

SCR HOUSING EXECUTIVE BOARD

24th FEBRUARY 2016

AMP, WAVERLEY, ROTHERHAM

No.	Item	Action
1	<p><u>Welcome and Apologies</u></p> <p>Present:</p> <p><u>Board Members</u> Huw Bowen, CBC – in the Chair Simon Carr, LEP / Henry Boot</p> <p>Apologies were received from Board Members Cllr Simon Greaves (BaDC) and Mayor Ros Jones (DMBC)</p> <p><u>In Attendance</u> Paul Bedwell, Spawforths Dave Sheridan, Keepmoat Jolyon Harrison, Gleesons Phil Spurr, BMBC Rob Coggins, DDDC Ian Rooth, BMBC Tony Stacey, SYHA Naz Parker, HCA Jane Hunt, HCA Amy Harhoff, SCR Executive Team Susan Mahon, SCR Executive Team Veena Prajaparti, SCR Executive Team Michael Hellewell, SCR Executive Team Craig Tyler, Joint Authorities Governance Unit</p>	
	<p><u>Chair's Announcement</u></p> <p>The Chair reported the sad death of Harry Harpham, MP for Sheffield Brightside and Hillsborough and former Chair of the SCR Housing and Residential Offer Board.</p> <p>Members asked that their sympathies be sent in writing to Harry's family</p> <p>Action: Susan / Craig to make arrangements</p>	CT

<p>2</p>	<p><u>Minutes of the Previous Meeting</u></p> <p>The minutes of the previous meeting held on 13th January were agreed to be an accurate record.</p> <p>All actions were noted as complete and the following matters were noted as arising:</p> <p>2. <u>MIPIM</u> It was noted that the strategic site information has been collated for inclusion in the MIPIM brochure and passed to Counter Context.</p> <p>Action: Susan to Share</p> <p>10. <u>Social Inclusion</u> It was noted that an update will be presented to the next meeting.</p>	<p>SM</p>
<p>3</p>	<p><u>Declarations of Interest</u></p> <p>No declarations of interest relating to the business to be transacted at the meeting were noted.</p>	
<p>4</p>	<p><u>Urgent Items / Announcements</u></p> <p>No urgent items were requested.</p>	
<p>5</p>	<p><u>Update on SCR Integrated Infrastructure Plan Housing Section</u></p> <p>A paper was presented to provide an update on the Sheffield City Region Integrated Infrastructure Plan (SCR IIP) Housing findings, process and recommendations that will be going forward to the Infrastructure Executive Board.</p> <p>The paper outlined the role of Housing within the SCR Integrated Infrastructure Plan and highlights the key housing challenges and opportunities over the next decade and described the next steps.</p> <p>Members welcomed the incorporation of the housing theme into infrastructure as recognition that both themes are affected by the same potential blockages.</p> <p>It was noted that the SCR IIP work has again highlighted the lack of agreed definitions between districts for a number key terms to explain site status of completion numbers. It was noted these basics will be affirmed shortly by the Directors of Housing to enable the calculation of the 2015/16 baseline</p>	

	<p>position.</p> <p>Members noted their broad comfort with the challenges and opportunities outlined in the report (as sections 3.3 and 3.4)</p> <p>It was suggested that ‘capacity in the construction industry’ might be referenced as an additional challenge. However, in discussion around this point, it was also suggested that whilst valid, this may not necessarily be a prime reason affecting completion rates in all instances of under delivery.</p> <p>As an example of how the importance of housing is being promoted elsewhere, Paul shared a poster from Greater Manchester that sets out the potential effect on people, businesses and the economy, caused by insufficient housing. It was suggested the SCR may want to devise something similar.</p> <p>It was noted that the various reasons and solutions being considered to address under delivery should all individually be seen as only small parts of the whole picture and it was therefore suggested that the ambitious completion targets will only be achieved if a range of innovative initiatives, embracing all forms of housing supply and engaging all players are implemented. The members also suggested this suite of interventions must capture the need for effective leadership if a culture of accelerated delivery is to be developed.</p> <p>It was suggested that ‘planning challenges’ and what is being done to overcome these challenges might be expanded in the Business Plan annex.</p> <p>Action: Amy / Veena / Susan to draft</p> <p>RESOLVED, that the Housing Executive Board endorse the SCR IIP, in relation to the prominence of housing as one of three strategic long-term aims.</p> <p>The Chair informed the Board that Amy would soon be leaving the SCR Executive Team to take up a new post at TfN. Everyone wished Amy well for the future and requested their thanks be placed on record for all her support for the Board.</p>	<p>AH, VP, SM</p>
<p>6</p>	<p><u>Housing Executive Board Business Plan</u></p> <p>A paper was provided presenting the final draft of the Housing Business Plan 2016/17 for discussion and recommendation for inclusion in the composite SCR CA / LEP 16/17 Delivery Plan.</p> <p>Members were advised of what changes have been incorporated since the last draft was presented.</p>	

	<p>It was noted that the Business Plan features a long list of strategic sites in local authority ownership and ready for development. This is in addition to a longer list of sites which is overseen by the JAB and includes all sites in public ownership. It was confirmed that sites can continue to be added to the list as they come forward.</p> <p>It was suggested that local authorities can place too much importance on getting sites 'oven ready' and fail to appreciate the construction industry's ability to not necessarily be put off by sites that required remedial works if this doesn't negate financial viability.</p> <p>Action: ALL to send any further comments on the Business Plan to Susan</p> <p>It was agreed to look at the Housing Business Plan priority themes (being overseen by the Directors of Housing) at the next meeting.</p> <p>RESOLVED, that the Board Members note the draft Business Plan for 2016/17 (presented at Appendix A to the report) and recommend this be incorporated into the composite SCR CA / LEP Delivery Plan for 16/17.</p>	<p>ALL</p>
<p>7</p>	<p><u>Case for SCR Housing Delivery Team</u></p> <p>As a precursor to the debate around the potential benefit of creating a SCR Housing Delivery Team, it was noted that such a move has been commented on favourably by government representatives during recent conversations in which proactive initiatives capable of accelerating delivery were welcomed.</p> <p>It was also noted that these discussions have highlighted how the government is placing importance on: the expectation that a good 'pitch' will be forthcoming from the SCR for a Housing Investment Fund, the potential for earlier devolution of funding for starter homes if deliverable sites can be progressed quickly, and high value asset disposals to support the right to buy.</p> <p>Regarding the Housing Delivery Team aspiration, a paper was presented to provide further details on the potential role and purpose of the team that is required if partners across the SCR are to deliver the ambitious housing targets established in the SEP and local plans.</p> <p>It was recommended that this team would be responsible for:</p> <ul style="list-style-type: none"> • Gathering, analysing and disseminating developer and investor intelligence. 	

- Supporting developers, particularly smaller developers, in accessing available finance through local or government programmes.
- Active market development to widen the range of players.
- Overseeing and shaping criteria for new funds.
- Supporting local authorities and the HCA to develop the pipeline of sites and identify how to unlock opportunities, improving the alignment between the pipeline and available products.
- Working closely to support the Joint Assets Board with regard to the public sector sites within the pipeline.
- Aligning infrastructure spend in line with the Integrated Infrastructure Plan to the housing opportunities and future pipeline.
- Building confidence across the city region, building on the devolution deal and investment already being made.
- Shaping and maintaining a housing delivery monitoring framework. Bring proposals to the SCR Housing Executive Board and CA for future housing interventions.
- Ensuring coordination and minimise duplication of activity across SCR.

It was suggested that as well as having its activity couched at the operational level, the Team needs to have a 'figurehead' of sufficient standing to capture the imagination of the industry and facilitate the transformational step change required.

It was agreed there is a role for such a team even if the Devolution Deal is not forthcoming for some reason.

RESOLVED, that the Board Members:

- 1. Agree to the proposition that a small housing delivery team working across Sheffield City Region should be created carrying out the functions outlined in the paper.**
- 2. Subject to the approved SCR Executive Team budget and budget planning process, to submit for consideration an indicative resource request of £350,000 p.a. for 3 years (£200,000 in the first year) to fund the team.**
- 3. Agree to updates at each Board meeting regarding the activity and outputs of the team; and to commission a review of its effectiveness after one year**
- 4. Agree to delegate responsibility for agreeing the**

	detailed structure and job remits of individual members of the team to the SCR Executive Director.	
8	<p><u>One Public Estate Update</u></p> <p>A verbal update on current activity, recapping past funding successes (£50k to develop the initial programme and £90k top up) was provided.</p> <p>It was noted that phase 4 of the initiative will commence shortly. This is likely to concern ‘bigger projects’ and will therefore engage the Government Property Unit and Local Government Association. A workshop will be held to launch activity.</p>	
9	<p><u>Any Other Business</u></p> <p>i. <u>HCA Update</u> A report was received to provide an update on HCA investments in the Sheffield City Region and to highlight key initiatives and projects.</p> <p>The Board noted and discussed industry apprehension around the effect that affordable homes and help to buy policies might have on the viability of some houses in the commercial sector. It was noted that the revised definition of ‘affordable home’ is needed to help inform this debate.</p> <p>ii. <u>Social Housing Worksop</u> It was noted that SYHA have organised a workshop for key players in the social housing market to discuss the future of the sector. Campbell Robb (Shelter CE) has confirmed his attendance.</p> <p>Action: Tony to circulate further details</p>	TS
10	<p><u>Date of Next Meeting</u></p> <p>Wednesday 20th April, 10.00am at the AMP, Waverley, Rotherham.</p>	