

**Minutes of the  
Cambridge sub-Regional Housing Board (CRHB)  
held on 4 February 2011**

**1. Introduction and Apologies**

**Present**

Alan Carter (AC)	Cambridge City Council (Chair)
Stephen Hills (SH)	South Cambridgeshire District Council (Vice Chair)
Oliver Cook (OC)	East Cambridgeshire District Council
Dan Horn (DH)	Fenland District Council
Steve Clark (SC)	Forest Heath District Council
Steve Plant (SP)	Huntingdonshire District Council
Frank Mastrandrea (FM)	Huntingdonshire District Council
Sue Beecroft (SB)	Cambridgeshire Horizons
Trevor Baker (TB)	Cambridgeshire County Council
Paul Kitson (PK)	Homes & Communities Agency
Nigel Howlett (NH)	RSL representative
David Keeling (DK)	RSL representative
Heather Wood (HW)	South Cambridgeshire District Council
Alan Gilham (AG)	East Cambs District Council
Steve Collins (SCol)	Homes & Communities Agency
Melanie Gray (MG)	Cambridgeshire Supporting People (Items 2,3,4)
Cathy Mitchell (CM)	Cambridgeshire NHS (Item 2 only)
Andy Jarvis (AJ)	MAPPA (Item 3 only)
Mike Hay (MH)	Cambridgeshire County Council (Item 4 only)
Kathy Brown (KJB)	Cambridge City Council (taking minutes)

**Apologies**

Jane Hollingworth (JH)	East Cambridgeshire District Council
Carole Herries (CH)	St Edmundsbury Borough Council
Barrie Peers	Suffolk Supporting People

**Action**

**2. Improving the link between housing solutions and health prevention**

*Cathy Mitchell*

- CM, Director of Integrated Commissioning, is currently on secondment from Essex CC until March 2013 (when the PCT will no longer exist), and manages Richard O'Driscoll and Lee McManus.
- It is important that housing is embedded in the strategic thinking for providing health and social care policies, providing care closer to home.
- PCT will go to GPs, County Councils, and the National Commissioning Board (includes prisons to the latter).
- Section 75s – AC is on the task group looking at how joint commissioning may work in the future, as CRHB rep, along with Tim Mills as District Rep/housing role. Two meetings have now been held but they are now on hold, as the GPs are creating a Senate with GP reps from across the County. When this has been formed they will allocate a lead GP to help take the joint commissioning work forward. CM is keen to bring the housing element into these conversations.
- The agenda is moving along quickly, AC will be kept briefed to feed back to CRHB.
- The PCT Board is exploring options for the proposed transfer of assets, which includes a Property Company via the Making Assets Count work stream.
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## Questions

- CM posted whether difficult-to-let voids could turn into interim lets to allow earlier discharge from hospital.
- Significant sums of money are spent looking after those with mental health/learning difficulties “out of County” - look at alternative options to support those people and reinvest the revenue back into the County.
- Look out for capital – money often given at short notice from Dept of Health. Need to have some schemes almost “oven ready” to be able to benefit from these opportunities.
- Urgent Care Network (includes Council, Ambulance Service, NHS, hospitals, community providers) is looking at where we need to disinvest to reinvest in community solutions. Timing is good for someone to lead from CRHB. DH happy to take forward. DH
- Out of hours/extra care emergencies (currently an ambulance must be called) – look at options other than hospitalisation.
- Admissions Avoidance Scheme – diagnostics need to be done at A&E, but then they go home; or GP gets called out and a team is pulled in to provide support. This links into the work the Urgent Care Network is doing.
- Health & Community Well-Being Board – (councils, health, voluntary sector reps) – Rod Craig/Liz Robin are looking at how to get up the Board and are reviewing membership (shadow implementer). Responsible for the JSNA, prevent agenda (including leisure, environmental health). The GP rep will be on the Senate, which is important in terms of links. This will be a key vehicle for the future.
- CM welcomed officers’ ideas/thoughts. Social care capital. There is a process set up through the SP Commissioning Body to look at capital and revenue.
- CM wished to point out to Planners, to make the developers aware that more residential nursing homes are not required, or a good use of land. AG to note and SB to take this to the Planning Sub-Group. The Enablers do tell Richard O’Driscoll, but then developers seem to ignore it. AG/SB

### **3. MAPPA (Multi-Agency Public Protection Arrangements)**

*Andy Jarvis (Presentation circulated in hard copy)*

- Reductions in resources leads to a number of implications.
- AJ is seeking support from CRHB for the protocol - that LAs commit to be as creative/flexible as possible to house those in most priority need as identified by MAPPA. All LA reps have had an input into the protocol.
- The protocol was brought to CRHB to raise awareness and will be taken to the Home-Link Management Board for agreement.

### **4. Progress on Self Directed Support**

*Mike Hay, Head of Quality and Transformation*

- DVD of case studies of people self-directing their support, and a paper “Shaping our Future – Actions to Transform Adult Social Care in Cambridgeshire” were circulated.
- The Cambridgeshire ULO Board is made up of disabled people, with Andrew Gardner as Chair. (<http://www.cambsulo.org.uk/>)
- The move is from identifying an individual’s support and how much it costs, to identifying need, proving a budget and giving the person options on how it is spent in providing that support. For example X need requires X budget; similar needs get a similar allocation. Personal budgets can be taken as a direct payment (cash) or the individual can ask a local authority, or RSL to allocate it on their behalf.
- 45% of service users in Cambridgeshire have a personal budget against a

national target of 30%.

- There is a large piece of work around prevention/early intervention/cost effectiveness of services.
- Tendering is underway for s/w for a website to pull together all social care in one place.
- Looking a joint commissioning to meet care and support needs.
- Conference in March - pulling together care managers, care users and service providers.
- Need the right housing for the right people, need to get the support right to meet individuals needs and then link in community intervention.

MH

#### Questions

- MH was asked to let AC/SB know if there are any housing related actions we need to take to build them into our sub-regional action plan.
- Pilot projects around personal budgets are already underway, with entrenched rough sleepers (Broadway, London).

Supporting People want to work with providers to provide a more flexible support.

### **5. Affordable Rents and Effect on Affordable Housing Supply**

*Paul Kitson/Steve Collins*

- Presentation and Key Issues paper were circulated from the Affordable Rent Seminars/Responses.
- HCA – 9 areas down to 5. Terry Fuller, Operating Director for the “South and South East”. Likely to reduce down further to become more strategic.
- RPs have the ability to set rent at up to a maximum of 80% of market value including service charge; it is expected that rents will be set at 80% for new developments unless there is a good reason why.
- The Framework document will be published by 14 February. It will set out making submissions over the CSR period. RPs will provide submissions covering geographical areas/packages, yet to be decided. The programme will have varying degrees of certainty. A letter of support from each local authority is required, with each submission.
- Social rent will be supported by HCA; grant will not be supported but can form part of the package. There will be a financial assessment of each package which must be met, criteria yet to be determined.
- LAs and RPs should talk now, re intended programmes.
- HCA workshop being held on 25 February (date is out, invites will follow) to answer questions on the Framework; timescales will be clearly set out in the Framework.
- HCA will work with providers in putting together packages.

#### Questions

- Example, worst case scenario – all homes let under Affordable Rents, for two years could all become market homes at the end of 2 years, and will be lost to the sector. Likely to be a cap of say, 50%, sold on to avoid this scenario. Awaiting info from dept on whether Affordable Rent is included in definition of Affordable Housing re PS3.
- Need a local agreement, LA/RP that any equity uplift needs to be retained within the district or sub-region. This has to be part of the package submission.
- Tenancy strategy – we need to decide what is in it now - but will not be popular politically if it implies rent goes up before elections!! Submission packages will be submitted during the period of election perda.
- G&T sites – these will form part of the package and the whole package will be assessed on value for money.
- Bids are open to all not just RPs. For example an LA could submit a bid to secure the funding it thinks it needs for its area and then work with its

RPs. Subsequent processes can then be pursued to register as an RP in order to receive the money and deliver.

- There needs to be some flexibility about how the tenancy strategy would work. It will be necessary to have a system in place for determining which properties the affordable rent applies and how these are handled under CBL.
- Initial package(s) will have to include what is intended to be delivered within a 4 year period (continuous engagement and flexibility will be built into the process).
- Tenancies – is there a mechanism for means test, eg, after 2 years does the tenant get asked to leave if they are earning enough to afford market rent or to buy; the person renting has to have something in place. HCA did not have the answer.
- Rents are going to be looked at admirably by developers, how do we ensure that we just don't pay more for the land? S106 sites won't attract grants.
- The LHA will determine rents, but what if the LHA mechanism changes. NH commented that he would want the risk to be mitigated. SC to take away this point for consideration.
- The HCA does not want to get in the way of current developments. However, we are unable to get something in place in the next 6 weeks (SH). There is a lot to do with the lead up to elections. We should use the SHMA for income data.
- Low cost ownership will be part of the package.
- Can submit lots of packages; however we are urged to limit the number of packages submitted.
- PK to meet with individual authorities, to prioritise projects. How to engage with providers to give local opinion. How does PK then influence/ put proposals forward to say whether they fit with the LIP?
- AC would want to endorse the work across geographical areas.

## 6. Draft minutes of last meeting and matters arising

Agreed.

## 7. Elect Chair/Vice Chair

Before the Chair and Vice Chair left the room they confirmed they would be happy to continue their roles. The Board voted unanimously to continue.

## 8. Work Plan

### March

- Consider themes/events for future meetings.
- Affordability of Affordable Housing (Polly's survey)
- Analysis of Cambridgeshire market - what would 80% of the market be and if the LHA cap was applied. Need some modelling around the stats before the next meeting – who??
- Sub-regional Housing Statement
- Home-link research
- Third Sector – SH to invite

All  
TB

SH  
SB  
AC/SB  
SH

## 9. Consultation / Publications

Not discussed at this meeting. Any key consultations/publications would be circulated via e-mail.

## 10.1 Cambridgeshire Horizons

- Nothing additional to report.

## **10.2 Homes and Communities Agency**

- Nothing additional to report.

## **11 Any Other Business**

SC notified the Board that this would be his last CRHB meeting, and thanked everyone for their camaraderie and the sharing of information. In return, AC thanked SC for his input over the years. Forest Heath will be appointing an interim who may attend in the future.

## **12 Future meetings**

The next meeting will be held at 9.30am on Friday 4 March 2011 at East Cambs DC

### Dates of Future Meetings

Meetings will usually start at 9.30am and finish with lunch by 12.30pm.

#### 2011 dates

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