

WORKING GROUP ON STUDENT ACCOMMODATION

Meeting to be held on 28th June 2013 at 13.30
Civic Hall, Leeds LS1 1UR

1.	Introduction and apologies
2.	Summary of key issues
3.	Discussion on key issues and work required
4.	Next Steps: a) future meetings b) Possible evidence and witnesses c) Any other next steps
	Date and time of the next meeting: Tuesday 9th July 2013 at 3pm

WORKING GROUP ON STUDENT ACCOMMODATION

Notes of the meeting held on 28th June 2013 at 1.30pm
Civic Hall – Leeds

ATTENDANCE

Cllr Gruen	Executive Member – Labour
Cllr Walshaw	Labour – Headingley
Cllr Nash	Labour – City and Hunslet
John Statham	LCC Housing Services
Mike Brook	LCC Housing Services
Suzy Harrison	LCC Housing Services
Phil Crabtree	LCC City Development
Robin Coghlan	LCC City Development
Jason Singh	LCC WNW Environment and Neighbourhoods
Martin Blakey	Unipol
Neil Robinson	Leeds University
Frankie	Student Representative
Jane Maxwell	WNW Planning
Stuart Byrne	WNW Area Management

APOLOGIES

Liz Cook	LCC Statutory Housing
Sue Holmes	Leeds Met University
Huw Jones	Re'New

	ITEMS DISCUSSED	ACTION
1.	<p>Introductions & apologies</p> <p>Cllr Gruen welcomed all to the meeting and advised of the apologies received.</p>	
2.	<p>Summary of key issues</p> <p>Cllr Gruen gave an overview of the working group including planning, housing and communities. Need to engage with key stakeholders and seek their view of changes in the city centre, different clientele and their needs.</p>	
3.	<p>Discussion on key issues and work required</p> <p>Cllr Nash raised questions on planning application status and if they are likely to be approved. Phil Crabtree advised 3,200 consented bedspaces and 4000 outstanding applications remain. Cllr Gruen acknowledged this issue but advised of the need for the discussion to cover the needs of the overall Headingley area and wanted to views of those present to confirm that this working group was necessary and if so, to set realistic terms of reference for the group.</p> <p>Cllr Walshaw very much welcomed the formation of this working group and wanted it to address issues around property values and how to deal with the effect of the de- studentification and the likely impact on the area.</p> <p>Martin Blakey was sceptical of planning alone being able to address these issues. He identified a surplus in purpose build accommodation leading to a reduced requirement for HMO's and off street properties and suggested there are currently in excess of 6000 empty bed spaces. Further issues identified that the supply and demand was not linked to the building of these purpose built blocks and if not action is taken to address this, in future years we could be faced with even greater surplus of bedspaces.</p>	
4.	<p>Terms of reference (TOR)</p> <p>2 papers were submitted to the group:</p> <ol style="list-style-type: none"> 1) John Statham introduced a paper addressing housing market change in Leeds 6. This outlined the background and the proposed stage approach including workshops to address specific issues. It then detailed suggestions on consultation and engagement and a timetable for conclusion and final reporting. 2) Phil Crabtree gave proposed frame of reference regarding planning and development issues on student accommodation. <p>The group then had a general discussion on both papers and identified the need to combine them into one workable term of reference. It was agreed that the final set of agreed options / interventions should be reported to the housing and regeneration scrutiny board.</p>	JS/PC

	<p>Both Cllrs Walshaw and Nash welcomed the proposals contained within the terms of reference and anticipated that the resulting actions would lead to a more sustainable community and better engagement with all stakeholders, including the local residents and landlords.</p> <p>Further discussion amongst the group regarding which stakeholders should be invited to participate in the workshops or called to give evidence. Further discussions to take place to determine appropriate attendance and invites.</p> <p>It was highlighted that there would be a need to identify innovative ways of using funding eg. Use of S106 and CIL money. It was agreed that the next step would be for JS and PC to combine their TOR's and prepare an action plan for consideration at the next working group meeting.</p>	JS/PC
5.	<p>Next steps</p> <p>TOR and action plan to be prepared for July meeting. Other items to consider in July are:</p> <ul style="list-style-type: none"> - A review of the Re'new findings - Collation of the current planning policies/strategies - Collation of current housing policies - Identification of gaps or issues in the existing policies and strategies - Identification of key stakeholders to invite to future meetings or workshops 	JS/PC/CLLR GRUEN
6.	<p>A.O.B.</p> <p>No other items raised</p>	

Date of Next Meeting: Tuesday 9th July 2013 - 3pm Civic Hall, Leeds.