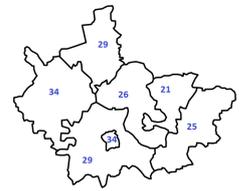


Cambridge sub-Regional Housing Board (CRHB)

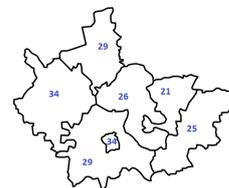
Meeting at SCDC offices, Cambourne
 9.30am – 12.30pm, Friday 3rd March 2017
 Meeting notes

Present
Alan Carter (Cambridge HDA) Caroline Hannon (HDC & PCC strategy & enabling) Dan Horn (FDC strategic housing) Helen Reed (Cambridge City Council strategic housing) Nigel Howlett (CHS, RP rep) Richard O/Driscoll (Cambs County Council) Sarah Ireland (bpha, RP rep) Simon Phelan (West Suffolk strategic housing) Stephen Hills (SCDC) Chair Sue Beecroft (sub-regional housing strategy coordinator)
Apologies
Pau Kitson, HCA Iain Green, PHE Alex Frances, GCGP LEP

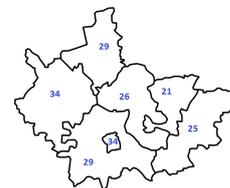
	Item	Lead & actions
1.	Introductions/Apologies	Stephen Hills
	Minutes not available yet (apologies), Sue to locate and circulate after the meeting.	SB
2.	Housing White Paper	All
	<ul style="list-style-type: none"> Discussion around the 4 headline themes: <ol style="list-style-type: none"> Planning for the right homes in the right places Building homes faster Diversifying the market Helping people now 	
	<ul style="list-style-type: none"> Gavin Barwell (Housing Minister) visited Cambridge last week. Positive response as he seems to be genuinely engaged and on top of his brief. Answered questions well and openly. Lots of good questions from the floor. White Paper gives us opportunity to come forward with suggestions, perhaps we should respond in that light. PPF and CPOs preparing a response and I said we were planning to refer to each others' responses. It's white, not green, as there are some parts which are more prescriptive, while some more discursive. Maybe leading to a housing act (even though we recently had one). Could be by end of the year? Unclear on this. Savills has produced a good summary. SB to seek out other responses and share with CRHB. Added a page here http://cambridgeshireinsight.org.uk/housing/housing-white-paper <p>Highlights and discussions</p> <ul style="list-style-type: none"> Older peoples housing and social care housing need to be given more visibility and may form more part of the housing need assessment process. Also mentions incentivisation for older people to leave homes which are too big / not appropriate both rented and purchase. 	SB



	Item	Lead & actions
	<ul style="list-style-type: none"> Announced a review of the use of RTB receipts, but we are not clear on where the voluntary RTB has gone now. Housing minister: RTB national rules justifiable only if replaced – a good sign. He wants RTB to apply to housing companies as much as to other social housing. As definition of affordable has been so far extended, means RTB may still be applied to these homes. Might have to sell 5% per year for discount. Needs working through. Link between change in definition and the rent flexibility for CIL – enables higher rents on new housing developments, affordable goes to better off people so welfare costs don't increase, but leaves a big gap for those on lower incomes. May generate more money for the developers. If RPs can have higher rents as long as welfare cost does not change, hard as RP does not control the welfare costs. Danger in terms of meeting housing need. JRF will be publishing a study by Martin Wheatley, "benefits to bricks", will be interesting to see what the report looks like. SH was interviewed Minister actively encouraging councils to set up companies and borrow from PSBR. Little hope of debt cap being raised. Seems like a contradiction. Clear gov't will not consider raising the debt cap for councils. It's an issue Cambridge and SCDC might be able to make the case about locally... As the Minister has offered to look at alternative proposals, we should take him up on that. Community Led Housing – CLTs or coops – there is some funding allocated to City and SCDC. SHMA – by April 2018 the new method for housing market assessment should be "in place". We should respond that the examination timetable and evidence gathering, even where people cooperate well and are getting homes developed, welcome help with the mechanisms especially so it's not costly – enable a gap for implementation to help us fit it into our local plan processes. Want to ask that don't apply new method until it fits with the LP timetable, especially if it contradicts our examination timetable. NPPF to be amended to enable higher density development. But also wellbeing and homes for life to be encouraged, Contradictory? Rolling 5 year rolling land supply might be positive. Family friendly tenancies for longer than 3 years in the private rented sector. 2 May deadline for responses to DCLG. SCDC and FDC are doing individual responses. 	
	<ul style="list-style-type: none"> All go away to identify "top 3" headlines we should respond on as a group, by 24 March 2017, ready for a discussion at April CRHB. Sue to collate CRHB's list of "top 3's" 	All SB
3.	Devolution update & discussion	Stephen Hills
	<ul style="list-style-type: none"> Housing business case has now been agreed by government, including £100m for 2,000 homes. Got a project plan, housing task force will still be a core group for the councils but will meet less frequently. Leaders have agreed some resource to progress it across the combined authority (CA in these notes). SCDC will continue to lead on housing on behalf of the CA in a collaborative way. One early task is to draft a strategy for the CA. Will only be an outline. Will need to make sure county is part of this. Possibly aim to have in place by June? Or maybe themes and topics outlined. Simon P – how does it fit with your SIF strategic infrastructure framework? Post meeting note: SB to locate C&P SIF WILL Need to think - Will the strategy shape investment decisions? What is its objective? LGA housing strategy sets out a good approach – SB to circulate CH asked if SH could send feedback after Monday's meeting on the CA strategy Update on CA RP forum, led by Claire Astbury. Alan Lewin now the chair of a new CA partnership of RPs. Want to keep the agenda wide, not just delivering the £100m 	SB SB SH



	Item	Lead & actions
	<ul style="list-style-type: none"> Claire is lobbying all the mayoral candidates, housing and related issues. Wonder if we might get some feedback from her? CRHB need to think about how to develop that relationship. NHF corralling a body of RPs to talk to the CA as a new body. Not engaging partners outside the area as yet, but will need to think about providers who are acquiring sites. How we engage with the private sector will be very important in all this. CA will need negotiators. Need to get that relationship right. Nick Wright of Cross Keys is the investment lead, Claire from bpha is the land and planning lead. Claire Astbury is looking for a communities / housing management lead too. SH sees value of CRHB continuing and growing, with the Suffolk perspective still and drawing Peterborough in more... so CRHB could be the drafting group for the strategy with input from partners. For a future meeting – invite the RP CA group to CRHB so we can make a connection face to face, might have a steer on strategy and how it might work. SB / SH to talk to Claire Astbury about what's a good time to do this. Further down the line, invite house builders / developers to look at our strategy? LEP keen to lead something on this, we could go along to that? Look at themes of a combined strategy together? <p>Post script on viability</p> <ul style="list-style-type: none"> Dan H – feel a more consistent approach to viability is needed. Could secure via Devo? Affects wording of s106, don't want to lose out through that negotiation. FDC buys into PCC resource. SCDC has a resource. Need to try to look at this together. Across all sites, not just devolution sites. Do we want to create a robust in-house team? 	SB / SH
4.	Supported housing consultation	Sue B / all
	<ul style="list-style-type: none"> CRHB's submission to the consultation – you can find our letter here http://cambridgeshireinsight.org.uk/file/3280/download which Stephen ran past SCDC portfolio holder. Page of useful links here http://cambridgeshireinsight.org.uk/housing/supported-housing-funding City, FDC, West Suffolk and County all submitted responses – people to share with the group if possible. If public, will add to Cambs Insight page (link above). Unclear of the timetable for next steps, SB to find out if possible. 	SB
5.	County council update	R O'D
	<ul style="list-style-type: none"> Richard provided some highlights from Cambs County. County will have a single commissioning directorate, no longer separate for older, mental health etc. Could be quite soon, possibly June. Now starting up in shadow form. Richard's role is likely to change. The new director will be well placed to look across the board, which is positive. STP activity is being driven forward at pace. Trying to increase awareness of importance of social care to the NHS. Sue and Richard to agree on who would be good to invite to a future CRHB meeting to talk us through the STP and housing actions / contribution. Major homecare tendering exercise about to be done. Up to now had a strategic framework limiting the number of providers – basically moving to an approved list arrangement, enables wider group of providers, some longer contracts and more flexibility. Called a Dynamic Purchasing System (DPS). It is more of a partnership model, wider group of partners, more stuff devolved e.g. in the social work area. More outcomes focus. Care Homes work is progressing, under OPAS. Care home development figures have been calculated – need 5 new ones across the county now. In a period of market engagement, want to identify a strategic partner this year. Want to 	RO & SB



	Item	Lead & actions
	<p>get them built, County looking to make land available either via lease rent or disposal.</p> <ul style="list-style-type: none"> • Got member approval. • Question on locations for Richard? He says have tested some sample sites. Will work with CCG and Peterborough. Taken parcels of land within county ownership – started with 13, some sites are bigger than needed for a care home so might be mixed. Half look positive. Quarter less certain, quarter not really possible. • Looking at getting a proportion affordable for county clients and a proportion for the market under some kind of long contract arrangement. Some self-funded. 	
	<ul style="list-style-type: none"> • Put on next agenda 	SB
6.	Finishing up CRHB's 2016/17 action plan	Sue B / all
	<ul style="list-style-type: none"> • Review of CRHB 2016/17 agendas and actions (paper to be tabled listing any actions “still to do” for us to go through together). In the meantime, here is a link to the January version of our action plan: http://cambridgeshireinsight.org.uk/file/3279/download 	
	<ul style="list-style-type: none"> • Notes taken down on-screen to help finish off the 2016/17 action plan, Sue to write up and tidy, and will circulate. • Will also work on a new draft plan for 2017/18. 	SB
7.	AOB	
	<p>Hometrack subs for 2017/18</p> <ul style="list-style-type: none"> • Paper circulated before the meeting. Agreed to renew our regular subs, and to extend our trial year for “comparables” to March 2018. • SB to clarify for partners whether the costs can still be met from the existing SHMA budget. Also planning more training for people to help them use of the system more. 	SB
	<p>Homelink and P1E</p> <ul style="list-style-type: none"> • Trailblazer comes with individual record keeping requirement. • Think that will provide all the data ever needed, might replace the £40K project we had specified on evaluation. • Abitras “keen to help” but their development work takes time and is scheduled. • Would mean a delay to the Abitras implementation project. • Meeting agreed to that i.e. prioritising homelessness reporting over other Abitras reports. 	DH / MU
	<p>Consultants</p> <ul style="list-style-type: none"> • Tax for consultants rules have changed. Worth being aware of. 	
	<p>RP reps at CRHB</p> <ul style="list-style-type: none"> • Phillip S is leaving and going to another job. SI stopping chairing the RP forum. NHF group has a role promoting the role of RPs to the CA. • Discussion around a housing management / communities role for the CA group who might potentially feed into CRHB. Still feel there is a role for a neighbourhood forum, and to feed into CRHB. • 3 RP reps still feels like the right number, the themes feel right. • We can invite Alan to CRHB / as chair of CA group. • SB to talk to Philip about the problems encountered in running the neighbourhood and communities forum, to pick up any tips for the future. 	
	<p>Strategies</p> <ul style="list-style-type: none"> • City and SCDC doing interim housing strategy statements, will look to do a joint strategy, will need to fit in with CA strategy in some way. 	
	<p>Local Plans</p> <ul style="list-style-type: none"> • Local plan hearings coming up in April around housing. Thresholds, is 40% justifiable, residential moorings, regardless more or less of the white paper's effects. 	
8.	Future meeting dates (all at SCDC offices, Cambourne, 9.30 to 12.30)	
	7 April (cancelled), 5 May, 2 June, 7 July, 4 Aug, 8 Sept, 6 Oct, 3 Nov, 1 Dec	