# Minutes of the
# Cambridge sub-Regional Housing Board (CRHB)
# held on 2 July 2010

## 1. Introduction and Apologies

**Present**

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| Alan Carter (AC) | Cambridge City Council (Chair) |
| Stephen Hills (SH) | South Cambridgeshire District Council (Chair) |
| 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 (taking notes) |
| Niki Hollingworth (NH) | St Edmundsbury Borough Council |
| Tom Purser (TP) | Go-East |
| Paul Kitson (PK) | Homes & Communities Agency |
| Scott Bailey (SBa) | Homes & Communities Agency |
| Nigel Howlett (NH) | RSL representative |
| David Keeling (DK) | RSL representative |
| Schuyler Newstead (SN) | South Cambridgeshire District Council |
| Stephen Hill (SHi) | C2O Future Planners |
| Karen Freya (KF) | Fenland District Council |
| Sarah Lyons (SL) | Cambridge City Council |

**Apologies**

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|---|---|
| Jane Hollingworth (JH) | East Cambridgeshire District Council |
| Sue Beecroft (SB) | Cambridgeshire Horizons |
| Trevor Baker (TB) | Cambridgeshire County Council |
| Carole Herries (CH) | St Edmundsbury Borough Council |

**Action**

## 2. Minutes of last meeting and matters arising

- Minutes were agreed.
- SH to chase JH about the requirement for RSL's to have their own homeless strategy. **SH**
- TB to check when the JSNA will be on the web site. **TB**
- SC to circulate the link to the Kings Lynn LIP: **SC**

http://www.west-norfolk.gov.uk/pdf/HCA%20Local%20Investment%20Planfinal%2031Mar10.pdf

- SC thanks those who got back him with information about commuted sums.

## 3. Housing Delivery

- David Keeling gave a very clear presentation on current BPHA thinking about future delivery of affordable housing with reference to nil or low grant levels.
- Scenarios were produced using recent examples and what the tenure splits would look like with nil grant, depending on land values.
- DK explained the arrangement BPHA, Flagship and Orwell have with Ipswich Building Society for mortgages to first time buyers – generally 6.8% @ 95% loan to value with a minimum 40% stake.
- DK went further to describe the sort of discussions that need to take place regarding asset management in relation to construction costs, design, components and life expectancy of these, quality and space such that development costs can be shaved now and met in the future as maintenance costs. **DK**

- DK to send presentation to Kathy for circulation with the minutes.
- Stephen Hill C2O Future Planning gave a good presentation on Local Housing Trusts and their various forms, which linked well with Grant Shapps' announcement about communities, localism and rural issues.
- SH stated that production has probably become too concentrated and there needs to be more diversity.
- He showed examples of CLT's, LHT, Co-ops etc from UK and other countries and that this is much more about place shaping, place focus and specific outcomes.
- He explained that in Cornwall, second home council tax has been ring-fenced to support such schemes.
- There were a number of questions concerning controls, mobility vs tighter boundaries, effect on s106's etc.

**4. Spotlight on the Enablers**

- Representatives from the enablers group gave a presentation of some of their work and illustrated how this supported the strategic group and CRHB.
- KF highlighted the work on the viability assessment study and training via HCA, section 106 work across the whole sub-region, communication between he groups, surety to developers and LA's and specific knowledge on the development and enabling process. The issue of quality and numbers was highlighted.
- SL illustrated examples of activity through the Cambridge growth sites and some of the changes to previous consents due to increased densities and land use.
- SL explained how the processes were making real inroads with planners who were better able to understand the impact affordable housing can make.
- SN concentrated on rural housing issues, especially exception sites.
- Issues of resistance despite a proven local housing need were highlighted and concerns over how the localism agenda may provide more powers to stop than support future schemes were raised.
- An excellent pamphlet of enablers contacts was circulated and one detailing key points for rural exception schemes will be circulated. **SN**
- During questions, there were points made about whether there was a need for enablers and the strategy group to be two separate groups. There is much overlap and attendees were often the same.
- It was agreed that enablers would discuss at their meeting on 6th and for the chairs to discuss before reporting back to CRHB. **TB/SL**
- It was agreed that times would get tighter and we needed to operate as efficiently and effectively as possible. NH pointed out that Horizons funding was due to end in March 2011 and with the introduction of Local Enterprise Partnerships, the sub-region could change by April 2012.

**5. HCA update including Single Conversation**

- PK summarised the Cambridgeshire position re the Single Conversation. The data section had been drafted and HCA had written to chief executives with further guidance.
- Individual LAs were now required to update the development possibilities in their own areas. PK said he wasn't looking for anything new. An update on the proposals from a year ago would be fine.
- Responses to be with HCA by end of August with a report to Horizons Board early in September. **All Cambs**
- Questions were asked about overall collation which is not fully clear at this time.

- SBa outlined the Suffolk Single Conversation. Ipswich, St Eds and Forest Heath are doing their own, Mid Suffolk and Babergh are working together as are Suffolk Coastal and Waveney. People were at various stages with St Eds having completed their LIP.
- SC questioned the conflicting advice from HCA – he had been given a verbal deadline of 12th July. SBA said there was not such a specific date but clearly the work had to be completed very soon if LA's wanted to put forward their plans for grant.
- Suffolk LA's had been required to complete a scoring matrix for schemes in their LIP which had not been seen in Cambridgeshire.
- SHi thought the matrix was to be commended and was like the green book options appraisal. **PK**
- PK said he would be arranging to see each LA. **All Cambs**
- AC stated Horizons want data collected by 20th August.
- Cambs LAs were at different stages but appeared able to update previous work by the stated date.
- NH expressed thanks to SB for all her help and support.

**6. Progress on Community Infrastructure Levy pilots**

- FM reported that he had been involved in some viability work on residential and non-residential developments. Aiming to conclude work next summer **FM**
- Coalitions situation not clear.

**7. Essex Design Initiative – Housing Themed Training Course**

- SB had circulated a paper on this which NH presented.
- Agreed it was important for those on the fringes – what did housing people want non-housing people to know and who are they?
- Agreed it was not all about growth and needed to include the landlord function, existing stock, standards and stigma issues and the housing versus care agenda.
- There was a view that officers and members would benefit.
- Case studies were required and SH suggested the Windmill Development at Fulbourn.
- Comments and suggestions to SB and NH by 9th July. **All**

**8. Work Plan**

Agreed that the next meeting would concentrate on the coalition government's agenda with CIH representative. AC to progress. **AC**

**9. Consultation / Publications**

There was no notification of any new consultation or documents for consideration.

**10.1 Cambridgeshire Horizons**

As SB was sick, no update was available

**10.2 Homes and Communities Agency**

HCA said they were expecting an announcement at any time about this year's funding. They were not in a position to comment otherwise but agreed to let all LAs know as quickly as possible **PK/SBa**

**10.3 Go-East**

TP said the government's position was far from clear and he was not able to advise anyone what Go-East would be doing. He agreed to send a briefing update once this was clearer. **TP**

**10.4 Single Conversation**

This was covered at item 5

**11 Any Other Business**

SH reported that South Cambs would be having a strategic housing inspection commencing in November.

**12 Future meetings**

The next meeting will be held at 10am, on 6 August 2010 at Sanctuary Hereward, Ely.

Future dates

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| 3 September – ECDC | 5 November - ECDC |
| 1 October – Sanctuary Hereward | 3 December – Sanctuary Hereward |