

**Southampton Housing Partnership Meeting**  
**Date: 7<sup>th</sup> December 2009**  
**Venue: Civic Centre – Southampton City Council**

**Attendees**

<b>Name</b>	<b>Organisation</b>
Yvonne Anderson	First Wessex
Kevin Bournier	HCA
Jean Brown	SCC
Malcolm Clark	Southern Landlords Assoc
Barbara Compton	SCC
Rosie Dickaty	Spectrum Housing
Ralph Facey	Swaythling Housing
Kevin Hitchcock	Aster Group
Kenny Phillips	Aster Group
Stuart Irvine	Turley Associates
Paul Jenks	Housing Consultant representing First Wessex
Robert Keates	Southampton Solent University
Ken Lake	Orchard Homes
Peter Starling	Orchard Homes
Tim Machin	Places for People
Frances Murphy	Southampton Tenants & Residents Assn
Alan Kebbell	Southampton Tenants & Residents Assn
Nick Murphy	SCC
Martin Pearce	SCC
Wendy Pittendrigh	Western Challenge
Claudette Rawlinson	Hermitage Housing
Andrea Smith	Radian Group
Sherree Stanley	SCC
Ken Staunton	National Landlords Association
Bruce Voss	SCC
Colin Warburg	Warburg Property Group
Jenny Weir	Southampton Solent University
Councillor Phil Williams	SCC

**Key Issues Discussed**

**Introduction**

1. Ralph Facey, Chair of the Partnership from Swaythling Housing Society welcomed everyone to the meeting of the Housing Partnership.

**Notes from the Last Meeting**

2. The notes from the last meeting held on 21<sup>st</sup> September 2009 were approved.

## **Funding for Housing – What’s the future?**

3. The meeting heard a series of presentations that considered the issues, challenges and opportunities for funding the development of housing in the city in the future:
  - Kevin Bourner - Homes and Communities Agency – The future including - What is the Single Conversation and how will this work?
  - Peter Starling – Orchard Homes - Using the HCA’s Kickstart and what might the HCA do to continue to promote housing development post 2011
  - Andrea Smith – Radian Housing – What are the funding issues and new opportunities for Housing Associations?
  - Bruce Voss – Southampton City Council - Using the Council’s resources - Council’s plans for building new homes and more estate renewal
4. The meeting split into two groups to discuss how all could work together to increase funding for the development of homes in Southampton

### **FEEDBACK**

Working together to increase funding for the development of homes in Southampton

- Look at standards for homes – higher standards mean higher costs, however reducing these standards could have implications in terms of housing management issues (and costs) and more problems in the long term
- Properties for the future need to be built with flexibility in mind to ensure properties have a longer life
- Funding processes require streamlining to reduce bureaucracy
- Good relationships between developers and Housing Associations/City Council and its important that these are retained as the country moves out of recession
- Use of public land has a role to play – its important to make assets ‘sweat’
- Look at land assembly between public sector partners, and Housing Associations e.g. strips of land (need to plot land resources and have a forum to discuss)
- Develop higher density homes to maximise use of land
- Look at developments for private and intermediate rent (institutional investors)
- Develop extra-care schemes
- Lobby for flexible grants

- Promote inspiration and confidence

### **Next Meeting**

The next meeting will take place on 1<sup>st</sup> March 2010 - Conference Room 3, Civic Centre – start 17.00 hours

### **Further dates for 2010 for your diary**

**1<sup>st</sup> March 2010** - Conference Room 3, Civic Centre – start 17.00 hours

**28<sup>th</sup> June 2010** - Conference Room 3, Civic Centre – start 17.00 hours

**22<sup>nd</sup> September 2010** – Venue to be arranged – start 17.00 hours

**6<sup>th</sup> December 2010** – Venue to be arranged – start 17.00 hours