

Minutes of the CAMBRIDGE SUB-REGIONAL HOUSING BOARD (CRHB) held on Friday 6 June 2008

1. Introduction and Apologies

Present

Tim Mills (TM)	Fenland District Council (Vice Chair)
Alan Carter (AC)	Cambridge City Council
Steve Plant (SP)	Huntingdonshire District Council
Mike Knight (MK)	South Cambs District Council
Simon Phelan (SPh)	Forest Heath District Council (present for Items 1-5)
Sue Beecroft (SB)	Cambridgeshire Horizons
Katrina Laud (KL)	RSL representative
Nigel Howlett (NH)	RSL representative
Colin Wiles (CW)	RSL representative
John O'Mahony (JOM)	Housing Corporation
Solma Ahmed (SA)	Go-East
Trevor Baker (TB)	Cambridgeshire County Council
Julia Gummy (JG)	Cambridgeshire County Council
Mike Hay	Cambridgeshire County Council (present for Items 1-5)

Kathy Brown (KJB) Cambridge City Council (taking minutes)

Apologies

Liz Bisset (LB)	Cambridge City Council (Chair)
John Onslow (JO)	Cambridgeshire Horizons
Stephen Hills (SH)	South Cambs District Council
Jane Hollingworth (JH)	East Cambridgeshire District Council
Carol Herries (CH)	St Edmundsbury Borough Council
Frank Mastrandrea (FM)	Huntingdonshire District Council
David Keeling (DK)	RSL representative

Action

2. Minutes of Last Meeting/Matters Arising

- Agreed as an accurate record.
- JO'M circulated an e-mail on intermediate rents.
- David Nuttycombe from the County Council asset management section would like to be represented onto the Enablers Group. Agreed by CRHB.
- Local Housing Companies – AC to take this action forward and look at strategic options whether LHC/PFI/Asset Trust for sub regional additionality. Bring back to CRHB in October/November. AC to link up with SPh mentioned that Forest Heath are working with Keystone Housing and investigating the Community Land Trust model. **AC**
- Resource for collecting the CYPP indicators on a sub-regional basis. TB to discuss with Polly and SB, and to bring back a recommendation to the next Board. **TB**
- Enhanced Housing Options – The Cambridge Sub-Region were one of 20 who were shortlisted; 5 allocations of funding are available so have a 1 in 4 chance of success. AC jointly delivered a presentation to the CLG with Andrew Church (CHS) and Susan Jallow, SCDC. The presentation focused on a sub-regional bid, bid in a growth area, tackling the housing pressures which growth creates and economic pressures coupled with existing worklessness. The proposal is around building capacity, sub-regional enhanced housing options, Home-link, how to better provide

housing and employment advice, and vulnerable people.

- Review of rent system, would this affect RSLs – SA responded, not sure to what extent. The review will consider the implications for RSLs, of changes within the HRA subsidy system. JO'M would investigate further and feedback.

3. Demographic Impact of International Migration in Cambridgeshire – Presentation by Julia Gummy, Research Team, Cambs County Council

- Numbers quoted in the presentation only represents influx and outward migration, therefore, does not represent the migrant stock, but can help identify trends. Scenarios are assumed.
- Because of the use of Work Registration Scheme data, the Home Office have asked that the report is not circulated outside the organisation. The Exec summary is a public document which can be promoted for wider circulation and can be downloaded from the LGR website.
- This is a resource intensive piece of work so will not be updated annually, however, the research team will continue to monitor what is happening in the area of migration and take a view about updating it in the future.

4. Migrant Workers, Housing and Growth in the Eastern Region

- CW presented and circulated the above document produced by KSHS, Keystone and Anglia Ruskin University. The survey is compiled of approximately 200 migrant workers about their housing needs. Hard copies will be sent to Chief Executives of LAs and RSLs.
- It identifies that only 1% of core social lettings have gone to migrant workers. Most have gone into the private rental sector, where illegal loft conversions and “garden-shed” type extensions are evident. Resource is needed to tackle the living conditions.
- The building trade is already at capacity and the planned growth for the region will require considerable demand for additional construction workers. There are signs that the influx of migrant workers are declining and that as economies improve in Eastern Europe, and the hosting of Euro 2012, migrant workers may well start returning home. Construction work for the planned 2012 Olympics is likely to further pull personnel from the building trade away from the region into London.

5. Self Directed Support – Presentation by Mike Hay, Head of Transformation, Cambs County Council

- Putting People First – a number of organisations have signed up to providing a high quality personalised system, high standard of professional expertise, care, dignity, maximum control and self determination. (Citizens in control, not the providers).
- Transforming Social Care document followed, aimed at the providers. Eligible adults will have their own personal budget, a clear upfront allocation, to enable them to make informed choices about how it would be best spent to meet their needs.
- in Control Total - working with “in Control” (about personal budgets)
- 7 ethical rights to: Independent Living, Personal Budget, Self-Determining, Accessibility, Flexible Funding, Accountability Principle, Capacity Principle.
- The change is that the individual creates a support plan, for their needs, agreed by the service (current care planning is the other way round).

Questions:

- What is the difference in the budget names: Individual Budgets (income from many social streams); Personal Budgets (social care money only).
- What and when? Business case discussions are currently taking place.

- Timelines should be published on the website by the Autumn.
- MH did not feel there were enough links with any LA functions at present, housing, leisure, etc.
 - Nothing is yet in the public domain!
 - Engagement should be through CRHB. Mike Hay to come back to update the Board in September/October.
- SB/KJB**

Simon Phelan and Mike Hay left the meeting.

6. Outline of Sub-Regional Strategy and Consultation Plan

- SB circulated a very first draft; the aim is for it to be approximately 30 pages long.
- An Executive Summary would be included.
- Need to ensure it is cross-referenced back to the original sub-region action plan.
- Need more specific links to climate change, existing stock, empty homes, credit crunch (not just growth and new housing). Need to ensure we maximise housing whatever the economy.
- Consultation will be late July. Need to notify members they will be invited to an event at the end of July. Then to Members by September for approval. **All**
- CLG have not provided a clear policy statement, only a direction of travel. CIH guidance will not now come out. CLG have said that the guidance for the sustainable community strategy will be strengthened to include housing – although it is still awaiting Ministerial approval. Moved away from Fit For Purpose.
- SB to look at the LAA/Strategic Partnership both at County level of Suffolk and Cambs and at West Suffolk as the LSP situation is layered and complicated. **SB**
- SA to feed back to CLG the complexity of the situation. **SA**
- Go-East are trying to ensure that the agreement between the Audit Commission and CLG on Housing Strategies is reflected on the ground as there appears from recent inspection to be an incongruity.
- Go-East is meeting with CLG on 11 June to hopefully achieve clarity.

7. Regional Private Sector Housing Funding

- AC circulated a paper written by Helen Reed and will feed back comments.
- TM flagged this up at an early in the year.
- It is the Strategy Group's intention to revisit this later in the year for a potential joint bid next year.
- Proceed with individual bidding this year, following stock modelling work this year.
- TM to respond to Graham.
- Strategy Group is linked with the private sector working group and will work out how to feed into the Sub-Regional Housing Strategy by the end of July. This needs to include, overview and actions for the sub-regional housing strategy. This needs to take into account direction of travel regionally and flagged through the papers already available regionally. While more detail can be developed later it is important that the action set clear approach. Probably via e-mail will be more efficient.

8. Update on the 2006-8 NAHP

- All targets regionally exceeded for this programme, both rent and sale completions.
- Sub-regional picture – expenditure exceeded, slight under completion

figure of 98%, due to open market home-buy. Although didn't complete before end of year of the year, still in the programme.

- JO'M thanked everyone, to enable the East of England to achieve all targets.

9. S106 Wording Project update

About to advertise for a consultant in Inside Housing, to work with sub-regional groups to work on the wording of clauses; to look at what districts are doing, and work with legal and planning colleagues. Hope to completion by November. *Post meeting note, SB has checked with EERA and the project will now end February 2009.*

10. Work Plan

The work plan has been updated and is broken down into major topics and smaller items which need to come to each Board meeting. This is a rolling programme which the Board needs to review regularly and amend accordingly to ensure topics are discussed at appropriate times.

- Next meeting, major topics: Sub-Regional Housing Strategy, housing sustainability (ensure key points are built into the action plan), changes in the housing market **SB/KJB**
- Move Joint Strategic Needs Assessment to September to tie in with the Older Peoples focus. **SB**
- CBL update can be done by e-mail – any issues to come back to October. **SB**
- Sub-Regional Homelessness Strategy – SB speak to Jane Hollingworth about timing. **SB/JH**
- SHMA work plan – circulate a week beforehand with the papers, e-mail exchange, to sign off at the meeting or discuss any outstanding issues which cannot be dealt with via e-mail. **SB**
- SB to invite Mark Gaynor, EEDA about Integrated Development Programmes to the August Board meeting. **SB**

11. Consultation Register

Sub-National Review Consultation

Govt agenda is moving to an economic focus – this need to be picked up as a sub-region. TM is drafting a response for Fenland that picks up the housing issues and will draft one based on it for CRHB.

12.1 Cambridgeshire Horizons

- Eco towns.

12.2 Housing Corporation

- Detailed paper circulated with the agenda.
- Protocol – meeting on 11 June, to be brought to CRHB in July. Circulate prior to the meeting to allow adequate time for review. **SB/JOM**

12.3 Go-East

- LAA update – all 35 indicators agreed, gone to Minister today, for approval by the Secretary of State end of June.
- NI154, 9 out of 10 get them
- NI 155 Affordable housing - 6 out of 10 got them in the region.
- Ensure LAs engage with their LSPs. **All**

12.4 Regional Housing Advisory Group

- TM to circulate papers.
- Adrian Callard spoke about launch of Regional Spatial Strategy – particularly the RSS review. It is huge for housing. Completed by 2011, timescale 2031. Unofficial indications are that there will be a substantial increase in housing numbers. Timetable with strong caveats, going to Regional Planning Panel in July – pick this up in the work plan – August meeting. Assembly are agreeing options next April, seeking advice from counties and unitaries who have statutory obligations key change will be inviting proposals at early stage of the review.
- Long discussion on Eco-towns.
- Looking at SHMAs to inform the RSS review.
- Climate Change racing up the agenda.
- National Housing advisory unit – testing to see if one or two large new towns are needed in region.
- Move to building quality, not just quantity into the RSS.
- Annual monitoring report will be discussed – completions are very varied. Need to look at as part of the S106 work.
- Regional Housing Monitoring Group – requested nominations from key agencies and housing sub-regions to look more strategically. SB was nominated from the Board.
- Joint RSS and RES implementation plan – review the sub-regional housing splits at the next RHAG.

SB

12.5 Sub-Regional Housing Association Meeting

No meeting since the Board last met.

12.6 Cambridge Sub-Region Strategic Housing Group

- Housing Strategy – decision, action plan needed a lot more work.
- Older Peoples Strategy – not clear who's leading or where its heading.
- BME pilot - monitoring information through CBL schemes. ONS have released a draft ethnicity question for the census which includes gypsies and travellers in the white section, TB was unsure about how this was broken down, but otherwise felt it fitted our needs.
- Housing Policy Network – VFM - County Homeless Group and Enablers picking up the issues raised.

12.7 CLIP Sub-Group

JH attended the meeting on 5 June but was not present to update the Board.

13 Any Other Business

- The next RSL Sub-Regional meeting – 27 June at 10am at SCDC.
- Housing completions update is going to the Horizons Board on 12 June.
- SB is the nominated gypsy and travellers representative from Horizons.
- The SHMA Executive Summary will be on the website, with an informal launch on Friday 13 at the Horizons conference – SHMA memory sticks and Executive Summary will be available.
- SB, TB and JHollingworth attended an Intermediate Tenure Working Group.
- Next meeting - need to elect a Vice Chair and RHAG representative as it will be TM's last meeting before he goes to GO-East on an 18 month secondment.

KJB

13 Next meeting

The next meeting will be held at 10am, on Friday 4 July at East Cambs DC, Ely.

Future dates:

1 August – Hereward Housing

5 September – ECDC

3 October – Hereward Housing

7 November - ECDC

5 December – Hereward Housing