

Minutes of the Cambridge sub-Regional Housing Board (CRHB) held on 3 December 2010

1. Introduction and Apologies

Present

Alan Carter (AC)	Cambridge City Council (Chair)
Heather Wood (HW)	South Cambridgeshire District Council
Jane Hollingworth (JH)	East Cambridgeshire District Council
Alan Gillingham (AG)	East Cambridgeshire District Council
Dan Horn (DH)	Fenland District Council
Steve Plant (SP)	Huntingdonshire District Council
Frank Mastrandrea (FM)	Huntingdonshire District Council
Steve Clark (SC)	Forest Heath District Council
Nikki Hollingworth (NH)	St Edmundsbury Borough Council
Trevor Baker (TB)	Cambridgeshire County Council
Sue Beecroft (SB)	Cambridgeshire Horizons
Paul Kitson (PK)	Homes & Communities Agency
Nigel Howlett (NH)	RSL representative
Sarah Ireland (SI)	RSL representative
Kathy Brown (KJB)	Cambridge City Council (taking minutes)

Apologies

John Williamson	Cambridgeshire Horizons
Stephen Hills	South Cambridgeshire District Council (Vice Chair)

Action

2. Minutes of last meeting and matters arising

LEPS

- Includes a large number of areas/counties; some are also included in other LEPS. A way of working across the final LEP area is still evolving.
- The recent summit identified the key issues for the LEP; a confidential note was discussed, but not circulated. Priorities identified: 1 - Infrastructure, Transport and Broadband; 2 - Skills; 3 - Strategic Housing, Planning.
- There is still no identified funding for the LEP. The growth fund is unlikely to provide any significant money for the LEP. The structure proposed is a small board with a number of sub groups. However, with no funding – there is no money to pay staff.
- What will it do, it has no powers, will it achieve anything or become more of a co-ordinating body?
- AC and NH had agreed that NH would be our link into the LEP. CRHB now need to agree how we want to influence that process and position ourselves in that process.
- TB mentioned the importance of retaining ownership of key population and need analysis data that underpins the RSS. Priority 3 – Strategic Housing and Planning – CRHB need to proactively support this element. We need to be clear what geographical area works best for us and not be shoehorned into working with other areas that don't work.
- SB volunteered to try and find a note from the summit to circulate to CRHB. **SB**
- FM sought CRHB's view of the Peterborough Enablers wish to join our Enablers and/or CRHB – agreed for them to join Enablers, but not CRHB. **FM**
- Sub-regional housing and economic market centres should lead the geography of the LEP.

- The Board asked AC to write to Alex Plant, noting the value of the Sub-Regional Housing Co-ordinator role in relation to the forthcoming LEP.
- If we wish to sustain current processes then the cost across the sub-region for things like Hometrack, SHMA, Sub-regional Housing Co-ordinator is approx £130k/annually. St Eds and Forest Heath do not currently contribute.
- DK requested case studies – SI to check this is progressing. **SI/DK/All**
- Homelessness was proposed as a Spotlight, but due to other announcements this has been removed from the Agenda for today’s meeting.
- Go-East would send a representative if they can, until their demise in March. SB and KJB to check who to send the agenda papers to. **SB/KJB**
- Emergency Planning - SP requested information from LAs about what kit is held and what procurement they have in place. **All**
- JH will circulate a paper on RSLs’ response to homelessness by the end of December. **JH**
- NH is drafting a paper on the impact of the CSR for Steve Vartoukien, in January. **NH**

3. Local Decisions: a fairer future for social housing consultation

Paper circulated

- CRHB agreed the value in submitting a sub-regional response which SB would co-ordinate. A draft would be circulated for the January CRHB meeting. SB requested being sent any individual responses from LAs/RSLs asap. **SB**
- **All**

Affordable Rent

- Market rent – HCA draft prospectus will be out before the end of the year. Up to 80% of market rent - challenge to tailor this. Early discussions are taking place around the affordable rent programme between HCA and providers, looking at how to factor in localism programmes – local priorities for local need.
- SI have 500 units under ‘rent to buy’ at 80% market rent Depends on the risk RSLs are willing to take on - shared ownership, sub-market rents and reduced grant. SHMA is critical in identifying local need.
- TB is working on an “interactive atlas” which should be ready by end of year. The SHMA interactive atlas is already in use. Polly does a private rent analysis every January for SHMA.
- HW suggested a consultation event be held to invite all RSLs. NH suggested the next Forum could be used for this. **NH**
- There is a clear need for a focus on local housing need data – SHMA can do this to define how the local affordable rent tenancy strategy would impact on that. Each RSL needs to decide how it impacts on their business plan. Need to see how local strategies relate sub-regionally to see if we can deliver sub-regionally.
- Consider the effect on people in Cambridge and how new policies might drive the max exodus out of the City.
- NH raised the political dimension point which might deter from a sub-regional approach.

Flexible Tenancies with a minimum tenancy of 2 years

- HW to ask Andy Glaves on behalf of the CBL Operations Board, to pick up the impact of this on Home-Link. Include how easy to collect info on income levels. **HW**
- A localised policy may mean we miss out on opportunities if growth

happens in other districts.

Impact on Homelessness in the Private Sector

- Local Housing Allowance – it will be difficult to find affordable, suitable properties for families who are made homeless resulting in ‘revolving door’ for some. Changes not joined up with Affordable Rents.

SB will help Task Group pull together next round of research to inform CRHB’s response to Coalition Government’s proposals.

HW commented that Home-Link can help with identifying the impact on ‘allocations’. This can only be done as there is a Home-Link administrator in post. If the post goes, the resource would not be there to do this.

4. **New Homes Bonus**

Paper circulated

- This replaces the Housing Planning Delivery Grant and it is now entirely based on delivery. The paper sets out the Government’s version of the scheme. PPS3 will go.
- Individual responses will be made from LAs and agencies to this consultation. SB asked to be sent copies of all responses.
- New Homes Bonus consultation workshop 13 Dec – SB is happy to go on behalf of CRHB – all to send her anything to raise.

All

All

5. **The Localism Bill**

- Potential impact on Supporting People –12% to be cut nationally over 4 years, but locally SP are modelling a 26% cut in line with local authorities, and front loading that cut, which is a significant cut.
- The impact on homelessness is huge – need a Spotlight on homelessness on the January agenda. JH to co-ordinate.
- HCA have chosen not to adopt building standards. PK to investigate further and circulate by e-mail.
- LHA - Early warning that the single room age is being increased from 25 to 35.

All/JH

PK

6. **Housing Completions Report**

Paper circulated

- A report is going to the Horizons Board on 8 December (based on sites of more than 100 homes).
- Trends as expected; completions are going well compared to the rest of the country.
- SB to look up affordable homes statistics. Available via Las.
- As improvements to the A14 are not going ahead, what is the impact on sites? Horizons have done a report naming sites dependent on the A14, which are impacted. Reminder that a paper has been produced on ‘CSR – what does it mean for growth?’ SB can send this round if requested.

SB

7. **Horizons CLIP cover report**

Paper circulated

- CLIP was due to be signed off by the Horizons Board next week, however, the County politicians have raised some concerns, in that it doesn’t go far enough to capture the infrastructure under the County’s responsibility - fear of losing out in the future.
- A short covering paper (circulated) will go instead while the HCA continue to work with the County.

- The CLIP still remains a solid base for investment priorities across Cambridge and it was always meant to be a changing document.
- AC suggested reinstating the “Single Conversation Group” to monitor the CLIP.

8. Demise of the Regional Housing Advisory Group

SB attended an informal meeting with Naisha Polaine and colleagues. Although the desire is to work regionally, the HCA is not in a position to Chair such a role. So, although the RHAG is no more, for the meantime, an internet group has been set up to share information.

9. Update from the Extra Care Commissioning Strategy Group

Paper circulated

- The group has been meeting for 18 months and has produced a framework document which sets out development, approach and provision. The group are working on an action plan which will transfer the framework into a strategy.
- Cathy Mitchell and Richard O’Driscoll to be invited to a future session (February) to provide the NHS view. Also invite Mike Hay re self directed support care.

JH

10. Gypsy and Traveller Accommodation Needs Assessment

Paper circulated

Paper for information only. G&T will be a spotlight at the January meeting.

11. Work Plan

January

- Spotlight on Homelessness – JH to pull this item together and invite relevant guests - devote one hour on the agenda. What are the issues and implications.
- SB’s draft consultation document
- Sub-regional action plan
- G&T spotlight - TB
- Defer 3rd sector

JH/All

SB

SB

TB

SH to note

February

- Annual meeting, elect Chair/vice Chair. Defer the wider half-day workshop in view of changes.
- Invite Cathy Mitchell/Richard O’Driscoll/Mike Hay.
- Workplan – what do we want on future agendas
- MAPPA – it is becoming increasingly difficult to house offenders – need to raise awareness at a strategic level. HW to invite MAPPA for February or March.
- Spotlight on HEDG – delete item.

AC/JH

All

HW

Agendas to be kept flexible for the time being due to emerging government announcements.

12. Consultation / Publications

Paper circulated

Please send any individual consultation responses to SB.

All

13.1 Cambridgeshire Horizons

- A founder members meeting was held last week. Proposals still need to go through the Horizons Board, but the contract ends in March 2011, so Horizons needs to be wound up. There are reserves from districts, and it is suggested to run a reduced Horizons until Sept/Oct 2011 to dovetail in with the new LEP.
- Cambridgeshire Together is changing its role and will have biannual meetings. Do CRHB wish to agree some KPIs to monitor as a group?
- NH asked about the community well-being group/board – JH sits on the group and will send NH any information. Cathy Mitchell may be able to clarify its role further.

All
JH

13.2 Homes and Communities Agency

- HCA restructure – regional operating areas have changed. HCA are undergoing a restructure Jan - April/May 2011.
- NAHP - the re-forecasting point is showing slippage and underspend across whole programme. The HCA is working with providers re revisiting the bids which didn't make the Sept bid round and start on site by March, doing this up to Christmas. PK asked for LAs to respond quickly to any request and to give their perspective/support for priorities.

All

14 Any Other Business

JH – homelessness leads have a meeting with Peterborough/MAPPA re Peterborough picking up a lot of the regions' serious offenders. Offenders are released from prison into a Bail Hostel, based in Peterborough. The residents are then connecting with the area and deciding to stay there. Peterborough already has a number of migrants and asylum seekers.

15 Future meetings

The next meeting will be held at 9.30am on Friday 14 January at East Cambs DC, Ely.

9.30am on the following dates in 2011:

4 February – Sanctuary Hereward
4 March - East Cambs DC
1 April – Sanctuary Hereward
6 May – East Cambs DC
3 June – Sanctuary Hereward

1 July – East Cambs DC
5 August – Sanctuary Hereward
2 September – East Cambs DC
7 October – Sanctuary Hereward
4 November – East Cambs DC
2 December – Sanctuary Hereward