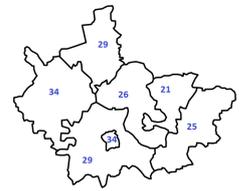


Cambridge sub-Regional Housing Board (CRHB)

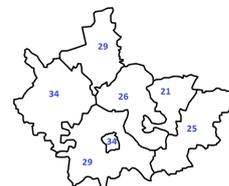
Notes of meeting at SCDC offices, Cambourne

9.30am – 12.30pm, Friday 4 March 2016

	Title	Action
1.	Introductions/apologies	
	<p>Attendees:</p> <ul style="list-style-type: none"> • Stephen Hills, SCDC (chair) • Nigel Howlett, CHS group (RSL rep) • Simon Phelan, West Suffolk • Dan Horn, FDC • Alan Carter, Cambridge • Sarah Ireland, bpha (RSL rep) • Sue Beecroft (notes) <p>Apologies</p> <ul style="list-style-type: none"> • Mike Hay, Richard O’Driscoll, Cambs County Council • Phillip Sullivan, Havebury (RSL rep) • Jo Emmerton, HDC 	
	<p>Draft minutes of meeting approved</p> <ul style="list-style-type: none"> • Minutes and papers are available at www.cambridgeshireinsight.org.uk/housing/crhb 	
	<p>Matters arising:</p> <ul style="list-style-type: none"> • Clare Flowers (LEP) invited and will try to come though does not work on a Friday • Item 5 – special meeting with planners in mind but progressed not yet 	
2.	CRHB action plan	
	<ul style="list-style-type: none"> • Finishing the 2015/16 action plan and drafting a new version for 2016/17 • Final version to come back to May meeting 	SB
3.	Housing Development Agency (HAD) progress	
	<ul style="list-style-type: none"> • HDA covers Cambridge, South Cambs, County. • When LAs went self-financing (if owned LA housing) opportunity arose to build new LA housing. Were considering a shared development team between Cambridge and SCDC at the time, and City Deal negotiations were taking place. • By imaginative approach felt might be able to “do more” e.g. if debt caps lifted etc. Recession was a big impact and more aware than ever of the effect of private developers. Felt might be helpful to introduce a public drive to AH delivery, complementing private sec and helping in times of recession. • County was investigating setting up a housing development agency. This HDA is simply a shared development team at present. Agency carrying out project management, not land ownership. • Liz Bisset will be going 2 days a week and will be focussing on need to restructure in light of reducing resources. 3 to 2 directors at CCC, one for strategic and one for operations. Will be a head of housing services leading on operations incl homelessness and housing advice, and development will go to HDA. Enabling will go to a small housing strategy team within housing services directorate. SCDC has made a bid to lead on joint strategic housing function. • Will be appointing a joint director of planning and economic for City and SCDC. Private sector housing is within environmental health, and will merge with streets and open spaces team due to enforcement connections. • Legal shared service now in place for City, SCDC and HDC. • The HDA was approved in June/July. Role is to <ul style="list-style-type: none"> ○ Recognise the 3 authorities have land assets not being used to optimum effect within the city deal etc, HRA or GF. ○ Look at different funding streams ○ Drive more housing 	AC



	<ul style="list-style-type: none"> • Under City Deal have made headlines to drive additional 10,000 above local plan numbers. HDA will contribute to that target and try to help smooth out the trajectory. Have at least 2 to 3 years' worth of development in the pipeline, quite significant at about 1,000 homes market and social (about 40-60% split market vs social is the aim) which is already on site or in the programme • City Deal involves university colleges, and local business lobby group, helps engage with agencies not as familiar with in the past. May provide some medium term opportunities for delivery • Shared team between City and SCDC. 7 FTEs including Alan Carter (post meeting note, now appointed as HDA MD, £400,000 funding from City Deal to pump prime. Now want to progress with "uncoupling" so can get on with the programme. Investigating a whole range of funding models incl PWLB. County link: lots of shared work by City, SCDC and HDC on shared services. • Shared officer board made up of senior officers (Chris Marlyon, Alex Collier, Liz Bisset = soft approach, where 7 employees remain with host employers – 2 from SCDC and 5 from City. • Will set up a Member Reference Group (3 = 1 each from City, SCDC and County). Once this is set up can start to consider how much they want to participate / involve their staff. • Will investigate setting up a "wholly owned company" model over the coming 9 months. Want a very flexible model, such as to drive consensus and partnership, to make sure it is "RP friendly". • The agency does not own any land, will stay in the LA's ownership. Decision still remains within the council. • AC will continue to come to CRHB – everyone agreed. AC/HDA rep will go to the RP forum on 15 April and link up there. Focus is on the HDA being a partnership, not a client/contractor model. County staff and members may need help in "getting it" fully. 	
4.	Transforming Lives and Better Care Fund	
	Sent apologies, no update	RO/MH
5.	Fenland settlement (update)	
	<p>Feeding ideas on a new settlement into devolution discussions.</p> <p>Work going on around Environment Agency</p> <p>Dan is looking at socio economic benefits for the existing population, how might this tackle / improve IMD.</p> <p>Struggling with cost-benefits when considering decades of lack of investment.</p>	
1.	Affordability and supply analysis	
	<ul style="list-style-type: none"> • Diamond analysis (was circulated – just a concept) • Summarises 3 or 4 layers: <ul style="list-style-type: none"> ○ Population and income distribution across the district. ○ Shows many earn £25 to 50K, some in top 20% earn more than £60K. ○ What can they afford to access? Supply of affordable rented, private rents, shared ownership, ownership etc ○ Mostly the lower 1/3 are reliant on affordable. Middle group have few options, mainly private rented which is uncertain and rents rising ; top 20% O/O and SHI ○ Look at govt policy on reducing LA rented supply via RTB, new build AR may be built as SHI and only the top 10 or 20% can afford that. So imbalance of supply between top and bottom, and little action in the middle. ○ Probably at present expresses "what we know" but it does mean real numbers supporting our statements. ○ Local Plans include housing formation numbers and try to include that within our thinking – LEP very interested in in-migrants for work, and many won't be in the top 10% on incomes. Affordability very scare unless they have huge deposits to put down. ○ Next step is what can we do to address this? ○ Intermediate market is not a small niche – it's huge in our area. If not resolved, people won't come here to do the jobs. ○ Housing needs not met so increases stress. ○ Businesses may suffer or relocate elsewhere. ○ SB to send Dan Horn email on the affordability charts. ○ Personal incomes or household incomes? If households split up can over-estimate incomes may be worse so there's a bit of dynamism. Need to make sure this is clear. ○ Turnover will be important and need to set out what might make it go up or down. (Can we use SHMA turnover figures for this?) ○ Overlay the supply of properties against the diamond 	



	<ul style="list-style-type: none"> o bpha will send me figures, also need to consider potential of Rentplus o Presentation of info at the right level. Sub-regional overview only – really need the district levels stuff as top priority o Can use to influence SPD, now need updating o For greater Cambridge can we define, through AH SPD, 3 or 4 clear intermediate products? How they complement each other to meet the need, to get delivery (in light of viability?) so it’s a kind of mix and match menu? o SCDC has commissioned Savills to do a bit of analysis on this. o Jon Geall has the prices for various tenures for West Suffolk. o SB send round numbers for each district on application of SHI costs for each 	
2.	Government announcements	
	LHA rates	SH
	<ul style="list-style-type: none"> • LHA rates will be useful to compare to the “real market” • Want to know what the LHA rate would have been had the old rules continued to apply. • Rates are already askew, how does the VOA data relate to Hometrack rents data? • What % is the LHA rate of the market rent?. • NH - This will drive where the poorest people can live. Helpful to look on a map too at a small area. • Axiom looking at a different model for extra care funding to try to avoid LHA problem • Choice based lettings will become more complex as rent caps come in, Pay to Stay etc. Actual rent levels will not be clear. • Add to CRHB workplan 	
	Devolution	
	<p>Current devolution discussion is for Cambs, Peterborough, Norfolk, Suffolk but not Essex. Possible name of “The eastern powerhouse” with a Mayor or Bugher?</p> <p>Asking for £75m for growth & infrastructure per year.</p> <p>Possible new town at Mildenhall mentioned...</p> <p>South Cambs - investigating selling their high value homes to a company they set up on a 50 year lease who lease them for letting. Will this provide sufficient return to let some of them at lower rents.</p> <p>In West Suffolk, starter homes are affordable to 30% of the population but shared ownership is affordable to 57%.</p>	
3.	Any other business	
	<ul style="list-style-type: none"> • Northstowe – Healthy Town 	All
4.	Next meeting agenda	
	<ul style="list-style-type: none"> • April CRHB date currently booked for Friday 1st April – Easter week: CANCEL 	SH
	<ul style="list-style-type: none"> • Dates of meetings (First Friday of the month, 9.30am to 12.30pm, all at SCDC) 	
	<p>6 May</p> <p>10 June (2nd Fri avoids ½ term)</p> <p>1 July</p> <p>5 August (<i>summer hols, sometimes cancelled</i>)</p> <p>2 September</p> <p>7 October</p> <p>4 November</p> <p>2 December</p>	