

Cambridge sub-Regional Housing Board (CRHB)
5th February 2016, 9.30am
CHS Group, Histon



MINUTES – Annual Review and Planning Session

Full papers can be found online at <http://www.cambridgeshireinsight.org.uk/housing/crhb>

1. Introductions/apologies	
<p>Present Stephen Hills (SH) - <i>Chair</i> Sue Beecroft (SB) Alan Carter (AC) Dan Horn (DH) Nigel Howlett (NH) Richard O’Driscoll (RO) Simon Phelan (SP) Phillip Sullivan (PS) Sarah Ireland (SI) Elaine Sargent (ES) – <i>Minutes</i></p>	<p>South Cambridgeshire District Council (SCDC) Sub-regional Co-ordinator Cambridge City Council (City) Fenland District Council (FDC) CHS Group (RSL rep) Cambridgeshire County Council (CCC) West Suffolk (WS) Havebury (RSL rep) Bedfordshire Pilgrims HA (RSL rep) South Cambridgeshire District Council</p>
<p>Apologies Jo Emmerton (JE)</p>	<p>Huntingdonshire District Council (HDC)</p>
Previous minutes	Action
<p>SH opened the annual review and planning session and requested nominations for Chair and Vice Chair for the year 2016/17.</p> <p>AC proposed SH as Chair, and Jo Emmerton as Vice Chair which were both agreed by those present.</p> <p><i>Previous Minutes</i></p> <p>Item 3 Housing and devolution paper - SB put together two papers re devolution and government reforms. SB and SH presented at PSB (Public Service Board). The devolution paper went well which enabled changes to the document/plan. Government reforms idea needs to be amended to be more concrete and specific. Delivery of Local Plan against Housing targets was mentioned. Trajectories and pipelines important. SB drafted housing trajectories document, will send to group.</p> <p>Item 5 Verbal feedback on South Cambs Ltd given. An update should be possible in six months’ time.</p> <p>Item 6 Healthy towns vanguard, team went to London and gave a presentation to govt, will hear later in month what the next stage is and if we have ‘got it’. SH will circulate BRE documents.</p> <p>John Williamson has produced the document re planning and social care - SH will circulate. SB will double check if older peoples diagram has been sent.</p> <p>Item 8 AOB Not sent around Guide to Housing Services link - will do.</p>	<p>SB</p> <p>SH</p> <p>SB</p> <p>SB</p>

	Minutes of 4 th December 2015 were then agreed.	
2.	How was 2014/15 for you?	
	SB discussed and updated the CRHB action plan. Detail is included in the action plan itself, to wrap up 2014/15 and will be circulated as a separate document.	
3.	County Council: new Housing post	
	<p>Claire Bruin from Cambridgeshire County Council has circulated the current job description of a new housing post. The group discussed what we would be needed from this post, which was set up to take forward interface between County and Housing colleagues during the closing down sub regional structures, taking forward a leadership role. Now an important post with funding secured. Could be a shared management arrangement (JD can be reviewed).</p> <p>The group discussed requirements:</p> <ul style="list-style-type: none"> • Social care needs and how they link with housing needs (link the strategies). • Housing considered when commissioning services, then monitoring delivery of those services meeting social care needs. • Buildings and the Service both need to be viable (understanding both sides). • Experience in Housing as well as understanding social care. • Issues in the changing rent and benefit levels – need to think about this impact. • Identify issues with difficulties in market testing (accommodation provider, building, services, etc.). • Need a strategic overview in order to make intelligent balanced decisions, to meet different needs in the county. • Need to understand where the money is (and how it is distributed). • Need to have a clearer understanding of the market. • Understand how the job holder relates to the Assets Team at the County (deciding what happens to the land). • Need transparency across the whole system. • Paul Little at West Suffolk Council has a similar role. • Also similar at Oxfordshire (SI advised) with a specialist dementia and end of life care unit. SI will look at this to see how they have approached the value issue. • Charlotte Humble (and Anita Howard) at the County Council are doing work on New Communities at present. • SH to send around Job Description to the group (and look at Paul Little’s JD). 	<p>SI</p> <p>SH</p>
4.	Place Partnership	
	<p>SH presented slides on Local Place Partnership Considerations.</p> <ul style="list-style-type: none"> • The idea came from Respublica in Devo Home paper. • Focuses on housing delivery, overcoming barriers and giving Local Authorities’ power in a proactive way. • About identifying a coherent housing market area, rather than the Local Authority area. • Forward, broader thinking - partnerships of providers, with intermediate organisation in place and focused on place making, with a positive vision and timeframe. • Questions over governance, for example what can we do which wouldn’t involve devolution? How can we link better with the City Deal. • Planning powers and other powers would go to this body. Think differently. • Benefits of shared vision, with stability and confidence to development the market. • Unlocks funding and compliments City Deal. • Need to decide which area it would cover and other issues. • Hopefully reduces local objections, transfers powers, and could be done in part without devolution settlement. 	

	<p>The group discussed what this option may offer:</p> <ul style="list-style-type: none"> • The principles are sensible with land being offered in a sensible way. • Devolution also involves social care and this option could evolve as a model principally around housing - devolution is wider than that. • Prioritisation would be needed, and to ascertain what fits best in local circumstances (the City Deal process could be a case study). • Policy issues are easier than government issues, though a challenge on how to deliver. • Now is the time to push the boundaries e.g. stamp duty could generate funds. Complimentary to devolution. • Local infrastructure is important too and needs a local body to implement e.g. zoning, similar to a development corporation. • Could enable more Planner engagement at a local level, which is limited at present with their objectives focussed on Core Strategy policy (could be a limit of the current Planning process). • Need to recognise Cambridgeshire housing market fully and not just focus on Cambridge City mainly. <i>Note:</i> Chief Planners are thinking about these processes already i.e. special strategy in the past; however now, what do we do next to move forward. Thinking about wider LEP area. • Focus on housing need and how it relates to the economic needs of the local area (with future forecasting). Recognise economic strengths of area and reinforce that. • Transport corridor is important to consider (different perspective). Costs of developing transport routes are high. • Consensual approach looking at all partners to maximise resource available. • Looking at different products and where there may be a market for them, engaging/linking with developers who have a wealth of information (sites) available. 	
5.	Future of SHMA and links with Planning	
	<ul style="list-style-type: none"> • Increasing problems for people in finding accommodation, and retention (of staff) issues for employers. Organisations have issues with unaffordable housing nearer to Cambridge for employees. • Need to carry out better work on housing need (SHMA). • If land could be attained, we could work with Planners to develop affordable housing. • Housing providers currently need to go further out e.g. to Fenland for affordable housing. • Housing managers need to be involved at earlier Planning stages, to help input to viability, tenure and S106 agreements. • Need to think about investment and return for developers over a longer period (their objective), which may incentivise developers to invest. • Controlling of land supply is important. Best to use land we already have to develop case studies. Produce different models where we know we can control delivery. • Need to think about how we can work with Planners. SB attends Chief Planners meeting and the Planning Policy Forum. Could be as simple as having a one off (or regular) shared workshop. • If Chief Executives share this vision (we have attended PSB before), Planners could come on board and we may help and influence the way they work (and their issues) – working together. Could work with John Williamson (who holds the infrastructure plan across the County). • TR helping to organise a regional housing event in June. • SH to set up meeting with key Planning colleagues to discuss way to work more closely in future. 	SH
6.	Lunch	
	Provided by CHS Group, with thanks.	

7.	Key challenges and opportunities for housing	
	New actions for 2016/17 will be circulated in a new action plan for the year.	
	Dates of 2016 meetings, first Friday of the month - 9.30am to 12.30pm	
	Dates 2016: 4 March 1 April (in Easter hols) 6 May 10 June (2nd Fri avoids ½ term) 1 July 5 August (summer hols, we sometimes drop this one) 2 September 7 October 4 November 2 December	

The meeting ended at 2.00 pm