**Housing Market Assessment project team**

Wednesday December 14, 2016

Swansley A, from 10a.m. to 12.30

AGENDA

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| Welcome, apologies etc |  |
| * Present * JF JW SUART MORRIS, HDC, CH, KL, JS, BR, SUE * Apologies * Helen * Sam Robertson? |  |
| Update from CCRG | BR |
| * Stock condition atlas for Cambridge sub region and PB housing sub region * Caroline suggested a promotional note on the Atlas to help private teams to understand how / why they might want to use it. Include list of all the data. Like a flyer. * Sue to send note to all on price of adding more data locally. * Becca will think about the rural profiles, maybe could combine some of this data. Emphases need to keep it easy to use. * Rural profile update looking to update in Kat is speaking to Homelink about data sharing agreement, need before update the profiles. * Economic assessment atlas also available, includes a housing element, commuting, some ONS house price data for the LEP area. This relates to the housing market signals. * Gets updated on an ad hoc basis, try to update as and when data is published. * It’s all published nationally already, so nothing new.   Forest Heath update   * Becca passed round copies of forest heath. * Fh – main report done if Jan 2016. CLG issued new hh projections after that, and EEFM forecasts came out in summer. So reviewed Jan report in light of new data. Concluded OAN number had not changed. Lower than in 2013 SHMA, but not lower than the Jan report. * Becca explained the report including the falling increase in homes provided over the past 3 years (fig 3). While house price has risen. Conclude housing supply has constrained meeting need hence price increase on fig 4.   Housing need table   * Then presented table on 20 years of housing need. * Discussions about various aspects. * Census might have been over adjusted to compensate for what ONCs thought was under-response.   Other tables   * Becca gave us some other tables which have been sent round in response to queries. * Aged 75+ * Uses CCRG figures for totalpopulaiton. * SHOP model then “says” how many poele it thinks are in each differit types of accommodation and projects into future based on demography. * Would then apply things aobut your local supply, needs, oversupply etc. * Stuart took beccas number,sand my spreadhseet of older accommodation, stuck togheter and saw what net need cameout of that. * Talked with County about where they want to go, but not a wholly clear picture. Generally in HDC just need more of all kinds of provision. * Mentioned about funding and unceratinties affrecting supply. * SHOP might show what you could need in future., but does the LPA want to specify in local plan a “hard” number of units needed. Particularly alongside other changes in types of support, current housing options, increasing choice, role of support etc. * **Peterborough** used shop model but it showed not to over provide extra care, showed more need for nursing and residential care. * **Fenland** similar, struggling to get extra care on site due to doubts about revenue finding. * Private companies continue to build residential care, paid for by occupiers through sale of own homes etc. * Not stacking up financially at prices councils want to pay. * National picture is difficult as this is being provided largely through operation of the market . Mapping of schemes, and projections together will be really helpful. * HDC looking at also more accessible housing, alongside permissive approach and “more” specialist supply. * **SCDC** – put in 5% of all homes to be level 2 accessible. Overall housing issues have not touched on this. Talking about “care ready” apartments. * Use classes C2 and C3 being discussed at HDC. |  |
| Discussion on devolution & the future   * + Effect on local plans & evidence, and timetables for these   + Update on City, SCDC, ECDC, Forest Heath and HDC - and Peterborough (out to tender)   + How this all affects our approach in future – 2017/18 and beyond | BR, SB |
| * Not too many easy answers about the future. * I can send round timetables for local plans – looked like spring 2018 most plans would be adopted, so we were thinking about what happens after that. * Could mean a review of the evidence privded does nto upset plans in play. * With devolution, deal being signed with government, housing workstream is looking at how the money will be used on affordable housing especially, under Stephen Hills leadership. * Also commitment for a non statutory spatial framework. Firs ttime since RSS, we would have a more specific pan for Cambs and Pet unde the Mayor, with parallel infrastructure plan. * Suffolk are doing a spatial strategy for the whole county using AECOM. * Looking at growth around St Eds and Haverhill. * New plan might need to set out a longer term vision, similar to the old RSS ie where will new sites be, greenbelt review, etc. * LEP is doing an economic plan, which ought to touch on housing. * Does our HMA area need to change in light of devo? * Becca is working with PBA on a “rest of Suffolk” SHMA (the other 5 districts excl west Suffolk). * Devo housing taskforce looking at the £100m and £75m for housing. Devo is about changing how things are delivered. * Housng white paper coming out early next year. Current ministers seem to be taking a pragmatic view. May be more positive messages coming out… * As everyone has a local plan in play, long term spatial frameworks will need to have regards to those plans. * PCC doing a small update in light of latest household projections, and whether or not PB has a university. |  |
| Plans for affordable housing update in 2017/18... HDC as pilot? | BR |
| * BR suggesting she needs to talk with HDC about whether or not they want AH updated / different approach. Will be needed fairly soon. * Need to get the data into the tables to get the components. Latest data may help * The current calculation does not really reflect he issues of e.g. starter homes, other tenures. Range of incomes, range of affordability. * Stephen Hills and Savills are doing some work to look at City and SCDC, looking at the middle income earners, what kind of homes they could afford and can access. Gives a broader view then just AR and shared ownership. * Sue to send round brief. |  |
| Tenure and size aspects of all housing and AH need  Links to older people and supported housing needs & SHOP model | BR & HR |
| * Need to look into this * CCRG has started a literature review on it, will go through in 3 months. |  |
| Gypsies, travellers, caravans and houseboats - GTANA and SHMA links / gaps. Link to GTANA report here  <https://www.scambs.gov.uk/sites/default/files/2016_10_05_cambridgshire_gtaa_final_report_0.pdf> | JF |
| * JF talked us through the key findings. * Very little identified need for G&T pitches, partly because of the definitions now in place. * ORS now attend a practitioner group, following g the report, to turn the findings into policy. * Report shows 176 people may be in housing need but don’t meet the definition. They need to be treated like the wider population, can’t apply for the exemptions a Gypsy or Traveller would be able to. * May still desire to live in a caravan, but can’t make provision for these people separate from the rest of the poulation. * Draft guidance on periodical review of housing needs – caravans and houseboats. * Could be other caravans and houseboats, park homes etc. * The 176 can go on homelink, but not really providing them with the accommodation they might need / want. * “Anyone in caravans” * We wil need to take acouunt of it in the SHMA. * Also those “unknown” who may or may not meet the def. * Part can be founded on the GTANA. |  |
| Stephen Hills and Savill’s affordability research – link to SHMA |  |
| Covered by JF above |  |
| Update on team at County Council | BR |
| * CCRG team – Becca, Anna, Kat and Rob all still have jobs in the team. * Has now taken on research and monitoring team work, Rob leading. He was working on size and tenure. * Integrates well with the rest of the work. * Moved from 1.5 to .5 posts, will want to try to recruit at the moment. * Will be an additional person. * Kat focussing on specialist housing * There may be further staff losses in the near future fomr other parts of the team, so targeting resource on the existing contracts and meet commitments, not additional stuff. * Called Business Intelligence (Research) |  |
| Budget and housekeeping for 2017/18 | SB |
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| AOB | All |
| * Dates of future meetings * Maybe continue as we are, planners can leave * 6 weeks too much * Every quarter months? 4 to 6 per year? |  |