

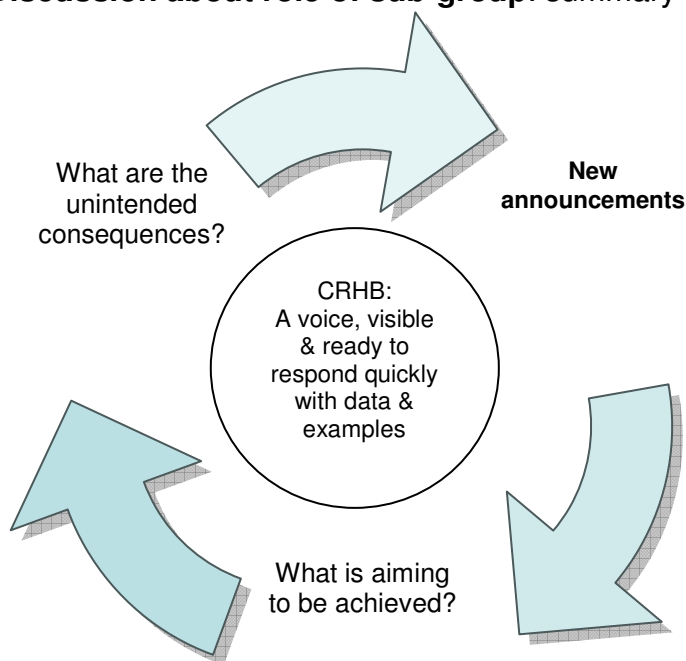
CRHB sub-group

8 October 2010

Stephen Hills (SCDC)
Paul Kitson (HCA)
Steve Clark (FHDC)

David Keeling (BPHA)
Sue Beecroft (CH)

Discussion about role of sub-group: summary



Polly's note on LHAs:

Very welcome, an excellent note, non-political

Takes the right tone as factual, closely analyzed and closely argued. A calm approach and model for future such notes.

How to publish our notes r make our voice heard?

Via SHMA?

Through HCA policy team?

Through CIH (call for local examples on the LHA for example

Discuss notes such as Polly's at CRHB, then publish on CRHB web page

Via CIH or Roof a possibility

Housing needs strong connection to the LEP, so housing growth and economic plans are linked and aligned.

Sub-regional housing strategy

Agreed not to produce a flowing narrative at CRHB.

Instead, made up of "modules" which broadly cover the issues in the current strategy.

Use for policy analysis.

Give a snapshot at one point in time. Can add throughout the year.

Can link to CLIP, LHA note, LEP proposals and progress etc

Would want a covering section including overall sub-regional priorities, map, context etc.

Suggestions for modules:

❶ Changes to LHA and other benefits

Want to make the point that a range of people are on benefits.

“Deserving and undeserving” poor is not a helpful analysis, but very popular shorthand in the media.

Range of “types” of housing need and how they happen to people

Range of people on benefits

❷ Understanding the RSL sector...

Chief exec salaries

Role of stock transfer

Less borrowing nationally due to RSL financial approaches

Role of local authorities, working with RSLs, now and in future

❸ Community engagement

RSLs role

Additionality of RSL work, building homes and communities

Added value of community engagement

Possible to use Great Shelford library as a great example, recently completed.

NHF did a region-wide publication of this nature – worth a look

Can link to NHF’s “save our villages” campaign

Have this “in the stocks” so we’ve got localism ready to go.

❹ Self commissioned housing – what it is, where has it worked, what is Stephen Hill’s work about at K1?

❺ Place shaping

Design

New RSS replacement targets: RSS point is crucial – where do we go from here, how do we link to Chief Planners work on this?

LEP

“High level strategic” approach for our sub-region

❻ LHA note

Add a bit more background from CIH note so it’s easier for a newcomer to read – but NOT TOO MUCH

❼ Housing need

Aim for a more magazine-style exec summary of the SHMA, easier to read, captures the main headlines so easier to quote in other things.

❸ Housing supply

Await CSR for some more info

Past track record needed – a story of our successes

Outcomes for HCA

Localism Bill – outcomes may help inform

CLIP

New devt surveys – use to inform

⑨ Older people

Draw out demography

Stock and tenure

Different models of provision?

Extra care – link to don't restate in full

⑩ Age of aspiration

Could we invent new products to help meet the aspirations, at affordable levels

Need more analysis of local need and demand

Where are our biggest “gaps” for products to meet?

Sarah Webb – Merron Simpson – equity release much discusses a couple of years ago – where did this all get to? Come of age now?

Incomes of CBL customers? Or CORE new lets?

Possibility of a new mortgage product, e.g. BPHA and Ipswich BS produced a 95% LTV mortgage recently...?

Must consider peoples' wants as well – may not want to be tied in tot buying – valid reasons NOT to aspire to ownership...

“Here is the need” “where are the products to meet?”

11. How does housing support the economy?

A possible module to help strengthen working links with EEDA and GCP etc etc?

Economic assessments tied in with SHMA?

12. Housing and the carbon agenda

13. Stock

Underoccupation

Districts may be doing local analysis (SCDC mentioned)

Empty homes

Making better use

Supply of 1 and 2 beds

Analysis of flows by size?

If HRA changes so you can sell homes under RTB and keep the money, will have a big effect on City and SCDC especially.

Module style

More journalistic in style?

Localism rather than big society as a by-line? Possible corporate style for notes?

Name of sub-regional group? Is it the best possible title?

SB

20 Oct 2010