeks. He also raised awareness of the Oving traffic lights planning application, which is available for comments through the planning portal.</p>
5. Venue for next meeting	<p>Matt will seek a venue for the next meeting. This has now been allocated to Singleton Village Hall.</p>
	<p>Meeting ends.</p>