

**Cambridgeshire Sub-regional RPs and Enablers Forum**  
**Minutes of the meeting on**  
**Friday 28 April 2017**  
**2pm at SCDC's offices, Cambourne**

**Present:**

Alan Lewin	Axiom Housing Association
Juliet Drewett	bpha
Sarah Ireland	bpha (Chair)
Jules Hill	bpha (minutes)
Mark Pigram	Cambridge & County Developments
Sue Beecroft	Cambridge City Council
Cllr. Linda Harvey	Cambridge County Council
Caroline Hannon	Fenland and East Cambs Councils
Ulrike Maccariello	Hastoe Housing Association
Sarah Lyons	Housing Development Agency
Frank Mastrandrea	Huntingdon District Council
Philip Murton	Iceni Homes
Craig Glasper	King Street Housing
John Wafer	L&Q
Maggie Lynch	Metropolitan Housing
Claire Astbury	National Housing Federation
Uzma Ali	South Cambs District Council
David Ousby	South Cambs District Council
Simon Phelan	West Suffolk Housing

**Apologies:**

Helen Fortune	Accent Group
Helen Reed	Cambridge City Council
Olivia Manton	Fenland DC
Samantha Phelps	Guinness
Nick Enge	HCA
Paul Kitson	HCA
Becky Ashley	HCA
Mary Gibbons	Hundred Houses Society
Andy Chapman	Luminus
Sarah Brind	Sanctuary Housing
Julie Salisbury	West Suffolk Housing

**Guest**

Helen Collins	Head of Housing Consultancy, Savills
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1.	<b>Introductions and apologies</b> Round table introduction from everyone in attendance and apologies noted.	
2.	<b>Matters arising from previous forums</b>  Space Standards – We have had some responses and the issue was raised at the CRHB workplan. Information will be compiled and circulated to the forum. Linda advised that she raised this issue to the Housing Minister recently. His response was that he was not prepared to do anything specifically at the moment and would like to allow people in very high value areas to get on the housing ladder. He is prepared to see the Developments with shared communal areas. Linda is hoping to have a further meeting with the Minister. Linda is happy to take information, examples from Forum members to the Minister.  Simon Phelan suggested that Linda speaks to the West Suffolk Portfolio Manager to discuss.  David Ousby – SCDC always push back on the national space standards and ask for proof from an RP that they are prepared to take the units. This has become more a problem since Lifetime Homes product has gone.  Caroline – Kim has carried out research on RPs minimum standards and this information will be shared once it is complete.  Sue B. to work on this. Added to Workplan.	
3.	<b>Savills presentation by Helen Collins, Head of Housing Consultancy</b>  Helen presented to the Forum “Residential Market Outlook and White Paper Overview” a copy of the slides will be circulated with the minutes and added to the Insights page.  <ul style="list-style-type: none"><li>• Rental markets are continuing to grow</li><li>• CLG stats show 140-150,000 homes are being built</li><li>• Savills started using EPC certificates</li><li>• The Help to Buy product is supporting 50% of transactions</li><li>• The Housing market is still strong</li><li>• White paper consultation – LAs/RPs are responding to the</li></ul>	<b>Jules</b>



	<p>consultation directly</p> <ul style="list-style-type: none"> <li>• Rent policy – what incentive is there for the Government?</li> <li>• What is the view on the future of S106 with HTB so in demand</li> <li>• 5 year point was initial concern but not now there has been no interest rate increase</li> </ul> <p><b>Helen queried with the Forum if any use/have set up sponsored companies / shared services:</b></p> <ul style="list-style-type: none"> <li>• HDA have shared services with Cambs and City councils</li> <li>• Peterborough have set up a JV with Cross Keys with a view to delivering affordable housing and marketing of homes</li> <li>• Peterborough have also set up a JV with a private company</li> <li>• ECDC have set up a housing company for delivery of CLT - Palace Green Homes</li> <li>• County Council have their own development company and are not collaborating with anyone</li> <li>• West Suffolk have a 3-way development company venture with Suffolk and County</li> <li>• Cross Keys has entered into a private JV with Kier</li> <li>• Cambridge City have an investment partnership with Hill</li> <li>• bpha had a key communities partnership with the HCA for some years</li> </ul> <p><b>Stock rationalisation</b></p> <ul style="list-style-type: none"> <li>• Savills have helped HAs sell 18000 homes over the last few years</li> <li>• The market is picking up again</li> <li>• Is used as a growth tool</li> <li>• Alan L. stated that clarity on voluntary Right to Buy is required before strategic stock rationalisation can take place</li> </ul>	
4.	<p><b>HCA update – HCA representative</b></p> <p>Apologies received from the HCA. No representative present.</p> <p>We will ask for a written update from the HCA going forward if they are unable to attend the Forum. Nick Enge is the local Rep and will be invited and encouraged to attend future meetings.</p> <p><b>CME</b> – no bids submitted by Forum members. We will endeavour to obtain feedback from HCA on this for the next meeting.</p> <p><b>Northstowe</b> - Sarah attended a Northstowe Community Forum this week. Presentation given by Sarah and Stephen Hills.</p>	<b>HCA rep</b>



	<ul style="list-style-type: none"> <li>• Phase 1- 300 homes will be delivered.</li> <li>• Stephen Hills reported that current negotiations with HCA will be higher level of AH at 50%. 10% affordable rent, 20% starter home and 10% another flexible tenure.</li> <li>• Inside Housing – working on a piece on RTB properties.</li> <li>• bpha have 660 units and 100 have been sold.</li> <li>• Jules – to circulate and upload Sarah/Stephen presentation slides.</li> </ul> <p><b>Older person Strategy</b> - Sue is still trying to obtain a final copy and will circulate once received.</p>	<b>Jules</b>
5.	<p><b>Update from Enablers:</b></p> <p><b>West Suffolk</b> – have had the first developer coming forward wanting to use affordable private rent as their affordable product. Has not been approved yet. Rent levels proposed 80% of open market. It is on a restricted scheme.</p> <p><b>David Ousby SCDC</b> – Northstowe phase 2 expected to be 250 unit parcel. Proposing 20% affordable rent.</p> <p>Waterbeach - Urban and Civic have submitted planning application 6000 homes. An SDV is required for the whole site. Urban and Civic are interested in build to rent at Waterbeach. Acceleration for delivery could be quicker than build to sale. Possible to rent 10-15 a week.</p> <p>Housing White Paper and Build to Rent Consultation – particularly interest in possibility that rents are linked to salary and to market rates.</p> <p>Any RSLs who would like to talk to SCDC or get involved, they are happy to discuss.</p> <p>10 unit threshold site – successful appeal by SCDC. Happy to share information with forum.</p> <p><b>Peterborough.</b> 16/17 delivery was 125 dwellings hoping for more of an increase this year. Going through local plan consultation at the moment.</p> <p><b>Fenland</b> – 150 homes delivered in 16/17. This financial year deliveries are expected to be very low. No amendments to the local plan.</p>	

	<p><b>ECDC</b> – less than 50 units last year and likely to be the same this year. House Green Homes has been set up. Local plan consultation ongoing.</p> <p><b>Hunts DC</b> – 190 homes delivered last year. Growth site in St. Neots. Developer was proposing 3% affordable. Appeal has been withdrawn so it is hopeful that negotiations will improve the number. Site size 3500 units.</p> <p><b>Cambs City</b> – Jules to check Julian Adams is on the circulation list. Helen Reed and Julian to be invited to future meetings.</p>	<b>Jules</b>
6.	<p><b>Update from the Cambridgeshire Regional Housing Board (CRHB) – Sarah/Sue</b></p> <ul style="list-style-type: none"> <li>• Workplan was discussed at the last CRHB meeting.</li> <li>• Space standards has been added to the work plan</li> <li>• Developing discussion with Chief Planning Officers about this</li> <li>• County Council are now engaging with the Housing Board in relation to housing provision.</li> <li>• Stephen confirmed at the last meeting that the business case for the £100m of grant to deliver 2000 homes had been approved. Allocation of funding was discussed.</li> <li>• Supported Housing discussed. Homelessness Trailblazer bid- Housing Board made a bid for some of the money (grant) being offered and secured over £1700,000 for a 2 year project including Involvement of agencies to intervene in situations before a homelessness situation occurs.</li> </ul>	
7.	<p><b>The Greater Cambridge Devolution Agreement</b></p> <p>Alan Lewin – Chair met with 4 Mayoral Candidates to obtain their views on housing.</p> <p>Skills – employment – linking with housing development. Combined Authority area under discussion: maybe sponsoring a factory.</p> <p>Emergent Housing Strategy – draft outline sent to March Combined Authority. Any input for influence will need to be added to draft by end of May for a further submission to June meeting.</p>	



	Scale – Encourage SME Developers	
8.	<p><b>Help to Buy update – Juliet Drewett (bpha)</b></p> <p>Roadshows – We receive a good turn out of Developers but not so much RPs. CHS confirmed they will be attending the Cambridge Roadshow in May. 10 standholders are confirmed as well as Taylor Wimpey, Bloor, Enterprise Property Groups and bpha.</p> <p><b>Roadshow dates for 2017:</b>  Norfolk Roadshow – Saturday 6 May – 10.30am-3.00pm  Holiday Inn, Ipswich Road, Norwich, NR4 6EP</p> <p>Cambridge Roadshow – Saturday 24 June – 10.30am-3.00pm  Holiday Inn, Lakeview, Bridge Road, Impington, Cambs, CB24 9PH</p> <p>Suffolk Roadshow – Saturday 30 September – 10.30am-3.00pm  The Apex, 1 Charter Square, Bury St. Edmunds, IP33 3FD</p> <p>Virtual Roadshows – 2 have been run so far with the one held at lunchtime proving more successful.</p> <p>Nominations List – a new directorate was received by the HCA in January. HTB are no longer able provide lists of information to Enablers due to data protection and marketing. HTB Stakeholder Managers are able to provide anonymous lists that RPs can use for forward planning.</p> <p>HCA form – request to include Parishes – Local Connection. Juliet has investigated but the HCA will not amend unless there is a large demand for the change. If the Forum wish for the change, please contact Jules with specific details on why you need the parish information included and Juliet will contact the HCA again.</p>	ALL
9.	<p><b>Any other business</b></p> <p>Claire Astbury is leaving the NHF. Sarah Finnigan will join the Fed at the beginning of July. The Chair of the Forum thanked Claire for her work with the sub-region Forum.</p> <p>Sarah stated that she will be leaving bpha in the middle of May. And as advised at the last meeting will be resigning as Chair of this Forum. Any nominations for a new Chair to be submitted to Jules by the end</p>	ALL



	of June.	
10.	<b>Meetings for 2017 – all meetings are held at SCDC's offices</b>  Friday 21 July – 10am-12pm Friday 20 October – 10am-12pm	