

**SCR HOUSING EXECUTIVE BOARD**

**13 JANUARY 2016**

**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            Simon Carr, LEP / Henry Boot</p> <p><u>In Attendance</u>            Paul Bedwell, Spawforths            Dave Sheridan, Keepmoat            Scott Cardwell, DMBC            Alison Westray-Chapman, NEDDC            Ian Rooth, BMBC            Tony Stacey, SYHA            Rob Pearson, HCA            Andrew Gates, SCR Executive Team            Susan Mahon, SCR Executive Team            Fiona Boden, SCR Executive Team (for item 5)            Craig Tyler, Joint Authorities Governance Unit</p>	
2	<p><b><u>Minutes of the Previous Meeting</u></b></p> <p>The minutes of the previous meeting held on 17<sup>th</sup> November 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 transacted at the meeting were noted.</p>	
4	<p><b><u>Urgent Items / Announcements</u></b></p>	

	No urgent items were requested.	
5	<p data-bbox="236 271 639 304"><b><u>Gainshare Priority Setting</u></b></p> <p data-bbox="331 342 1230 450">A presentation was provided introducing the Board to the concept of Gainshare, this being the £30m x 30 year additional funding allocation which is being negotiated with Government.</p> <p data-bbox="331 488 1230 636">It was noted that Gainshare is a substantive element of what is now termed ‘the single pot’ that being the aggregation of Gainshare, previously agreed local growth deals and a ‘share of national programmes (totalling c. £1.25bn for the SCR).</p> <p data-bbox="331 674 1230 925">Members were informed that each Board is being invited to assess its priorities and consider how it wants to work up its own proposals for what schemes might be funded from Gainshare. This is in addition to a number of other stakeholder exercises which will inform the investment programme. It was noted that overarching conditions of eligibility have been determined to be:</p> <ul data-bbox="379 931 1198 1043" style="list-style-type: none"><li>• Overall fit with the ambition and objectives of the SEP</li><li>• Deliverability</li><li>• Scalability</li></ul> <p data-bbox="331 1081 1222 1189">Workshops are to be arranged for February / March to bring these workstreams together. Dates are to be confirmed in due course.</p> <p data-bbox="331 1227 1238 1375">It was noted that the size of the ‘share of national funding streams’ is still to be quantified but is expected to be significant subject to the ratification of the deal and further discussions with government departments.</p> <p data-bbox="331 1413 1230 1597">It was agreed that the key objective for each Board is therefore to secure its share of the devolution deal for programmes to deliver key thematic objectives through the development of a deliverable, scalable, realistic programme of investments that can start delivering from 1<sup>st</sup> April 2016.</p> <p data-bbox="331 1635 1206 1704">It was noted that the Devolution Deal capital / revenue split is 60/40.</p> <p data-bbox="331 1742 1222 1850">It was noted that the Business Plan (see item 8) contains a list of potential sites that could be advanced with Gainshare funding. This is to generate further debate on this matter.</p> <p data-bbox="331 1888 1246 2033">Consideration was given to the support structures needed to ensure any agreed funding can be spend, managed and monitored. The Board again noted concerns that centralised support for the districts housing ambitions is still somewhat light</p>	

	<p>and commented on arrangements elsewhere nationally.</p> <p>It was agreed to commission the Directors of Housing to look at this matter in more detail and present a paper on how a potential 'SCR housing hub' might be staffed, resourced and managed, and for what benefit, to the next Board meeting.</p> <p><b>Action: Scott / Susan to progress with Directors of Housing</b></p> <p><b>Action: Susan to derive more information through meetings with Greater Manchester colleagues</b></p> <p>It was confirmed that preliminary consideration of potential Gainshare-funded projects will also be considered by the Directors of Housing.</p>	
6	<p><b><u>Achieving Housing Growth</u></b></p> <p>A report was presented to update the Board on engagement that has been undertaken with housing associations, local authorities and house builders to inform how we can increase house building in the Sheffield City Region to support the objectives of the Strategic Economic Plan (SEP) and the provisions of the Devolution Deal.</p> <p>Welcoming the report, the Board Members again cited the lack of sufficient centralised support as a major blockage to achieving housing delivery ambitions.</p> <p>Members also commented on the issues associated with not having an agreed means of defining or calculating completions.</p> <p>It was suggested that the recommended actions in the paper, and those contained in the draft Business Plan are probably the 'right' actions that need to be taken to achieve the 70k new houses target.</p> <p>The importance of marketing, clear mapping of development opportunities and simply talking to developers were discussed.</p> <p>It was noted that all districts are due to report their annual housing completions to 31<sup>st</sup> March 2016 in April. It was suggested that this information should be used as a baseline on which to base future trend information. It was noted that this will be taken forward and led by the districts' Heads of Planning.</p> <p>It was agreed that the report's recommendations should be subject to further consideration and used to inform the</p>	

	<p>development of what support a centralised team might assist with.</p> <p><b>Action: Susan / Huw to progress and (with the Directors of Housing) devise the case for investment for centralised support.</b></p> <p><b>RESOLVED, that the Housing Board Members agree with and endorse the recommendations contained in the report</b></p>	
7	<p><b><u>Business Plan 2016/17</u></b></p> <p>The Board was presented with the draft Business Plan for 2016/17.</p> <p>The Board discussed the importance of proper mapping to engage developers and show where adjoining sites in neighbouring districts might be considered to be a single development opportunity.</p> <p>The Board questioned whether the targets for 2016/17 are realistic given the significant lead in times that new initiatives will take to commence and start to deliver increased returns and whether we yet have all the required 'intelligence' to fully understand actual, site-specific barriers to development as well as generic reasons for under performance.</p> <p>It was noted that full Business Cases will be developed for all the sites contained in the Business Plan at the appropriate stages of scheme development.</p> <p>It was noted that the Business Plan is also predicated on the contents of the final SCRIP which is still in development.</p> <p>It was agreed that the Board should receive the proposed assessment framework (to be used to assess all sites) at the next meeting. It was agreed this needs to be wider than the SEP's GVA-led assessment criteria which are not necessarily as tangible to housing site considerations.</p> <p><b>Action: Susan to present</b></p>	
8	<p><b><u>Devolution Progress</u></b></p> <p>The Board was informed of ongoing discussions with government departments to determine the detail of the devolution deal.</p>	
9	<p><b><u>SCRIP</u></b></p>	

	<p>It was noted that the Housing section has been rewritten and improved. This section now provides a commentary on how the SCRIP will align with the districts' local plans. The section is now more impactful and demonstrated how 'housing' is now 'at the table'.</p> <p>It was noted that the publication of the draft SCRIP has been delayed to March 2016.</p>	
10	<p><b><u>Social Inclusion</u></b></p> <p>The group was introduced to work being led by the Social Inclusion and Equalities Board to devise a Social Inclusion Framework for the SCR and the SEP.</p> <p>It was noted that Executive Boards are currently being asked to comment on the proposed key objectives:</p> <ul style="list-style-type: none"> <li>• More people in employment and paid a living wage,</li> <li>• More people in work taking up training opportunities and progressing in work</li> <li>• More people living in affordable and decent quality homes</li> </ul> <p>The group gave particular attention to the affordable and decent quality homes indicator and whilst the link with social inclusion was acknowledged, it was also suggested that any risk of stifling development needs to be carefully managed.</p> <p>It was requested that the Directors of Housing group consider the framework in more detail and report observations and ideas back to the next meeting of the Board.</p> <p><b>Action: Susan to progress with Directors of Housing</b></p>	
11	<p><b><u>Any Other Business</u></b></p> <p>Rob provided the group with an updated on key HCA projects</p>	
12	<p><b><u>Date of Next Meeting</u></b></p> <p>Wednesday 24<sup>th</sup> February, 10.00am at the AMP, Waverley, Rotherham.</p>	