

**SCR HOUSING EXECUTIVE BOARD**

**17 NOVEMBER 2015**

**AMP, WAVERLEY, ROTHERHAM**

<b>No.</b>	<b>Item</b>	<b>Action</b>
1	<p><b><u>Welcome and Apologies</u></b></p> <p>Present:</p> <p><u>Board Members</u> Simon Greaves, Chair, BaDC Mayor Jones, DMBC Huw Bowen, CBC</p> <p>Apologies were received from Board Member Simon Carr (Henry Boot)</p> <p><u>In Attendance</u> Paul Bedwell, Spawforths Andrew Gates, SCR Executive Team Susan Mahon, SCR Executive Team Amy Harhoff, SCR Executive Team Tony Stacey, SYHA Rob Pearson, HCA Ed Ferrari, University of Sheffield / SCR Executive Team Craig Tyler, Joint Authorities Governance Unit</p> <p>For item 7: Sir Michael Lyons (English Cities Fund and Participle Ltd) and William Church (CBRE)</p> <p>For item 11: Pete Bailey (Northern Housing Consortium)</p>	
2	<p><b><u>Minutes of the Previous Meeting</u></b></p> <p>The minutes of the previous meeting held on 7th October were agreed to be an accurate record.</p> <p>All actions were noted as complete.</p>	
3	<p><b><u>Declarations of Interest</u></b></p> <p>No declarations of interest relating to the business to be</p>	

	transacted at the meeting were noted.	
4	<p><b><u>Urgent Items / Announcements</u></b></p> <p>No urgent items were requested.</p>	
5	<p><b><u>Devolution Update</u></b></p> <p>Andrew provided the group with a devolution deal update, noting that work on the detailed strands of the deal continues at apace.</p> <p>It was noted that other deals have been announced nationally and others (of diminishing value) may be announced in advance of the Comprehensive Spending Review.</p> <p>It was reported that the public consultation exercise will commence on 30th November (after any changes presented by the CSR have been considered) and will run for 6 weeks.</p> <p>Simon Ridley (HMT) is leading on the discussions to agree the detail of the deal with the various government departments engaged.</p> <p>A full implementation Plan will be worked up. This will be shared with government and owned by the Chief Executives.</p> <p>Issues will be escalated to the CA as they arise.</p> <p>The amount of work required to develop the detail of the deal isn't being underestimated.</p>	
6	<p><b><u>Feedback from Events</u></b></p> <p>Ed provided the group with some feedback from the recent Housing and Devolution workshop.</p> <p>It was noted that the purpose of the workshop was for the Sheffield City Region and its Local Authority partners to provide comment on the response to HM Treasury's/ CLG's request for detail underpinning the announcement of a potential Housing Investment Fund in the forthcoming Autumn Spending Review.</p> <p>It was noted that feedback from the workshop was focused around three themes</p> <ul style="list-style-type: none"> <li>• Developing a Proposition</li> <li>• Delivering a Programme</li> <li>• Planning and Infrastructure</li> </ul> <p>Detailed feedback regarding each theme was appended to the main report.</p>	

	<p>Board members who attended the workshop suggested it was very useful to get all the players together and that the challenge is now to turn the findings into an actionable work plan that will unlock known issues and create a scenario where an appropriate number of genuine sites are coming forward for development, and developers are empowered to exploit those opportunities.</p> <p>It was suggested that the work plan needs to be written mindful of the 3-5 year lead in times that may be required to progress from identification to completion.</p> <p>It was noted that the HEB and its delivery agents need to be engaging as many house builders as possible to strengthen the partnerships needed to unlock under-delivery and achieve the targets contained within the SEP.</p> <p>It was suggested that if want to achieve the completion targets, 'we' need to be fully in control of a number of factors, debate around what these factors are will inform the potential shape of a Mayoral Development Corporation.</p> <p>It was agreed that the central collated plan for how the completion 'numbers' will be achieved needs to be owned by the Directors of Housing and the Board Members requested that an update report from the Directors of Housing be presented to the next meeting.</p> <p><b>Action: Susan to liaise with the Directors of Housing and produce the update report.</b></p>	<p><b>SM</b></p>
<p><b>7</b></p>	<p><b><u>Housing and Devolution</u></b></p> <p>The Board welcomed Sir Michael Lyons, non-Executive Chairman of the English Cities Fund and Participle Ltd and William Church from CBRE.</p> <p>Sir Michael shared some of his thoughts, and observations from elsewhere in the country regarding how SCR might achieve its desire to accelerate housing development. In addition to responding to questions, matters of particular note included:</p> <ul style="list-style-type: none"> <li>• The need to build confidence between all parties within the SCR and with government</li> <li>• The importance of a clear plan with clear priorities</li> <li>• The need to identify 'what you can do differently to what you're currently doing'.</li> <li>• Identifying early wins to generate confidence and help build on existing relationships with investors and builders</li> </ul>	

	<ul style="list-style-type: none"> <li>• Recognising SCR’s strengths i.e. its land assets</li> <li>• The need to look at the system as a whole and have plans for all types of housing.</li> <li>• Consideration of what the public, private and housing association sectors are best placed and best skilled to lead on and can specifically do to address specific areas of concern. E.g. recognising that LA Housing Directors are good at managing housing stock but not necessarily increasing housing stock.</li> <li>• Early investment in infrastructure is key to delivering a quicker return on housebuilding capital and winning public consent.</li> <li>• Place shaping is also important to win public support.</li> <li>• Neighbourhood planning has great potential - tell the neighbourhood how many houses you want to deliver, let them lead on suggesting where and what.</li> <li>• More engagement sessions are needed with builders to ask ‘what can we deliver together?’</li> </ul> <p>To close, Sir Michael offered his thoughts on what actions should be undertaken as priorities to help make the Housing Investment Fund a reality, noting the importance of having a clear, defined ambition, acknowledgement of the size of the ask, a clear strategic direction, the opportunity to start delivering quickly in partnership with the private sector, the ability to respond to different needs in different areas and demonstrate how the asset base can be brought forward for development.</p> <p>The Board thanks Sir Michael for his attendance.</p>	
<p><b>8</b></p>	<p><b><u>Business Plan</u></b></p> <p>A report was presented to generate discussion on resourcing the Housing Business Plan and to seek a steer from the Board on how it wishes to bring forward funding proposals to bid for any additional SCR Single Pot resources.</p> <p>The report also set out the scale of the challenge in the SCR and requests the views of members of the Board in relation to the focus of the bid in relation to the strategic objectives and key priorities which underpins the delivery of the Business Plan.</p> <p>It was noted that the Housing Directors are the crucial players in determining plans for various strands of works and reiterated that an update on each strand is needed for the next Housing Executive Board meeting.</p> <p>It was agreed that the Housing Business Plan needs to cover a</p>	

	<p>longer term period to ensure the theme does not lose out on the single pot allocations and bring 'housing' up to the level of detail as the transport and infrastructure themes, which would in turn enable the interdependencies between all 3 themes to be considered holistically.</p> <p><b>Action: Susan to address this point.</b></p> <p><b>RESOLVED, that the Board</b></p> <ul style="list-style-type: none"> <li>• <b>Note the contents of the report</b></li> <li>• <b>Agree the key activities in the business plan and direct the Housing Directors Group to submit costed business plans for each activity to the next meeting</b></li> </ul>	<b>SM</b>
<b>9</b>	<p><b><u>HCA Update</u></b></p> <p>A report was presented to provide the Board with an update on HCA investment in Sheffield City Region (SCR) and highlight progress on key initiatives and projects.</p> <p>The report highlighted that the pipeline of HCA funded projects, 2015/16 onwards, to support SCR's ambitions for growth and affordable homes has increased by around £15m from previous reports (in the AHP and HTB programmes) and is currently comprised of:</p> <ul style="list-style-type: none"> <li>• £45.971m Growth funding to deliver 6,040 homes and</li> <li>• £67.766m Affordable Homes and 'Help to Buy' funding to deliver 3,021 homes.</li> </ul> <p>It was noted that the growth funding includes HCA committed sums that are not yet in contract so work is still needed to get all of these over the line. It was noted that the investment profile is capable of being further increased through the efforts of local partners and housing providers by accessing new programmes and by making bids under Continuous Market Engagement (CME) for existing live programmes.</p> <p>Further updates were provided in relation to the major HCA themes.</p>	
<b>10</b>	<p><b><u>SCRIP Update</u></b></p> <p>The group was presented with the SCRIP extract that concerns 'Achieving a Competitive Advantage: Advantage 1 - Build More Homes'</p> <p>It was noted that the full 'happy draft' will be presented to the Infrastructure Executive Board on 15th January.</p> <p>The group discussed the importance of having sufficient back</p>	

	<p>office resources capable of delivering the housing ambition and noted plans to draft a resource proposal to be taken through the next round of Executive Board meetings.</p> <p>Paul offered to join the drafting group</p> <p>Commenting on the draft, it was suggested that usage of the ‘grant’ may need to be tempered as government may misinterpret how funding is being invested.</p> <p><b>RESOLVED, that the Board</b></p> <ul style="list-style-type: none"> <li>• <b>Note progress on the development of the SCRIP</b></li> <li>• <b>Support Paul Bedwell joining the team devising the proposed resource plan</b></li> </ul>	
11	<p><b><u>Northern Housing Consortium Presentation</u></b></p> <p>The group welcomed Pete Bailey from the Northern Housing Consortium.</p> <p>Pete provided the group with a presentation covering:</p> <ul style="list-style-type: none"> <li>• The background to how the Commission was conceived.</li> <li>• The desire to recognise the specific housing issues faced by the North</li> <li>• Who are the Commissioners</li> <li>• The Commission’s core purpose</li> <li>• The Commission’s main objectives <ul style="list-style-type: none"> <li>○ To understand Northern markets</li> <li>○ To champion value of housing investment</li> <li>○ To leave a legacy of support and practical interventions.</li> </ul> </li> <li>• Progress made so far.</li> </ul> <p>The Board comments on the work of the Commission and noted where this would be of relevance to the work planning the SCR.</p> <p>The Board thanked Pete for his presentation.</p>	
12	<p><b><u>Actions and Resolutions</u></b></p> <p>Action and resolutions were noted.</p>	
13	<p><b><u>Any Other Business</u></b></p> <p>i) <u>‘Taking Stock’</u> The Board was informed of the intention to present a ‘stock take’ update paper to the Combined Authority in due course.</p> <p>ii) SCR Executive Team</p>	

	The Board were advised than the SCR Executive Director, Ben Still, will be leaving his position to take up a similar position in West Yorkshire.	
14	<b><u>Date of Next Meeting</u></b>  Wednesday 13th January, 10.00am at the AMP, Waverley, Rotherham.	