**Cambridge sub-Regional Housing Board (CRHB)**

Meeting at:

Swansley Room, SCDC offices, Cambourne  
9.30 – 12.30, Friday 6 October 2017

**AGENDA**

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| 1. Present and apologies | | |
| **Present**   * Stephen Hills, South Cambs - chair * David Keeling, CA interim director of housing * Dan Horn, Fenland * Caroline Hannon, Peterborough & Huntingdonshire * Lynne O’Brien, Cambs County * Julia Vernon, West Suffolk * Julie Baird, West Suffolk * Heather Wood, South Cambs * Sarah Ferguson, director, housing & communities, Cambs County / Peterborough * Trish Reed, Commissioning, Cambs County * Iain Green, Cambs & Peterborough public health * Nigel Howlett, CHS, RP rep * Alan Lewin, CA/NHF RP rep (chair of forum) * Sue Beecroft, CRHB (notes) | **Apologies**   * Richard O'driscoll (Lynne O in his place) * Simon Phelan, West Suffolk (Julia Vernon in his place) * Mary Gibbons, Hundred Houses, CA/NHF RP rep (communities) * Adam Broadway, Flagship, CA/NHF RP rep (investment) – moving on * Alex Francis, GCGP LEP * Helen Reed, Cambridge City | |
| 2. Review of actions from previous meetings | | |
| Action (grey = done) | | Lead |
| **June 2017:** Withdrawal of funding to HIAs: DH suggested revenue funding was to be reinvested in early help. Think it might be going into the HOOP model (£300K). Dan is investigating how this is being ported across and will feed back to CRHB his findings | | DH progressing |
| **June 2017:** Yaxley had a cost neutral system for DFGs on a new development site. Sarah Ireland to ask Azhar at Cross Keys for any info can be shared on this. SB drafting a case study and some guidance notes to explain the current regulations. | | SB progressing |
| **June 2017:** Agreed would be good to look at the position of the affordable rent product across the CA / sub-region. Also who moves in to new growth sites? Work up 2 proposals with CSHG and County, invite Anita Howard Nov / Dec | | Anita invited by HR |
| **June 2017:** Pooled viability teams –Dan Horn is pursuing progress on this project. Draft note (can I circulate?) | | DH |
| **July 2017:** GCGP LEP Economic Plan: invite Adrian Cannard to talk us through SEP | | Adrian C to attend Dec ‘17 |
| **Aug 2017:** Supported hosing post – any news or progress? Lynne to find out. The post has been confirmed with 2 years funding as a commissioning role within the Commissioning Team & will be managed by Richard. He will be recruiting, Trish covering in the interim. | | LO’B |
| **Sept 2017**: Adam offered to make a link when talking about SLAs for utilities. Cambridge HDA looking at a MoC for strategic work in infrastructure provision. Might be more than HDA - county involved. Good to include Network Rail | |  |
| **Sept 2017**: Please ask if anyone has questions or thinks SH needs to be sharing things about CA. Let Stephen know if not heard anything, should be in process. Quick win outcomes should be being related to partners | |  |
| **Sept 2017**: No-one was aware, keen to discuss the £3m for LD at next CRHB. | |  |
| **Sept 2017**: Sue to set up 2018 calendar | |  |

|  | Item |
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| 3. | **Last meeting’s notes** |
|  | Notes of Sept meeting agreed as they are  **Action: Try to get map showing HCA regions SB** |
| 4. | **Homelessness commissioning review,** Trish Reed |
|  | Wanted to look across services relating to homelessness, not just one by one contracts. Look across; join up more strategically where possible.  Q Dan: change to 56 days, rent solutions trying to stop private renters going under notice – might this lead us to think there is an increasing demand for Floating Support – service need might increase?  A: Heather: trailblazer is time limited, not taking on casework, more about building pathways.  Discussion: If we want to use PRS more might lead to increasing demands for FS. Might enable tenants to stay in the accom, and thus encourage LL not to serve notice. Might need to consider this as a possible increase in future.  TR: providers are reporting a doubling in referrals, there is a clear need for more of this. But question of where the money will come from. We need to be aware of the existing and new demand.  Also, how does it all fit together? SCDC has identified a need and put in a bid for more staff, but need to be sure how this links with other things. If any homelessness means getting support to the individual we could think about jointly commissioning – then can all put resources in, possibly?  SF: Gets an economy of scale and some clarity about objectives. It’s an opportunity to look at this now  JV: Single point of access in Suffolk has combined access to accom and floating support. Might be worth looking at? All public bodies can refer. Could form a more streamlined process.  **Action: JV and TR to meet and talk about how this works.**  Q: Differences with PB? They will be part of the bigger review and it will cover both.  Could get learning from Fenland and migration / street drinking / outreach work there. Important to share this. Street drinking for FDC and PCC, post in Peterborough and Wisbech. Help see the connection with PRS.  Timelines:   * Adrian Chapman leads broad review * TR scoping that out, and he has set up a vulnerable adults housing group (initial meeting 1 Nov) will involve LAs and providers * Won’t happen till green paper is out.   FS: contracts end at end June 2018, need to go out by end Jan. CCC meeting with PCC. Mental health and FS to go out together.  Need to know asap if people can put funds into the FS pot. Might be longer term.  Prefer one provider, but will probably be lots so can ask for mental health specialism within it.  MDFS is a lot of young people and families with young children.  CYP client groups – linked to together for families? Is it part of that work? Might be a lead professional as well as / instead of FS? Also there are links with chronically excluded adults team too – how do we adapt around individual families and their needs with lead professional or not. How do you build the spec around these principles?  Providers are feeding back that benefit cap, PiP, bedroom tax, UC etc is taking masses of time and effort, so people who didn’t previously need support now do need it.  Timetable for UC may also impact on services and on delay to getting funding (6 weeks). Dan asked about the timetable  **Action: Sarah doing some work on what is happening and when – SB to ask if there is something she can share.**  All reports have to go to joint commissioning board, and they are challenging things like whether there will be savings on statutory services etc. (Note: Together for Families now known as Think Family) |
| 5. | **Cambridgeshire’s new housing and communities focus,** Sarah Ferguson, CCC |
|  | Sarah is new in role. Adrian Chapman and Sarah F have been meeting lots of people.  Want to improve interface between district and county levels, greater clarity on roles etc with all and with housing providers.  Sarah’s role is about the partnership and unblocking issues. Leads housing needs team in PCC as well.  Placing housing more centrally to its priorities. New directorate and new Members committee – communities and partnership committee. Housing and homelessness sin their sights.  Hope to improve interface with partners. Very welcome! |
| 6. | **Housing and offenders,** Heather Wood SCDC |
|  | Challenges about housing and offenders especially where not a robust pathway to housing, risk of reoffending and vulnerability. Where pathways are not in place leads to major issues for housing advice teams.  Police and Crime Commissioner is asking where strategic planning for the work should sit. CRHB should have an over-view  Trailblazer has made a lot of progress on building pathways.  Some more formed than others.  National issues such as UC may be possible for him or mayor to lobby government on. How does CRHB want to take it forward? What will be the driving force?  May need to amass some data –scale of issues – could sit alongside UC as a theme (SH)  How do work streams sit under this board? (SF)  West Suffolk happy to update, and look at a need assessment.  Who is involved, what data do we have, what groups etc.  Position statement on what currently exists or is being done – Police CC keen to pursue, CCCS board wants some more activity / focus on what is happening and set groups work for future actions.  Groups, terms of ref, how they fit together / relationships? Scoping? Suzanne suggested she, Christina, heath and Adrian could progress.  Probation and bench asked if they can be part of CRHB. Rick Hilton asked if could come to CRHB. JSNA in 2012, also in 2016.  **Action: Suffolk has “one gateway” Julia to send to Heather**  **Action: Will ask Homelessness TB to bring progress back to Nov meeting, and they can help us discuss whether one area needs to be prioritised over another.** |
| 7. | **£3m for learning disabilities in Cambridgeshire and Peterborough** |
|  | Had to quickly put a case together for health and social care teams – idea was to use Meacham homes originally, but delivery details could be worked out after put the case together.  We all want to help.  Will Patton is leading on the meetings.  Saving on LD out of county placements  **Action: Sarah will go back to Will Patton to link with partners at CRHB**  Still useful to tie in to delivery of existing schemes, e.g. adding some of the £ to getting existing schemes delivered.  Sounds like county would be up for that, very open to practical suggestions. |
| 8. | **Devolution update** , Stephen Hills & David Keeling (CA) |
|  | David K introduced himself. Main duties he is stepping into are:   * Devolution commitments – £100m investment fund for AH outside Cambridge and £70m in Cambridge * Primary role to work with stakeholders throughout. * Got till Feb 2018 to get a strategy in place. * Paper at July CA meeting sets a direction of travel. Mayoral summit at end of July outcomes will feed in * Quick wins programme with local providers to deliver 25o or so homes.   Now CA has appointed an interim housing director, are clarifying how roles with work, esp strategy to delivery link. Does not want to be a new large local authority, want to contract through other partners and key LAs as the delivery partners for major programmes.  £70m in City via housing development agency on sites largely in city’s ownership  £100m elsewhere to be delivered via SCDC as delivery agent.  Some key points:  1. Strategy can only develop with private, voluntary and LA partners’ input. David is engaging with all over the next few weeks. Chief execs already plugged into the CA but David will be working out where there drivers are, in housing and planning, to feed into the nuts and bolts of the strategy.  2. Will meet Homes England to make sure the investment aligns / does not overlap or conflict. Will meet PK and CC with Sarah Ireland who is employed interim heading up implementation and delivery of programmes.  3. Meet major landowners and developer / promoters. Numbers are challenging; 2,000 by end of mayors first term, and 100,000 by 2037. May already be in local plans, might be major schemes needing unlocking with CA infrastructure funding or other.  4. Engaging with HA groups – HAs already working together collective and forming their own structures and proposals. CA is not resourced to talk to everyone individually so this collective voice is very valuable. Alan Lewin chairs that group, met DK and Martin Wheatley positively. SH will also attend as chair of CRHB. Major national players may have footholds here but have capacity to do more if they wish to. Will have conversations with them as well as existing, believes RPs are the key to delivering the programme. Will also speak to for profit providers. Will be others too!  Will do as quickly as can sort meetings, Will report to CRHB on how the strategy is developing. Themes on the table or emerging include   * Quick wins grant programme – could continue with this on small to medium sites, it not only about strategic sites * Want to look at where CA grant may be deployed on major sites where viability challenges are driving down AH %s below policy compliance. But not just throwing money at it – need a mechanism to be clear it won’t fund what would happen anyway. But could create additionality. * Using CA infrastructure funding to unblock major sites / accelerate delivery – David sits alongside transport and infrastructure director in the CA, plus skills and employment. And planners * CA has prioritied Anglia Water site in C and SCDC for growth funding. Other 2 still strongly supported, as are other infrastructure schemes. LAs also putting in for marginal infrastructure schemes, collectively 9 schemes in total. * Also looking at acquisition of land, various work streams here. Also projects around   + CLTs   + Mayoral trust to support SMEs   + Possible active offsite manufacturing role * Feb strategy very much about supply – delivery of the £100m. * Huge ambition for a wider range of issues, but commitment of 2000 new ah by end of mayoral term so must focus on that initially for the numbers. * Q, IG: Are the AH and market housing in tandem or AH delivered more quickly under the CA? * Want to extend the range of market and submarket products so we meet the needs of pop across the county. KWH may come in, and private rent, which may not be massive now but may improve the spectrum. * Q: LOB, what about hosing for older people – market not really delivering for older people, and for people who might want to downsize. * That will feature as part of the needs analysis. – OPAS will still be in place, Sheffield Hallam work will help shape this. * CH discussion - HCA still has funding, we need to try to maximise both this and CA funding. Keen to see how the relationship progresses. Must use these public resources effectively. Want to find out from HCA what they are doing, their priorities, their funding streams. Suspect a protocol may help. * WSuffolk is commissioning work on accelerating housing delivery, with view to doing a delivery plan. They are scoping out a piece of work which overlaps a lot with what DK just set out – linkages in strategy and also geographically. WSuff also has its own investment funding. * SB mentioned the sustainable design guide. Cambs ahead now commissioning a project to assess success / impact of the QC. Could be v useful too. * Standards will be part of the strategy, not sure where it will land. Major commitment to good place making. Learn lessons from new fringe sites etc. Political commitment. * SCDC working on the agreement so have deferred a bit on 5 projects Dan asked about – might go to December. * List of the attendees for the RP away day in London (Alan Lewin) * Offsite manufacture – FDC made a bit about this in bid for CLG funding – have a consultant advising on possible production facility – will have to see how this goes down. Critical mass important to this. * Alan will provide a list but it’s not exclusive, more may be added, attendees not necessarily committed to everything, it’s a “see what’s going on” type meeting got 15-16 RPs coming along. * Iain clarified Stuart Keeble is the public health input to CA   **Action: SB send David a link to the CSDG** |
| 9. | **AOB** |
|  | **New housing need formula 9 Nov consultation** (SH / SB / CSHG)  Planners – asking about the consultation - suspect it’s a flawed method.  Need to be preparing for the future, and for an ambitious future.  Julie completely endorses. WS numbers going down, delicacy due to City and SCDC position in local plan process.  Peterborough and Hunts will do individual responses. Might sign up to a group one as well.  Stephen will draft some high level themes – suspect all will do individual as well. |
|  | **Diamond-o-gram progress** (SH/SB/JF/HR)  Want to do a masterclass, possibly a half day event, just after xmas. Can put to group before that. Will help see range of needs and products to fill gaps. |
|  | [Meeting planner](http://cambridgeshireinsight.org.uk/file/3487/download) for 2018  **Action: please use this when scheduling meetings (all)** |
|  | **IG** - Northstowe at next meeting. HWBB picked built environment and housing as a theme in future |
|  | **NH** – JRF research on what a proper affordable rent policy might look like, is now out to tender. Cambs living rent type product. Will reflect district detail. Report due late April , interm in Feb '18 |
|  | **CH** – announcement on rent setting, 1% increase now possible. RPs may choose to increase by cpi+1% or not in future, at least gives more choice. |
| 10. | **Future meeting dates** |
|  | 3 Nov 2017: homelessness trailblazer update, Adrian Cannard with Strategic Economic Plan, Northstowe healthy town and older peoples research.  1 Dec 2017: possibly Anita Howard and new development surveys, and diamonds. |