



Meeting notes

Cambridgeshire Sub-Regional RPs and Enablers Forum
Friday 20 October 2017 - 10am – 12pm
At SCDC's offices (Swansley Room)

	Notes and actions (actions in bold)
1.	<p>Introductions and Apologies</p> <p>Present Andy Chapman (Luminus) Caroline Hannon (Peterborough, Fenland, East Cambs) David Ousby (SCDC) Frank Mastrandrea (Huntingdonshire) Helen Fortune (Accent) Helen Reed (Cambridge City) Jessica Wicks (new enabler at Peterborough) Lesley Clarke (bpha) Michael Saunders of QED Sophie Lejeune-Peggie (Sanctuary) Nick Warboys (Longhurt sales) Nigel Howlett (CHS) (temporary chair) Simon Phelan, West Suffolk Ulrike Maccariello, Hastoe Uzma Ali (South Cambs)</p> <p>Apologies Philip Murton (Iceni)</p>
2.	<p>Matters arising from the last forum on 28 April 2017</p> <p>Last meeting actions</p> <ul style="list-style-type: none"> • No feedback from HCA yet on CME • Presentation was circulated • Was Julian Adams added to “to list”? Yes • Contact Jules if you want to change ‘parish’ info on the form – not sure if anyone fed into that – will carry forward.
3.	<p>Presentation on Temporary Structures (Container Homes) (Michael Saunders of TLBC & QED)</p> <p><i>TLBC - Specialist modular TA unit provider. This is a different product to the container and based around a bespoke template manufactured offsite and QED – specialist container TA providers.</i></p> <p>TLBC and QED have merged. Founded little box company, modular structures. Found need for temp housing for a civil engineering project, researched the market and found a dearth of quality suppliers, for workforce use. Wondered if could use for homeless or where there is a lot of pressure. Project with Ealing. QED were using ex shipping containers to do the same. The 2 forms are now merging. From early 2018 will be offering modular and container housing solutions. Can use units then move elsewhere</p>

38 units in Brighton, used as halfway house from street sleeping or from prison. Land on sites which is empty / awaiting use, can use temporarily. Rent at 75 or 80% of LHA. Build time about 12 weeks, 60 apartments going in in 2 weeks. Doing ground works while building the units in the factory. QED can provide maintenance. Can also use for start-up offices. Need water, electric and drainage connections, not much more, on the site. Usually get via planning with a time limit on the application rather than through a temporary consent. Could be a 210 or 12 year consent and the unit moved at the end of that time. Will start providing modular in the new year. 1 2 & 3 beds. Ancillary units e.g. storage and community uses. When finished, clear the site completely and take anything out they have put in. Put in PVs and an energy strategy to try to avoid fuel poverty. Longer use sites make this easier to affect. Can do for sale lease or lease purchase. 7 years of performance in Brighton means they can tell how they really perform.

Can also put to “meantime use”
Small groups, not massive, can add retail and other facilities.
Creates interest from locals. Community hall, restaurants. Large or small sites. Go down to 6 units. No higher than 4 floors, 3 floors good.

Q What is the maximum lifecycle for a unit?
A Depends on maintenance. 30 to 40 years for the container. The company does a refurb every 5 to 10 years. Salt makes a difference, so would need to repaint.

Q Can you join together?
A Yes put next to each other and can remove the sides as they are not structural. Might want to think about a modular model if want very many / depending on other factors. Modular can = wider but create transport problems.

Q Not sure if contribute to the 5 year land supply issue, being temporary.
A Could be done on a 25 year lease to make semi-permanent.

Q Low LHA areas, lease back?
A Time based model of cost recovery. Always aim to get below LHA, but might take 10 yrs + to get to a recovery point. Saw the massive need and thought this was important and this product might work to help in the short term. Works for a number of LAs, and have done in a low LHA area in Dover.

Q Have LAs shared what they want to do at the end of the lease period? Have they shared exit plan with QED?
A Its move on accom, hope people will be in there for up to a couple of years, not for the whole lease period. Or move into new build accom. QED will work with the LA to have a strategy not leave in the lurch at end date. Also help with decants from old stock where new build site.

Q Residents experience?
A Units look fab like a modern flat, but it is a container so takes a period of adjustment. Much better than previous housing in many cases eg B&B. Modern, heating, good cooking facilities. So same as other apartments as far as possible. Local newspaper interviewed all residents. Reaction was “a bit small but bigger than where we were before”. And also in the local area to schools and friends, not off to another area of England. Very heavily insulated, for sound and heat. House builders not interested in increasing volumes enough to meet the shortage, so this is a way of helping.

Q Recycle?
A Yes we do, 99%

Q Overheating?
A No, insulated against heat and cold

Q: Modular is different how?
A: 25 yr plus deployments, 20 to 25 years, wider structures. Similar to timber frame, just uses a

	<p>steel frame instead. Made as a cube, no site assembly needed. Cornwall and Bootle factories looking to set up in the midlands. Floating factories too so can employ local people.</p> <p>Q: No of units per yr.?</p> <p>A: 15 units per week, plus 30, plus another 20.</p> <p>Q: Skills?</p> <p>A: Look at it like care manufacture, offer a range of skills for workers.</p> <p>Q: External works - What about highways and services, sewerage etc. How does it differ from a perm scheme?</p> <p>A: Exactly the same works, if QED there for temp solution can provide e.g. substation which they leave there for the perm devt. Poss for growth sites? Can do portable generators and sewage, not cheap but can do in short time while wait for permanent supply. Can tide over while wait for electricity supply to be wired in.</p>
4.	<p>The Greater Cambridge Devolution Agreement</p>
	<p>Interim appointment to director of housing = David Keeling. Permanent appointment sometime next year.</p> <p>SCDC will organise delivery of the strategy, Sarah Ireland to help deliver that. And liaise with developers and partners</p> <p>SB – try to locate a structure diagram</p> <p>Additional homes – adding back to policy level where not currently, and bring forward stalled sites.</p> <p>Invest in infrastructure, change tenure mix, any other ideas people may have. Talk to Sarah if you have ideas and or sites.</p> <p>Process- CA can put in grant or equity, working on rules and procedures.</p> <p>This week, sent out contracts for quick win schemes.</p> <p>The “rest” may be slightly different.</p> <p>We are half way through year 1 of 5 so don’t hesitate to contact Sarah if you have ideas to contribute. Need to have started on site in the 5 years, not necessarily completed.</p> <p>Mayor has an interest in CLTs and community led products.</p> <p>Also SMEs, possibly not applicable to most RPs but you might know them and can put in touch, workshops held, lots of small builders could do smaller sites of 2 units or so but there are planning and finance barriers</p> <p>Modular and MMC. Denis Searle ex of Kier is working on a feasibility study – could the CA set up its own factory and where might it be. Need to id how many units it would need to produce.</p> <p>Training – set up an academy as overall employer for apprentices, to spare the developers the employment strains.</p> <p>Think quick win contract contains some training obligations – or not. Might just be asked what their approach is to training.</p> <p>Housing Association aspect</p> <p>Most RPs on this group had reps on the meeting in London, talking with DK and SH about the kind of structures that might be involved.</p> <p>Several meetings under diff strands have met, there is only one housing director, they wont be able to manage lots of individual conversations, and want RPs to work together effectively to get best VFM. Still in conversation on this, no clear outcome yet.</p> <p>Some of the larger RPs were nto there – sanctuary not there, clarion there, PfP not there but Luminus was. CA def looking for a combined approach for RPs.</p> <p>Next steps</p> <p>Promote importance of Has to the mayor and the CA.</p> <p>Data on capacity is useful, and what mayor could do to increase this capacity. Resource RPs are prepared to put into Cambs and Pet, rather than elsewhere. What might cause them not to do this.</p>

	<p>Think could deliver more than the 2000 homes, land needed (?) HCA has own funding pot, CA more ready to fund s106 sites, but how they will work together and not compete is important.</p> <p>When its clearer what the RP structure might be, Agreed would be 1 devt subgroup under the CA structure i.e. perhaps not sep for CSR and CA. Or the same chair to help see and avoid overlap. Ask for volunteers for that. FM: would like to see quick turnaround on CA decisions</p>
5.	Update from Enablers
	<p>Cambridge City Council Darwin Green sod cutting, other than that bits and pieces Working on a joint housing strategy with SCDC, probably for the end of November, would welcome input.</p> <p>ECDC Going out to consultation on proposed submission version of local plan, view to get signoff by full council by 31 March. AH provision currently split 40% in South and 30% in North. Plan to change to 30% across area, except Littleport and Soham where 20%. Nothing on tenure split, but had a recent SPD which looks for 70/30 split. No 5 yr land supply at present.</p> <p>FDC Got an adopted local plan Viability still a concern. Hope CA funds will help deliver some AH in the district, working with RPs to develop sites with consent for AH to either deliver AH or bid for the whole site for CA funds.</p> <p>HDC Local plan – submission due to go to cons in December, submit march, exam shortly after that. Sticking with 40%, 70-30. Adjusted rural exec site policy to try to secure 60% AH on exception sites. Growth sites – Wintringham – expecting an application by end of the month but will be higher than their original 3% offer. Hoping to get some sites for CA funds where there are viability issues. Rural housing enablers group – would like to get more RPs to join the group, or go direct to Mark, contact info:</p> <p>Mark Deas Rural Housing Enabler & Neighbourhood Planning Officer Cambridgeshire ACRE Direct Line: 01353 865035 Main Switchboard: 01353 860850 www.cambsacre.org.uk</p> <p>PCC About to consult on local plan, will be 30% going to cons shortly. Hope to adopt by 31 march, Temp accom and homelessness still a real issue. Have converted an underused sheltered scheme which came empty. High house price rises are affecting the market.</p>

	<p>SCDC</p> <p>Waiting to hear from inspector about mods to proposed plan, should be imminent. Then go to consultation, Aim to get in place by spring next year, before the May elections. Will then work on a joint local plan with eh city council 5 yr land supply – still getting speculative proposals, but many giving 40% AH Going through a shared service with Cambridge to devise a shared planning service. SCDC has won 5 appeals on the 10 unit threshold, as are a high value area. SPD for NE Cambridge / Cherry Hinton site will be going out for further consultation Bourne airfield / Waterbeach – Arups appointed Cambourne west, development should be starting soon including AH Northstowe– doing some research through health new towns initiative looking into future housing needs to predict tenures and types of homes needed. Delay in reporting. Hoe it will be helpful for city and SCDC and possibly wider. NS phase 2 in pre-app discussions and with HCA. Hope to move towards the Northstowe starter home model. Phase 1 half the parcels through preapp and reserve matters. Not sure how deliver will come forward. Darwin Green will help deliver numbers fo r SCDC to deliver the trajectory. WS St Eds has adopted local plan and 5 yr land supply FH going through inspection, has 5 yr land supply, Interesting qustions on AH specifically in Newmarket, via jockey club – looks like inspector will support that. 10 unit threshold – about to adopt a technical note and will adopt the national standards for both FH and Se. Members wont support any RP who is looking for rents above LHA levels. Making it clear that the USAF rents distort the market and this does not help people on the waiting list. N s106 have to support the rp and housing element – but whether can actually stop it remains to be seen. Wording of s106 will reflect that won't support over LHA rents Babergh and Mid Suffolk looking to also adopt the same approach.</p> <p>Homelessness –mentioned in Peterborough It is a problem elsewhere. Looking at prevention. Ref to trailblazer scheme and securing private sector leasing. SB mentioned the trailblazer work with county teams</p>
6.	Update from the Cambridgeshire Regional Housing Board (CRHB)
	<p>Cambridge sustainable design guide presentation – not obligatory but might be useful for CA to consider a a way to require more within tis funding Discussion of work on DFGs and changes to that, in relation to devt – hardly ever get asked to provide adapted hosing these days, maybe could include more of that in devt requirements. DFG review last year, Angie Skipper from HDC has been appointed 1 day per week with childrens' team to try to get upfront solutions to housing needs, not going down the DFG path.</p> <p>County/district supported housing discussions Long promised there would be a supported housing post linked to the housing board, not happened yet. There is 2 years funding for a post. County wants to encourage provision of 450 or so beds of care space, about a third for the use of county council, across Cambs. Tender website – discussion meeting planned for next week. County are may be prepared to put in some of their land. High level dependency and nursing care. Use to reduce pressures on the NHS. Still supporting extra care in concept but not sure how much funding they have available to pay for the care.</p>

	<p>HCA Carol Cairns came to CRHB. Change to Homes England – new CEx. Outlined 4 strands</p> <ul style="list-style-type: none"> • Land • Funding • Expertise • Powers eg cpo and planning powers. <p>Programmes all still continuing. Appealed for people to talk to HCA if you have schemes or ideas. Not ruling out social rents, though still need ot make a good case. AR not necessarily up to 80% market rent, SP added he had a discussion with Carol and she was clear they could not require less than LHA. They are happy to top up on some schemes, and changing buy to rent programmes. Can sometime park RCGF and go to them for grant, And say can spend rcgf over the next 4 years. Asking about funding acquisition. No conclusion yet.</p> <p>Have agreed can go to them for money for sprinkler systems. Top up on some supported schemes including extra care. Been empowered to make local decisions.</p> <p>Autumn statement – LHA cap may be being removed from older peoples’ and sheltered but not supported. Not clear yet.</p>
7.	<p>Help to Buy update Nigel Howlett provided a verbal update on behalf of Juliet Drewett, bpha HTB Stakeholder Manager based on her notes:</p>
	<p>NOMS LISTS Registered providers and Local Authorities will only be able to draw down lists where people have specified an interest in a particular property or development that has been added to the Help to Buy East and South East website.</p> <ul style="list-style-type: none"> • Since February anonymised lists can now be obtained by Registered providers and Local Authorities (they are able to action this themselves) from the backend of the Help to Buy East South East website). This will assist them re planning and HMA. • The onus will be on applicants to click on the register interest button on the property details page on the Help to Buy East and South East Website and they will receive a weekly email of properties that fall within any search criteria they have set up • You will still be emailed alerts when registered applicants have expressed an interest in your properties/developments and you can obtain that list yourselves from the backend of the website <p>ROADSHOWS</p> <ul style="list-style-type: none"> • Cambridgeshire show Saturday 24 June – excellent HTB roadshows with around 400-500 attendees. • Bedfordshire show Saturday 23 September – again excellent show with similar numbers. • Suffolk show Saturday 30 September – as above <p>More shows planned for next year. Cambs one already booked for Saturday 30 June at the Holiday Inn, Impington, Cambs. If you would like a stand or anyone you know would like a stand then just get in touch with me.</p> <p>FIGURES</p> <ul style="list-style-type: none"> • Shared Ownership/Equity loan figures - any attendees who don't have access I can set them

	<p>up on the system</p> <p>HELP TO BUY CONTRACT</p> <ul style="list-style-type: none"> bpha has been the agent for the administration of the Help to Buy product in the region since 2014, and the extension of the contract means that will now continue until 31 March 2019. <p>bpha AGENCY OFFER</p> <ul style="list-style-type: none"> bpha offer an agency option where they will sell properties for those that are not set up for it - OPTIONS TO BUY. If you are interested I can pass your details to Rob Bloom at bpha.
	<p>Contact info for Juliet is:</p> <p>Juliet Drewett Help to Buy Stakeholder Manager (Cambs, Suffolk, Norfolk, Beds, Bucks & Herts) Mobile: 07850 731895 Email: Juliet.Drewett@bpha.org.uk</p> <p>SB to ask Juliet about 2 points:</p> <ul style="list-style-type: none"> apparently LA has an old list with many more people on that if you download the more up to date anonymised list. Think the latter only looks back 12 to 8 months. can't get parish level info which we need because of local connection to a parish, through work or residence. Does not help with promoting the new exception sites as might not be aware of what's on offer, can impact some schemes. <p>David Ousby investigating publicise on CBL website too.</p>
8.	<p>Any other business</p> <ul style="list-style-type: none"> Chair of forum
	<p>Nick of Longhurst Group has volunteered to chair Would like close links with the CA group, if it doesn't morph into just one group, that is. Nigel to investigate the 2 groups situation.</p>
	<p>Contributions of RPs to sub-regional service – RPs may get an email asking for a modest contribution soon.</p>
	<p>County looking at a new round of new devt surveys – Anita Howard to lead on it. Would like a bit wider than the previous surveys if possible - and involve more stakeholders in them. Think might be starting in Godmanchester. Anita is drawing up a list of priority areas.</p>
9.	<p>Dates of future meetings - All to be held at SCDC's offices 2018 dates to be confirmed.</p>
	<p>Next meeting – lets resolve connection with other group first. Then will set up more dates for 2018.</p> <p>SCDC offered venue.</p>