

**Action notes from CRHB  
6 Aug 2010**

**Present:**

Alan Carter  
Trevor Baker  
Stephen Hills  
David Keeling  
Sophie Richardson  
Kevin Marshall  
Steve Clarke  
Nikki Hollingworth  
Helen Reed  
Trish Read  
Sue Beecroft

**Apologies:**

Tom Purser  
Kathy Brown  
Dan Horn  
Jane Hollingworth

	Actions
<b>Quality Charter training day</b>	
Presentation on planned housing training day for non-housing people, penciled in for 22 October 9.30 to 4.30.	
Slides: available on Horizons page at <a href="http://www.cambridgeshirehorizons.co.uk/our_challenge/housing/crhb_meetings.aspx">http://www.cambridgeshirehorizons.co.uk/our_challenge/housing/crhb_meetings.aspx</a>	SB
Aim to talk through principles in the morning, site visit in the afternoon possibly in Huntingdonshire – suggested Greenhart Grove CHS5 scheme.	
Following this, a shorter session for councilors, planned for 10 November early evening.	
Materials from session to go on Horizons website for future reference, same as for viability training papers which are at: <a href="http://www.cambridgeshirehorizons.co.uk/useful_stuff/training.aspx">http://www.cambridgeshirehorizons.co.uk/useful_stuff/training.aspx</a>	
Feedback: <ul style="list-style-type: none"> <li>▪ Encouraged to incorporate Cambridgeshire and Suffolk growth sites thoroughly</li> <li>▪ Suggest invitees – all to send suggestions to Sue at <a href="mailto:sue.beecroft@cambridgeshirehorizons.co.uk">sue.beecroft@cambridgeshirehorizons.co.uk</a> – including county council and health colleagues</li> <li>▪ Suggested CRHB could supply a “panel” for Q&amp;A session and to help provide examples of different sites and scenarios. Alan also to look into staff input needed for the councillor session</li> <li>▪ All to add suggested local examples against the points on the slides, send back to Sue, Sue to amalgamate and send back to consultants so they have local examples in mind.</li> </ul>	<p>All / SB</p> <p>All / AC</p> <p>All</p>
<b>Sub-regional housing strategy</b>	
Alan suggested an approach to the strategy, which expires 2011. Minimum needed is a statement of what is important to the sub-region. Agreed SHMA is a key tool to keep developing. Agreed to a minimum statement, however all working out whether can continue to contribute to the SHMA budget. Current level £9K being requested per year for coming 5 years. Action: districts to respond to Sue on SHMA budget	SHMA team
<b>Future government housing policy</b>	
Slides form CIH used to run session, CIH rep not able to be present. General discussions:	

<p><b>LEPs</b>  Do we need to think about “our” geography?  Link to the “Pickles Plan” is at:  <a href="http://www.communities.gov.uk/publications/corporate/structuralreformplan">http://www.communities.gov.uk/publications/corporate/structuralreformplan</a>  Appears LEP discussion at present involves Cambs and Peterborough. All in the melting pot. We need to ensure housing in general gets a focus, not just affordable or just homes to sustain jobs. Must also be homes to meet backlog of unmet need  Would be good to produce local version of the stats in CIH slides, to show effects locally and compare trends. For example, City found over 70% of new social tenants are on HB.  Home Truths form NHF might also help with some of these stats  Questions about contradictions in government policy – e.g. if tenants have to “move on” after 5 years, they also get right to buy at 5 years.  Approach seems to treat the home as a commodity, not as a fundamental need / right.  CIH has done a good note on welfare benefit reform, available at <a href="http://housing.cih.co.uk/memberbriefing/housingbenefit-July-2010.htm">http://housing.cih.co.uk/memberbriefing/housingbenefit-July-2010.htm</a>  Targets –government may not require, but may still be wise to gather some monitoring data locally.</p>	
<p><b>Groups discussions</b></p>	
<p><b>Stephen’s group:</b></p> <ul style="list-style-type: none"> <li>▪ Concerned about the impact on sustainable communities, and on landlords’ abilities to continue running their businesses.</li> <li>▪ Many proposals have significant but unintended consequences. We are well placed to think of these and try to point out during the process.</li> </ul> <p>Categorised impacts as:  PERSONAL</p> <ul style="list-style-type: none"> <li>▪ Could illustrate through a series of case studies. Show effects of plans on specific households</li> </ul> <p>LOCAL</p> <ul style="list-style-type: none"> <li>▪ The personal impact times 5,000 provides the local impact</li> </ul> <p>REGIONAL</p> <ul style="list-style-type: none"> <li>▪ Build more partnerships with other agencies to see the impact e.g. health and agencies</li> </ul> <p>NATIONAL</p> <ul style="list-style-type: none"> <li>▪ Respond to consultation requests and inform suggestions through the CIH, NHF etc.</li> </ul> <p>Contribute to the national voice.</p>	
<p><b>David’s group:</b>  Response categorized into 5 themes:  WELFARE REFORM</p> <ul style="list-style-type: none"> <li>▪ Need to be able to see and publicise impacts locally – could ask Polly to add to her excellent note some further analysis: <ul style="list-style-type: none"> <li>▪ “at best” and “at worst” for each district of BHMA</li> <li>▪ Any update on tax credits?</li> </ul> </li> <li>▪ What might be the adverse consequences – e.g. people forced to live in cheaper, poorer standard homes; losing current homes and falling into housing need or homelessness; increased moves to poorer areas, social dislocation</li> <li>▪ Need HEADLINES and IMPACTS, building on Polly’s note</li> <li>▪ Plus need to see the variation across our sub-region</li> </ul>	<p>PJ</p>

<p><b>MOBILITY</b></p> <ul style="list-style-type: none"> <li>▪ Support the national mobility scheme</li> <li>▪ What would effect of the scheme returning be, locally?</li> <li>▪ Do we link well to Homelink – will that be able to link to the new national scheme? What stats do we have about moves in, out and withint he sub-region? What info do we have about characteristics of movers?</li> <li>▪ How many people take up mutual exchanges and moves now (new addition to HL)?</li> <li>▪ Who is moving into new housing developments – do new devt surveys show info on this? Where are they coming from? What do we know about them?</li> <li>▪ Links needed to underoccupation work (project in HDC starting) and to current incentive schemes and effectiveness. NHF and EELGA report, “<i>Right home, right place, right time</i>” recently released, available at <a href="http://www.housing.org.uk/Uploads/File/Central%20regions/NHF_UO%20Report_2010_FINAL.pdf">http://www.housing.org.uk/Uploads/File/Central%20regions/NHF_UO%20Report_2010_FINAL.pdf</a></li> <li>▪ Need to look into rural surveys and data about underoccupation</li> <li>▪ How do our travel to work areas function?</li> </ul>	<p>?? Not sure who</p> <p>TB / PJ</p> <p>SB SHMA?</p>
<p><b>LOCALISM</b></p> <ul style="list-style-type: none"> <li>▪ 3 levels: <ul style="list-style-type: none"> <li>▪ House/ street/ neighbourhood</li> <li>▪ Political - local democracy</li> <li>▪ Housing and economic markets (link to LEP)</li> </ul> </li> <li>▪ Want to be ready to influence. What can WE shape?</li> <li>▪ How effective are we at community engagement – do we have ready examples to hand?</li> <li>▪ Local examples needed e.g. rural housing need surveys provide a link to residents.</li> <li>▪ How do we want to engage with communities in future?</li> <li>▪ How frequently do district and parish elections run, across sub-region, and is there a link to the new “right to develop”?</li> </ul>	<p>All</p> <p>SB</p>
<p><b>FUNDING FOR NEW HOMES</b></p> <ul style="list-style-type: none"> <li>▪ Must be ready to react quickly to CSR (20 Oct). May spend an hour after the 22 Oct planned training day, to discuss.</li> <li>▪ Will need on future CRHB agenda – maybe once dust settles</li> <li>▪ Need and market for intermediate products locally</li> <li>▪ Can we use existing SHMA work and build on, to see how many households need which tenure (got prices by size and tenure – can we convert to homes needed? Also helps prepare if other tenures are suggested – do they cover a gap in our market(s)?</li> <li>▪ How well does the SHMA inform the usefulness of current housing products?</li> <li>▪ Can we make our affordability gap even clearer, and publicise more widely? Not just that people cannot afford, but what the alternative products are.</li> <li>▪ Suspect time-limited rent, then move to ownership, could be useful locally. What data can we put together on that?</li> <li>▪ Need to discuss at SHMA project team so get numbers on different income levels compared to diff products and affordability, plus availability</li> <li>▪ Produce a sub-regional statement on affordability? Publicise!</li> </ul>	<p>SHMA team?</p>
<p><b>TENURES</b></p> <ul style="list-style-type: none"> <li>▪ Need to ensure we circulate Polly’s assessment of tenures and affordability.</li> </ul>	

<ul style="list-style-type: none"> <li>▪ Orbit also produced an analysis</li> <li>▪ Look at effect of time-limited tenancies – idea of 5 or 10 year periods - how much would this apply to our sub-region’s tenants? Would it help? How many households might be in the frame? Where would they be moving TO?</li> <li>▪ What info do we have on tenants’ income levels?</li> <li>▪ Number on full and partial benefit – what does CACI and ASHE tell us – or STATUS surveys – JRF report on when the Right to Buy goes wrong, longer term consequences?</li> </ul>	SHMA team?
<p>Overall:  Agreed we want a STATEMENT of key issues, to be developed December 2010 to March 2011, ready for April 2011.  Want a steering group to push it along, taking tasks to sub-groups as needed and progress reports back to CRHB.  Also needs a communication, publicity focus.  Group suggested = Sue, David/Nigel, Steve C/Carole H, Stephen H.  Stephen to make arrangements.</p>	SH
<b>CRHB sub-groups and spotlights</b>	
<p>Sarah Lyons is leading a review of sub-groups. Trying to:</p> <ul style="list-style-type: none"> <li>▪ Reduce mileage / carbon emissions of travelling across the sub-region continually</li> <li>▪ Improve efficiency of meeting scheduling</li> <li>▪ Supporting continued joint working and collaboration</li> <li>▪ Reduce burden on teams, particularly with fewer staff to call on</li> </ul> <p>CHRB gave green light to continue on the lines of “less is more” and trying not to delete useful groups but sequence agendas and try to share venues etc so one meeting date might meet a lot of separate group needs.  Example = one strategic housing groups a quarter is mostly “taken over” by SHMA project team (has some different attendees), usual business can still run in brief for the usual suspects if needed.  Chairs to be contacted and terms of reference still to be looked at to make sure get the best result possible.</p>	SL and SB, with chairs
<b>Future agendas:</b>	
<p>No need for SP on October agenda</p> <p>Equalities and Diversity – Sue to email CSHG and then CRHB to ask about this spotlight – what is needed most?  Suggest Gypsy and Traveller spotlight review in November, once got JSNA, GTANA and county strategy completed  Need to check September’s work plan with Dan Horn as he’s leading most items!  Agreed to have a spotlight review of SHMA in Sept.</p>	SB to tell SP SB TB? SB TB/SB
<b>Local Investment Plans - review</b>	
<p>Progressing at different rates</p> <ul style="list-style-type: none"> <li>▪ City and SCDC going OK</li> <li>▪ Huntingdonshire progressing</li> <li>▪ St Ed’s finalized and signed off, Justin final stages now</li> <li>▪ Forest Heath progressing, have been given a deadline by HCA in Sept.</li> </ul> <p>Returns for Cambs due by 20 Aug, to go to September Horizons Board.  Verbal update for September’s CRHB on progress.</p>	
<b>AOB</b>	
<p>SCDC has appointed a new Chief Executive, Jane Hunter from South Ribble.</p>	