



# Cambridge sub-Regional Housing Board (CRHB)

Swansley Room, SCDC offices, Cambourne

9.30am – 12.30pm, Friday 5 May 2017

## NOTES

	Title	Action
1.	Welcome/apologies	
	<p><b>Attendees</b></p> <ul style="list-style-type: none"> <li>• Stephen Hills, SCDC (chair)</li> <li>• Gill Anderton, SCDC, Housing Development Manager (South Cambs), Greater Cambridgeshire Housing Development Agency</li> <li>• Sarah Gove (FDC) in place of Dan Horn</li> <li>• Lynne O’Brien in place of Richard O’Driscoll (Cambs County)</li> <li>• Helen Reed (City)</li> <li>• Caroline Hannon (HDC and Peterborough)</li> <li>• Sarah Ireland (bpha, RSL rep)</li> <li>• Alex Frances (GCGP LEP)</li> <li>• Julie Baird (assistant director for growth, West Suffolk)</li> <li>• Simon Phelan (West Suffolk)</li> <li>• Alan Carter (C HDA)</li> <li>• Nigel Howlett (CHS, RSL rep)</li> <li>• Sue Beecroft, CRHB support</li> </ul>	
	<p><b>Apologies</b></p> <ul style="list-style-type: none"> <li>• Dan H (FDC)</li> <li>• Paul K (HCA)</li> <li>• Richard O’Driscoll (Cambs County)</li> </ul>	
	<p><b>Draft minutes and matters arising</b>            March’s papers are available at <a href="http://www.cambridgeshireinsight.org.uk/housing/crhb">www.cambridgeshireinsight.org.uk/housing/crhb</a></p> <p>Action updates:</p> <ul style="list-style-type: none"> <li>• Cambs-Peterborough infrastructure framework – Sue to speak with John Williamson to clarify, but appears to be continuing work on this.</li> <li>• SB to add Alan Lewin to CRHB “to list” – done 11/5/17</li> <li>• FYI: Abitras (choice based lettings IT supplier) has been overtaken by Civica. Will continue with same capability. Same team but some handover needed. Sounds like will add capacity. Still working on the homelessness module. Have 60 LA partners around the country and assured cost of developing shared systems stuff will be shared across all of them. They are aware our area needs some additional support following the Abitras “handover”, and they want to work hard to put that right.</li> </ul>	
2.	Modular Homes & MMC	Gill Anderton
	<ul style="list-style-type: none"> <li>• SH has commissioned an issues report on MMC – to be circulated after meeting</li> <li>• Hope to use as a basis for assessment of current projects, aspirations, gives</li> </ul>	



Title	Action
<p>context.</p> <ul style="list-style-type: none"> <li>• SH has sent to Martin Whitely (acting CEx at CA) and if he's happy will circulate to CA leaders to make sure they have grounded perspective.</li> <li>• Will be a significant project in its own right if they decide to proceed with it.</li> <li>• SCDC was already working on a modular homes pilot project – Gill outlined for us: <ul style="list-style-type: none"> <li>○ As Right to Build vanguard, SCDC is supporting self and custom build. Looking modular as part of this.</li> <li>○ Working with UEA and their sustainability business “adapt”. Got a draft report form that, working on it.</li> <li>○ Key thing is looking at housing white paper and the industrial strategy green paper with its 10 pillars.</li> <li>○ Talking with the offshore industry as they were challenged about 5 years ago to reduce their costs by 25%. They in fact managed 32% cost cut and more efficient. Thought could learn from and bring them in.</li> <li>○ Working towards a list of modular designers, contractors, suppliers, quality, funding sources, methods etc. to set out what is available in our area. Could roll it out across England...</li> <li>○ Don't need to reinvent, but need to be practical in light of the key land ownership element, as that it key.</li> <li>○ Proof of concept work (Dutch company) has a great product SCDC wants to trial. V high quality, to be made in SmartLife Centre using apprentices and trainees. But have to get full planning on a plot SCDC owns and would have sold on for self build. The unit will float! Will have open for 2 or 3 months for visiting. Talk to mortgage providers. Also looking at a village site which might take a few of these units.</li> <li>○ 700 self build applicants on the SCDC register to date, and increases 20 to 30 per month. Legal requirement to help them with plan and planning etc. This might fill the need for people who are perhaps 'less wealthy' off the list.</li> <li>○ Might be able to tie in with self build plots on new developments. To be explored.</li> </ul> </li> </ul> <p>Discussion</p> <ul style="list-style-type: none"> <li>• Bpha did work on this in the past – 4 home types to put on lorries and deliver to sites. Quick and worked, quite cost effective (no more than traditional build) all on English Partnership land. Land is the key thing.</li> <li>• Julie Baird interested for West Suffolk.</li> <li>• Alex F (LEP) hoping to link in together properly as lots of overlap. Ian at LEP is interested. Very interested with mapping of supply chain and have been talking to companies about how to get involved in the market.</li> <li>• HCA has a strand of work on the topic.</li> <li>• Big link to training and skills. There is still a shortage of people to put the modular homes together, it's still technical and has skills needs. Specialist cranes etc. There is a huge spectrum of how simple or technical this all is.</li> </ul> <p>Actions</p> <ul style="list-style-type: none"> <li>○ Gill and Lawrence happy to take questions after meeting</li> </ul>	<p>Gill and Laurence</p>



	Title	Action
	<ul style="list-style-type: none"> <li>○ Gill tel: 01954 713377 e: <a href="mailto:gill.anderton@scambs.gov.uk">gill.anderton@scambs.gov.uk</a></li> <li>○ Lawrence Castle (Self/Custom Build Regional Manager) based at SCDC tel 01954 713419, e: <a href="mailto:laurence.castle@scambs.gov.uk">laurence.castle@scambs.gov.uk</a></li> <li>○ Picture scoping out the work to be circulated on e-mail (not for website)</li> </ul>	
3.	Devolution & new housing strategy	Stephen H
	<ul style="list-style-type: none"> <li>• Review of sequence of events:</li> <li>• SH asked to provide 2 side note on what a CA strategy might look like / cover.</li> <li>• Leaders have come up with themes for the strategy.</li> <li>• Next week will be a session with leaders to look at what's emerging, and agree headlines by 31 May. Then we go and write it by Autumn.</li> <li>• 4 themes               <ul style="list-style-type: none"> <li>○ More homes</li> <li>○ Prosperous places where people want to live incl quality charter &amp; inclusive growth commission (recent report) -</li> <li>○ Health and independence incl existing homes, supported and DFGs, warm homes</li> <li>○ choice – homelessness, CBL, empty homes, work with PRS, diverse offer on tenure types. Not just new homes, wider range of housing needs. Intermed rents, workers etc.</li> </ul> </li> <li>• Currently, measures are not clear, need to be firmer about what CA can do to help the market deliver the total number of homes etc</li> <li>• SB to send as email with minutes, not on Cambs Insight.</li> <li>• We want a unique, specific CA housing strategy.</li> <li>• What more does it bring (working together as a CA)?               <ul style="list-style-type: none"> <li>○ securing land</li> <li>○ crisp vision (to do with private sector market)</li> <li>○ Earlier involvement with all RPs to encourage a different contribution made possible and new investment partnership?</li> <li>○ planning – may be things we could do to make the process better, esp pooling resources on viability to share an in-house viability team alongside the other things helps more robust engagement with developers.</li> </ul> </li> </ul> <p>Ideas:</p> <ul style="list-style-type: none"> <li>• AC: Some commonality with pre-city deal conversations in that it links good quality housing related strongly to economic growth. Also that housing delivery is private sector led, hoping we might change that model via CHDA and other. Want a different dynamic working with the commercial sector</li> <li>• DO we need a forum where we could work together on this? Could be up for a different way of working. Land is critical, but as long as owners are aligned with our vision might well bring more forward which commercial drivers might not support.</li> <li>• NH: is the strategy to be all-encompassing? Not clear and not yet. Will need to work out what actions CA will have and where things are done by the Las and we just report back on that success.</li> <li>• Julie B – up-skilling planners may also be needed to help them understand the importance of viability. Could do that early on.</li> <li>• Key is what the CA will do – also to become aware of what we are already</li> </ul>	SB



	Title	Action
	<p>doing (!)</p> <ul style="list-style-type: none"> <li>• Could be the way we introduce the GCGP Place Partnership?</li> <li>• Alex – impact indicators. Worried inclusion is getting lost within devolution – Dan Thorpe leading on this</li> <li>• Probably not time for wider consultation with residents, but definitely want to consult with the housing and planning network.</li> <li>• SP – question about links to health, is that link being made?</li> <li>• AF - Devo 2 is more place-making and market towns</li> <li>• Very difficult if things get “too set” too early on.</li> <li>• Lynne - Land and MAC project links?</li> <li>• Quick wins to be announced in June – David Keeling is working out what might be on that list. Needs to provide added value, but given the tight timescale won’t be as much added value as maybe later schemes.</li> <li>• Also reviewing the list of 45 sites (Paul Bonnet) and when they might be coming forward.</li> <li>• Procuring consultants to move from business case criteria to more detail on how to assess, how to take decisions</li> <li>• Alex offered support on due diligence as LEP has some learning on that.</li> <li>• West Suffolk still interested in working with the CA area, don’t want this to hinder that! Part of the LEP and CRHB area.</li> </ul> <p>SB to add a devo page on CI with “useful docs” provided published already, just to help us all find them.</p>	SB
4.	Supported housing	All
	<ul style="list-style-type: none"> <li>• Parliamentary report on supported housing funding - <a href="#">here</a><sup>1</sup></li> <li>• Parliamentary report “Building for equality: disability and the built environment” <a href="#">here</a><sup>2</sup> (plus excerpts in a separate note)</li> </ul> <p>Housing minister seemed to be getting it but now with GE we are not sure what will happen next. Heidi Allen was on the select committee.</p> <p>Disability housing Northstowe community forum also very keen on this AC – recalls the old inclusive design guide and parallels with the parliamentary report. Effort to deregulate industry goes against the principles set out? New sustainable housing guide for Cambridge (based on 4 c’s) which looks at elements of best practice. Access. Health. Invite Emma Davis to come along to session where Paul Kitson is (July). Could CA pick up on this? SPD but not a planning authority so would need to straighten this out? And guiding where it invests. SB mentioned space standards work with RPs too.</p> <p>Review of DFGs completed and councils have signed up. Pathways have been improved. Workshops being held – childrens and adults / older people separately (older is on 15 May)</p>	SB

<sup>1</sup> <https://www.publications.parliament.uk/pa/cm201617/cmselect/cmcomloc/867/86702.htm>

<sup>2</sup> <https://www.publications.parliament.uk/pa/cm201617/cmselect/cmwomeq/631/63107.htm>



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	<p>Jo Emmerton is looking at how the CHIA works looking for efficiencies. Outcome late summer. Will have to go back to county to see fit with other workstreams.</p> <p>NH and SH to talk together about a specific family's needs in SCDC relating to DFGs.</p>	NH/SH
5.	County council plan for new care homes	Richard O'D
	<ul style="list-style-type: none"> <li>• To come to June meeting</li> <li>• CCC committed to support</li> <li>• Reorganisation within CCC makes housing more central to some of the thinking.</li> <li>• New commissioning directorate will be put in place and should make decisions more consistent.</li> <li>• Tendering for "dynamic purchasing system" for homecare – for all client groups, working with the CCG – will start in November and run for 10 years.</li> </ul>	
6.	CRHB's 2017/18 action plan	All
	<p>New action plan here <a href="http://www.cambridgeshireinsight.org.uk/file/3356/download">www.cambridgeshireinsight.org.uk/file/3356/download</a></p> <p>Outline agenda plan here <a href="http://www.cambridgeshireinsight.org.uk/file/3355/download">www.cambridgeshireinsight.org.uk/file/3355/download</a></p>	
	CRHB members like the outline agenda plan, will all let SB know if anything missing.	All
	<p>Next few meetings:</p> <p>June HCA STP Early Savills report Houseboats</p> <p><b>July meeting</b> General election results Savills report and diamond-o-gram (copyright) Review of tenure mixes – <b>(SB to ask enablers )</b></p> <p><i>August TBC, often gets cancelled</i></p>	
	<p><b>Suggestion of a half day seminar</b></p> <ul style="list-style-type: none"> <li>• Stephen suggested CRHB organises a half day seminar with Savills, Diamond-o-gram, Natalie Elphike, CIH, Terrie Alafat</li> <li>• NH - What about the very "bottom end" of the market? RPs use means testing to ensure people can afford, but is reducing options. Understandable but effect is difficult</li> <li>• What we all decide to do will have an impact on the market; we will be part of shaping it.</li> <li>• AC – can we label up 4 Cambridge housing products based on the research which we can promote and market, deliver. Could be a CA thing?</li> <li>• As a public sector group could we be more directive?</li> <li>• SB to produce "diamond-o-grams" for everyone</li> <li>• Modular housing – make sure it's added in (AF) – respond to what the CA decides? Be aware of what they might agree / decide.</li> <li>• May need to recalibrate our action plan in Oct according to GE, CA.</li> </ul>	SB



	Title	Action
	<ul style="list-style-type: none"> <li>All agreed – half day event is a great idea</li> <li><i>Post meeting note: the Greater Cambridge partnership (FKA city deal) is keen to support such an event with CRHB.</i></li> </ul>	
	<p><b>Ex care strategy – older peoples strategy</b></p> <ul style="list-style-type: none"> <li>Need Sheffield Hallam work completed before can do that action.</li> <li>Ex care stopped due to supported housing funding consultation coming in and affecting all plans.</li> </ul> <p><b>Add in to our workplan:</b></p> <ul style="list-style-type: none"> <li>Reviewed strategic economic plan from LEP – update to come along to CRHB in September</li> <li>Draft CA strategy – move to June for headlines, full one to come to September instead of August</li> </ul>	
7.	Round table catch up	All
	<p><b>Alan C – GC HDA</b>  Managed schemes delivering 274 homes last financial year, 172 were some form of affordable housing.  Balanced their budget.  Target for next year is 208 homes, slightly more affordable within that.  Trajectory with benefit of devo grant increases to 387, then 574 in following 2 years (homes of all tenure). Target was 200 per year originally.  SB – circulate link to HDA website.  AC will share annual review doc in next 6 weeks or so.  Website: <a href="https://www.cambridge.gov.uk/greater-cambridge-housing-development-agency">https://www.cambridge.gov.uk/greater-cambridge-housing-development-agency</a></p>	SB AC
	<p><b>Simon P – West Suffolk</b>  New Anglia LEP has commissioned HFI to do the housing element of their plan.  SPIF – last stages of doing strategic planning infrastructure framework  Clearly identifies West Suffolk as part of Cambridge market.  Going to embark on West Suffolk housing strategy and Suffolk wide one.</p>	
	<p><b>Julie B – West Suffolk</b>  Looking at social inclusion and inclusive growth – really keen to keep working together and learn from each other. Want to keep the relationship strong.</p>	
	<p><b>Alex F - LEP.</b>  Interesting for LEP and the fact CA does not cover as wide an area as the LEP does  Not sure how this will work with infrastructure planning.</p>	
	<p><b>Nigel H - CHS</b>  CHS now operating the CLAS scheme - trying to make resources available to those most in need.  Mobile working, resilience and service to customers in the way they want will be reviewed over the next 2 years.  Still want to keep personal contact for those who want it.  Have joined UK customer services institute. Only 25 housing associations, CHS got top rating as a HA.</p>	
	<p><b>Sarah I - bpha</b>  Chair of RP forum coming to the end. Sarah will write round to find a new chair.  On Southern Fringe – delivered 804 homes. On site with 325. Under contract to deliver 600 on the growth sites in addition to the SF.  Very pleased with the outcome of the SF.</p>	



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	<p>Not on site yet at Northstowe. Sarah is moving to Cross Keys HA. Gave apologies for June meeting will come in July and new chair of RP forum will come from then onwards.</p>	
	<p><b>Caroline Hannon – HDC &amp; PCC</b> <b>HDC</b> 188 homes completed in 2016/17 Bearscoft starting on site. Preparing housing strategy, have been waiting for confirmation by members that the actions are OK. Will go to cabinet in June. Local Plan in HDC – proposed submission version later this year. <b>PCC</b> Low delivery Hoping CA and joint ventures will bring more housing forward. Low AH due to viability. Strategy adopted last month. Local Plan to go to planning inspector later this year.</p>	
	<p><b>Helen R - Cambridge</b> Joint housing strategy with SCDC starting off. Want to make sure it links with CA. All sounds complimentary. Local Plan exam – housing hearings went through well. Debate around student housing, colleges etc</p>	
	<p><b>Sarah G – Fenland &amp; homelessness trailblazer</b> Trailblazer – recruited 6 of 7 posts. Done first return to CLG.</p>	
8.	AOB	
	<p><b>Housing white paper</b> We did not submit a combined response in the end. Page of links to other responses here <a href="http://cambridgeshireinsight.org.uk/housing/housing-white-paper">http://cambridgeshireinsight.org.uk/housing/housing-white-paper</a></p> <p><b>Northstowe healthy town update</b> NHS has provided some funds for a piece of work with Sheffield-Hallam to look with LIN at predicting the need of older peoples’ housing Starts from SHOP model, but nuances to predict types of need and care and support. Will use SCDC and City data initially but want to make it a national model eventually.</p>	
9.	Future meeting dates (all at SCDC offices, Cambourne)	
	2 June, 7 July, 4 Aug, 8 Sept, 6 Oct, 3 Nov, 1 Dec 2017	
	<b>Suggestion to move next meeting to 9 June due to school half term</b>	