

SCR HOUSING EXECUTIVE BOARD

11th JANUARY 2017

BROAD STREET WEST, SHEFFIELD

No.	Item	Action
1	<p><u>Welcome and Apologies</u></p> <p>Present:</p> <p><u>Board Members</u> Mayor Ros Jones, DMBC – Chair Simon Carr, LEP / Henry Boot</p> <p><u>In Attendance</u> Scott Cardwell, DMBC Paul Bedwell, Spawforths Richard Burnham, BMBC Tamsin Hart, HCA Tony Stacey, SYHA Chris Collins-McKeown, SCR Exec Team / SYHA Mark Lynam, SCR Exec Team (for item 11) Andy Gates, SCR Exec Team (for item 11) Michael Hellewell, SCR Exec Team Rob Pearson, HCA Jolyon Harrison, Gleesons Ian Rooth, BMBC Craig Tyler, Joint Authorities Governance Unit</p> <p>Apologies were received from Cllr Simon Greaves (BaDC) Huw Bowen (CBC), Dave Sheridan (Keepmoat), Peter Dale (DMBC) Tom Bell (RMBC), Katie Jackson (SCC / SCR Exec Team), Mike Hase (DDDC) and Ed Ferrari (TUoS / SCR Exec Team)</p>	
2	<p><u>Minutes of the Previous Meeting</u></p> <p>The minutes of the previous meeting held on 16th November 2016 were presented for consideration and agreed to be an accurate record.</p> <p>The following matter was noted as arising:</p>	

	<p>It was reported that clarity has been sought regarding whether a general declaration should be noted in respect of subsidiary companies engaged with SCR schemes for which Board members have a relationship. It was noted this matter has been raised with the Monitoring Officer and a response is expected. It was agreed that in the interim, it would be prudent to declare all potential interests.</p> <p>Action: Craig to ascertain</p>	CT
3	<p><u>Declarations of Interest</u></p> <p>No specific declarations of interest relating to the business to be transacted at the meeting were noted.</p>	
4	<p><u>Urgent Items / Announcements</u></p> <p>No urgent items were requested.</p>	
5	<p><u>Early Commission for Housing Growth: The SCR Housing Intervention Fund Full Business Case</u></p> <p>The Board was informed that the Full Business Case for the proposed Housing Intervention Fund was submitted ahead of the deadline on Friday 6th January.</p> <p>Action: Michael to circulate a copy of the full business case.</p> <p>It was noted that the Full Business Case will now be subject to independent appraisal and further iteration based on comments received from the assessors.</p> <p>Subject to successful assessment the final Full Business Case will be presented to the February HEB ahead of final presentation to the CA for financial approval in March.</p>	MH
6	<p><u>Business Plan Progress Tracker</u></p> <p>The Board was presented with a 'Progress Tracker report' providing a summary of progress against the key milestones for each of the projects / schemes which the HEB is responsible for driving forward.</p> <p>It was noted that this builds on previous reports which acknowledged that HEB requires an appropriate amount of information to help it steer, sequence and prioritise activity, as well as consider whether any additional actions are required.</p>	

	<p>Members were asked to note and comment on progress to date, as well as to comment on the relative priority of the various projects/ schemes/ workstreams.</p> <p>It was noted that the Business Plan Progress Tracker will be kept up to date and included as a standing item on future agendas. It was agreed that the focus of any future discussion at the Board would be on amber and red rated activities.</p> <p>It was also noted a more comprehensive report will be prepared annually with a view to ensuring the HEB is fully engaged in discussions about future priority workstreams.</p> <p>It was suggested that red rated activities need to provide additional ‘road map’ commentaries on what actions will be undertaken to remediate matters and bring activities back on track.</p> <p>It was requested that future reports incorporate a ‘numbers appendix’, aligned to Ed Ferrari’s priority sites data, to provide more statistical information on progress made against key outputs/ outcomes (e.g. delivery of homes).</p> <p>It was suggested that some attention will also need to be given to green rated activities to ensure they genuinely are, and remain, green.</p> <p>Regarding the Shared Ownership and Affordable Housing Programme Bid (rated green), the group welcomed Chris Collins-McKeown who will be working in the Exec Team in order to take forward a SCR approach to this activity. It was noted that an update on activity, as well as options for an appropriate delivery vehicle will be presented to the next HEB meeting.</p> <p>The group considered the need to ideally capture the activities of all social housing delivery agents to ensure ‘progress trackers’ provide holistic analyses of delivery across the SCR geography. It was suggested more contact be developed between the Board and other such organisations.</p> <p>Action: Michael / Chris to invite Rupert MacKay (Halo Housing) to attend the next meeting</p> <p>Action: Michael to incorporate the Board members’ comments into future versions of the tracker report</p>	<p>MH/ CCM</p> <p>MH</p>
7	<u>SCR Housing Summit</u>	

	<p>A report was presented to provide the Board with an update on work to date in preparing for and organising the SCR Housing Summit.</p> <p>The Board welcomed confirmation of the proposed guest speaker (Gavin Barwell MP, DCLG Minister for Housing) and agreed the date of the summit could be changed to ensure the speaker’s attendance.</p> <p>It was noted further assistance is required on suggested invitees.</p> <p>Action: ALL to ensure Scott has been provide with this information.</p> <p>Support was noted for the proposed agenda.</p> <p>Consideration was given to how the summit needs to be ‘pitched’ correctly to the various audiences. It was suggested large housebuilders have different needs to small housebuilders and messages will therefore need to cater for all.</p> <p>It was agreed that the summit needs to be used to entice new players to the region who aren’t currently active in the SCR and from all specialisms, builders, developers, agents and funders etc. who can all be convinced the SCR is a great place to do business.</p> <p>It was suggested the summit can effectively ask the most important question ‘what isn’t happening in respect of housebuilding and why’ and thus generate a real understanding of how the blockages to development might be broken down.</p> <p>It was suggested that (informed by the summit), we may be better able to identify which actions need to be scaled up to being delivered by city region level mechanisms.</p> <p>Action: Scott / Michael to discuss this matter with Directors of Housing</p> <p>RESOLVED, that the Board endorses the work carried out to date in support of preparing for and organising the SCR Housing Summit</p>	<p>ALL</p> <p>SC / MH</p>
<p>8</p>	<p><u>HCA Update</u></p> <p>A report was presented to provide the Board with an update in respect of the HCA’s various investment vehicles supporting the SCR.</p>	

	<p>Information covered matters arising from the Autumn Statement, accelerated construction, live housing programmes, affordable housing programmes, housing zones, starter home programmes, estate regeneration, home building fund, locally led garden villages and current year investment forecasts, both generally and for larger sites.</p> <p>It was noted that Rob has been confirmed as the HCA's General Manager for North East Yorkshire and the Humber and the full team will be confirmed in due course.</p> <p>Regarding accelerated construction (announced as part of the Autumn Statement), colleagues were reminded that the deadline for bids is 22nd February. It was noted this may be a SCR bid or individual districts – the Joint Assets Board will be central to working up the SCR proposal.</p> <p>Regarding the HCA Large Sites and Housing Zones Capacity Fund, it was noted that 4 SCR bids have been received. More information on this initiative will be presented to the next HEB meeting.</p> <p>RESOLVED, that the Board notes the contents of the report</p>	TH
9	<p><u>Joint Assets Board (JAB) and One Public Estate (OPE) Update</u></p> <p>As requested at the last meeting, the Board was presented with the minutes of the last meeting of the JAB and informed the next meeting is scheduled for 1st February 2017.</p>	
10	<p><u>Finance and Investment Workstream</u></p> <p>A report was received to remind the Board that as part of the work being undertaken by the Housing Directors Group in support of the Housing Executive Board's Business Plan, it was agreed that the City Region would commission a report to examine the ways in which housing delivery could be accelerated in order to meet the Region's ambitious target to deliver between 7,000 and 10,000 new residential properties a year over the next 10 years.</p> <p>The report noted that in April 2016, dba Management Consultancy were appointed to complete this work which was project managed on behalf of the City Region by Barnsley Metropolitan Borough Council.</p> <p>The Board was therefore presented with a summary of the main findings of the commission and provided with recommendations for further action. It was noted that the</p>	

	<p>commission is now substantially complete, however a final detailed edit is required before the dba Report will be in a publishable format. A decision has nevertheless been taken to present the report to the Executive Board in this draft form as the findings and proposals will provide the basis for investments the SCR may choose to make through the Housing Intervention Fund should this be approved as part of the SCRIF Early Commission.</p> <p>It was suggested the commission had effectively asked the question ‘if we had money to accelerate housing growth, what would we spend it on?’, whilst acknowledging that no funding in currently allocated to any such work.</p> <p>The Board was therefore presented with a number of investment proposals; each contrived to address a specific issue. It was confirmed these all comply with appropriate State Aid legislation.</p> <p>It was suggested that this work needs to be mindful of the likelihood that it is not necessarily always a lack of funding that is the issue to address for certain sectors (i.e. the larger house builders). Funds need to be mindful of such actualities to ensure investments target the best potential returns.</p> <p>It was suggested this work may be a good way to promote and differentiate the SCR from other areas nationally.</p> <p>It was noted that the Commission will only achieve fruition if it is considered by the Directors of Finance on-route to endorsement by the Chief Executives. It was therefore requested that the report be tabled at the next Directors of Finance meeting.</p> <p>Action: Ian to facilitate</p> <p>RESOLVED, that the Board:</p> <ol style="list-style-type: none"> 1. Notes the proposed investment approaches set out within the report and supports the report being taken to the Directors of Finance Group. 2. Instructs officers to work up detailed proposals for consideration as projects are brought forward either through the Housing Intervention Fund (if approved as part of the SCRIF underspend Early Commission), or any subsequent Housing Fund. 	IR/ MH
11	<u>SCR Integrated Infrastructure Plan Delivery (including MIPIM Update)</u>	

A report (created jointly for the IEB) was presented to provide an on the delivery of the SCR Integrated Infrastructure Plan (IIP).

It was noted that at the November IEB meeting the Board discussed and approved progression of three key work streams including, delivery plans for the strategic network infrastructure, scoping of the spatial priority growth areas and progressing investment options linked to identify the SCR's most investable propositions.

The SCR is therefore already undertaking work to progress some of our investable propositions. These are being presented in terms of the 7 spatial packages which are linked to the growth areas, each with a series of bespoke investment opportunities and asks.

It was noted that more detailed updates will be presented to the next IEB

It was confirmed that a number of useful lessons learnt from the SCRIF work will inform thinking going forward. These include the need to adopt a more collaborative and less competitive model for scheme prioritisation.

The group discussed the issue of slippage in the SCRIF programme. It was acknowledged a certain amount of slippage is effectively inevitable and assurances were requested that the programme management regime has appropriate mechanisms in place to manage issues as they arise.

The Board was provided with a further update regarding how the SCRIP will be used at MIPIM to engender discussions with potential investors.

Regarding the previous decision to include mapped investable housing opportunities in this work, it was noted that the required information has only been provided by DMBC and RMBC.

Action: ALL districts to provide the required information to Andy Gates ASAP

ALL

It was suggested proactive measures should be used to engender local press positivity in respect of the SCR's attendance at MIPIM.

RESOLVED, that Board endorses the update on SCRIP and the SCR approach to MIPIM.

12	<p><u>Forward Plan</u></p> <p>Presented for information.</p> <p>Action: ALL to suggest any agenda items for future meetings to Michael</p>	ALL
13	<p><u>Any Other Business</u></p> <p>No matters noted.</p>	
14	<p><u>Date of Next Meeting</u></p> <p>Wednesday 22nd February, 10.00am at Broad Street West, Sheffield</p>	