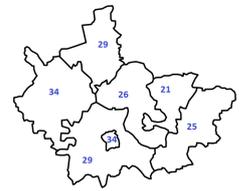


Cambridge sub-Regional Housing Board (CRHB)

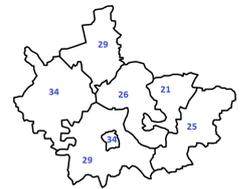
Minutes of meeting at SCDC offices, Cambourne

9.30am – 12.30pm, Friday 4th November 2016

Item	Action
1. Introductions/apologies	
<p>Attendees:</p> <ul style="list-style-type: none"> • Stephen Hills (SH), South Cambridgeshire District Council (SCDC) Chair • Sue Beecroft (SB), Sub-Regional Housing Strategy Co-ordinator • Alan Carter (AC), Greater Cambridge Housing Development Agency • Iain Green (IG), Public Health Team, Cambridgeshire County Council • Caroline Hannon (CH), Fenland, Huntingdonshire and Peterborough • Dan Horn (DH), Fenland District Council • Nigel Howlett (NH), CHS group, RSL rep • Sarah Ireland (SI), bpha, RSL rep • Lynne O'Brien (LO), Cambridgeshire County Council • Simon Phelan (SP), West Suffolk • Helen Reed (HR), Cambridge City Council • Des Wain (DW), HCA • Heather Wood (HW), SCDC • Elaine Field, SCDC <i>minutes</i> <p>Apologies:</p> <ul style="list-style-type: none"> • Tom Bremner, Alex Francis, Richard O'Driscoll, Philip Sullivan 	
<p>Previous minutes: Draft minutes of the meeting approved. Find papers here www.cambridgeshireinsight.org.uk/housing/crhb</p>	
<ul style="list-style-type: none"> • Amendment – Page 2 item 5. Year should be 2017/18 and not 2016/17. • Amendment - Lynne O'Brien did not attend the meeting on 7th October as indicated. <p><u>Matters arising:</u></p> <ul style="list-style-type: none"> • LHA rates – SB to work on a comparative analysis re local housing allowances, Hometrack rent data and the VOA rent survey - work in progress, consulting with CSHG on a comparison report. Will bring a note back to CRHB once CSHG has considered it. • SB to look at costs to run out the Stock Condition Tool for each District (each District to fund their own specific requirement). SB is putting together a note. • SB will try to find Suffolk to add to the Enabler's Report, and SH offered to contribute a draft glossary for explanation of definition, for CRHB to contribute to. • Page 3 item 12 – AOB – SH confirmed that Caroline Hannon will attend CRHB on behalf of Peterborough. 	<p>SB</p> <p>SB</p> <p>SB/SH</p>
2. Homelessness Prevention Programme	
<ul style="list-style-type: none"> • Dan Horn and the Board discussed timescales of preparation for submission on 28th November. Public Service Board has asked that a bid be co-ordinated across Cambs and Peterborough. • Two perspectives: <ul style="list-style-type: none"> a) Homelessness prevention, £20m trailblazer fund available for 2016/17 (although spend deadlines may apply) and b) Rough sleeping programme of £10m fund (focussing on new rough sleepers or those at risk), and another £10m for social impact fund submission for entrenched rough sleepers. • Emphasis on multi agency work, which links to a co-ordinated action plan. We could also promote a service to landlords to address first signs of problems and helping with early intervention. • The DWP could be brought in as a partner (using their services and the European Social Fund). Other key partners are Health (public, CCG and CPFT), Social Care, Together with Families, Probation. The Sub regional homeless group would be the key group to bring the bid(s) together. Ideas from this group had already been provided, Peterborough also have ideas. • It was agreed that the following actions should take place to meet the submission deadline: <ul style="list-style-type: none"> - Agree packages of ideas, and geography, to each funding stream - by 11th November. - Bid writing - by 21st November. 	



	<ul style="list-style-type: none"> - Public Service Board engagement 22nd - 25th November. - Submission - 28th November. <ul style="list-style-type: none"> • DH and SB to work with the Sub Regional Homeless Group, with wider partners, to develop the bid and submit. 	DH/SB
3. Homelessness Sub Regional Update		
	<ul style="list-style-type: none"> • Heather Wood, Head of Housing Advice and Options at SCDC (job share with Sue Carter) advised that the main reason for homelessness is the end of sub regional short hold tenancy. • We continue to monitor the bed and breakfast situation and have re-drafted the MAPPA protocol which is to be submitted on Monday 7th November. • The Benefits cap comes into effect from Monday 7th November. Within South Cambs District, over 70 families are affected. SCDC will use discretionary housing payments initially, and then will allocate a targeted worker to look at other options for payment of the shortfall. The City Council are taking a similar approach. • We need to alert the County Council and health services of families affected (children may be involved). HW to ask Dawn Graham, SCDC Benefit Manager, how much information and of what, is allowed to be shared and LO to feed back to County Council. • 154 MP's have supported the Homelessness reduction bill, trying to change how we deliver homeless services and how we manage obligations (agencies working together); the bill will also provide opportunities. 	HW LO
4. Devolution Update		
	<ul style="list-style-type: none"> • The Housing Task Force (Devolution group) meet fortnightly and have appointed two consultants to help with: <ul style="list-style-type: none"> a) an indicative site list, audit it and make sure it is robust. For the first £100m. b) completing a business case before the end of December 2016 (we provide the information to DCLG). • SH attended an event in London as part of the growth cities network which was attended by Professor Tim Leunig from the LSE (currently seconded as Ministerial Policy Adviser). Focus was on building houses rather than home ownership. • Starter homes may be re defined, with flexible definitions and tenure e.g. rent to mortgage - locally determined and less directive. • SH attended a Savills Rent Plus event this week chaired by Robert Grundy, Head of Savills Housing. 	
5. District Updates		
	<ul style="list-style-type: none"> • Alan Carter - <u>Greater Cambridgeshire Housing Development Agency</u> (H DA) is jointly owned by Cambridge City, South Cambs and the County Council to provide affordable homes, working with SH and the devolution grant (particularly £70m to the City). The City Council is setting up the investment partnership with Hill – joint venture to help the H DA deliver sites. <ul style="list-style-type: none"> - The Homerton site in the City has handover and completion in December. - Currently under construction is a Cambridge southern fringe site of 208 units (50% affordable) with the other 50% purchased for marketing as a sub market rent product. - The South Cambs perspective is to deliver rural exception sites; Planning approval has been received for a site at Gamlingay. - The County Council have set up a development company to use their own land assets (also talking to the NHS as they own estates in the area). • Dan Horn - <u>Fenland District Council</u>. Selective licensing, which is still in Fenland (for private rented in Wisbech) is to go to the Secretary of State. • Lynne O'Brien, <u>Cambridgeshire County Council</u>. The DFG paper went to Committee and was approved. Two Extra Care schemes (St Ives and Whittlesey). Consulting on Phase 2 of the corporate restructure is happening now and The Children's board is also being reorganised. • Iain Green – <u>Cambridgeshire County Council</u> (Health) – A pharmaceutical Needs Assessment is being carried out currently (Housing trajectories are needed for this). Statutory duty to review. • Simon Phelan - <u>West Suffolk</u> - Working on devolution however, Norfolk have backed out. • Caroline Hannon - <u>Peterborough</u> - Selective licencing is being implemented on 1st December. 	



	<p>- Peterborough City Council has developed a site in the city centre with PIP (Peterborough Investment Partnership) which is a joint investment company.</p> <p>- A joint venture is happening with Cross Keys Homes (to deliver housing projects) to include affordable homes. Going to Cabinet Monday 7th November with the draft of Local Plan. Large HCA sites may come forward within land supply sites. SHMA update to be carried out after publishing household projections.</p> <ul style="list-style-type: none"> • Caroline Hannon - <u>Huntingdonshire</u> - Local Plan still ongoing. Large number in temporary accommodation and needing to find solutions. • Helen Reed, <u>Cambridge City</u> - Members have also been looking at Discretionary Licensing. • Nigel Howlett, CHS will circulate a note to the Board regards the CHS-led New Horizons work and training project within the Building Better Opportunities theme. CHS also submitted a partnership bid to the County Council to run the Cambs Local Assistance Scheme. • Sue Beecroft – The updated directory of housing providers can be found here www.cambridgeshireinsight.org.uk/housing/crhb 	NH
6. Standing Item: Update on Housing & Planning Act and Supported Housing Impact		
	<ul style="list-style-type: none"> • No further update. 	
7. Standing Item: County Update		
	<ul style="list-style-type: none"> • Transforming Lives, Better Care Fund and Cambridgeshire Exec. Partnership Board – No further update. 	
8. Any other business		
	<ul style="list-style-type: none"> • Add the Autumn Statement to the CRHB agenda item for 2nd December. 	EF
Dates of meetings (First Friday of the month, 9.30am to 12.30pm, all at SCDC)		
<p>2 December 2016 13 January 2017</p>		