

**SCR HOUSING EXECUTIVE BOARD**

**22<sup>nd</sup> FEBRUARY 2017**

**BROAD STREET WEST, SHEFFIELD**

No.	Item	Action
1	<p><b><u>Welcome and Apologies</u></b></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            Michael Rich, CBC            Paul Bedwell, Spawforths            Tony Stacey, SYHA            Chris Collins-McKeown, SCR Exec Team            Dave Sheridan, Keepmoat            Mark Lynam, SCR Exec Team            Ed Ferrari, TUoS / SCR Exec Team            Michael Hellewell, SCR Exec Team            Ian Rooth, BMBC            Craig Tyler, Joint Authorities Governance Unit</p> <p>Apologies were received from Cllr Simon Greaves (BaDC) Huw Bowen (CBC), Tamsin Hart and Rob Pearson (HCA) Peter Dale (DMBC) Tom Bell (RMBC), Katie Jackson (SCC / SCR Exec Team), Mike Hase (DDDC) and Jolyon Harrison (Gleasons)</p>	
2	<p><b><u>Minutes of the Previous Meeting</u></b></p> <p>The minutes of the previous meeting held on 11<sup>th</sup> January were presented for consideration and agreed to be an accurate record with the following exceptions:</p> <p>6. <u>Business Plan Progress Tracker</u>            For 'Halo Housing' read 'Heylo Housing'.</p>	

	<p>The following matters were noted as arising:</p> <p>6. <u>Business Plan Progress Tracker</u> It was agreed that rather than invite social housing delivery agents to attend Exec Board meetings, separate sessions should be convened and to which, Exec Board members should be invited.</p> <p><b>Action: Tony to lead on arranging these sessions</b></p> <p>7. <u>SCR Housing Summit</u> It was reiterated the last meeting discussed and agreed the need to develop a 'common approach to planning' across the SCR.</p> <p>It was confirmed this matter is being addressed by the Directors of Housing and a SCR-wide approach will be considered with a view to having a SCR position in place ahead of the Housing Summit.</p>	TS
3	<p><b><u>Declarations of Interest</u></b></p> <p>No specific declarations of interest relating to the business to be transacted at the meeting were noted.</p> <p>It was noted the general advice regarding declaring interests is that all potential interests (direct and indirect) should be declared as a safeguard.</p>	
4	<p><b><u>Urgent Items / Announcements</u></b></p> <p>No urgent items were requested.</p>	
5.1	<p><b><u>Update from the Joint Asset Board</u></b></p> <p>The Board was presented with the minutes of the last meeting of the JAB (1<sup>st</sup> February). It was noted JAB is now being chaired by Sharon Kemp.</p> <p>It was noted efforts are being introduced to join workstreams together at officer level and additional meetings are planned to look at joint JAB / housing matters.</p> <p>It was noted that a number of the items under review by the HEB at today's meeting are directly linked to or complementary to the work of the JAB, namely; the SCR Accelerated Construction Bid, the SCR bid to the National Shared Ownership and Affordable Housing Programme and the Housing Monitoring Framework.</p>	

5.2	<p><b><u>Endorsement of the SCR Accelerated Construction Bid</u></b></p> <p>A report was received seeking the Board's endorsement of a Sheffield City Region Expression of Interest to the national Homes and Communities Agency Accelerated Construction programme.</p> <p>It was noted the programme has a national target of delivering 15,000 starts within this Parliament and has an allocation of £1.7bn.</p> <p>It was noted the SCR has collectively identified 19 sites to be included in the expression of interest.</p> <p>It was agreed that the 'market appetite' for the 19 sites needs to be assessed to ensure these are commercially viable. It was noted intelligence on this matter has been provided by the respective local authorities.</p> <p><b>Action: Michael to re-check 'market appetite' with the districts.</b></p> <p>Questions were raised regarding what input the private sector can have into this process, noting that in this exercise, expressions are only being sought from local authorities.</p> <p>It was agreed the SCR expression of interest should incorporate reference to the SCR welcoming discussion on alternate delivery models for future phases, with supporting metrics / examples of why the inclusion of private sector partners would be beneficial.</p> <p><b>Action: Michael to incorporate and ensure the HEB has had sight of the final expression prior to submission.</b></p> <p><b>RESOLVED, that the Board</b></p> <ol style="list-style-type: none"> <li><b>1. Endorses the draft Sheffield City Region Expression of Interest in the Homes and Communities Agency Accelerated Construction programme.</b></li> <li><b>2. Delegates to the Chair of the HEB, jointly with the Chair of the JAB, the final sign-off of the Expression of Interest.</b></li> </ol>	<p>MR</p> <p>MR</p>
6	<p><b><u>SCR Bid to the National Shared Ownership and Affordable Housing Programme</u></b></p> <p>A report was presented to provide the Board with an update on the progress of work to inform a potential Sheffield City</p>	

	<p>Region's (SCR) bid to the National Shared Ownership and Affordable Housing Programme (SOAHP).</p> <p>It was noted this is an interim report prior to further work being undertaken which will allow Officers to make firm recommendations to the Housing Executive Board (HEB) and Combined Authority (CA).</p> <p>The report highlighted the issues which still need to be resolved together with a timetable of key milestones and next steps and also set out the implications of the Housing White Paper in relation to the SCR approach to the SOAHP</p> <p>The Board requested that the Directors of Housing address and resolve all the issues referenced in the report.</p> <p><b>Action: Michael / Chris to progress with the SCR Directors of Housing Group and the project Steering Group.</b></p> <p><b>RESOLVED, that the Board notes the intention to bring a further report to the HEB at its meeting on 5th April 2017, with a view to seeking endorsement of relevant recommendations prior to seeking CA approval to the SCR approach to SOAHP.</b></p>	<b>MH / CCM</b>
<b>7</b>	<p><b><u>Early Commission for Housing Growth: the Development of the SCR Housing Intervention Fund (HIF)</u></b></p> <p>The Board was informed that the SCR Appraisal Panel have reviewed the Full Business Case for the HIF, with a number of recommendations made in order to deliver a more streamlined and flexible fund. Recommendations relate to streamlining processes for scheme promoters, a more proactive and collaborative approach to scheme identification, the ability to delegate decision making to enable decisions to be taken outside the 6 weekly HEB/ CA meeting cycle and ensuring projects/ schemes are robustly tested in terms of value of money.</p> <p>It was noted a paper addressing these points will go to the next Statutory Officers meeting and subject to the endorsement of the Statutory Officers and the Appraisal Panel will go to the Combined Authority for a decision on 22<sup>nd</sup> March.</p> <p><b>Action: Michael to share the report ahead of its submission to the CA.</b></p>	<b>MH</b>
<b>8</b>	<b><u>Business Plan Progress Tracker</u></b>	

	<p>The Board was presented with the updated '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 future tracker reports will be aligned with the housing outcomes (delivery numbers) detailed in the report/ presentation by Ed.</p>	<b>MH</b>
<b>9</b>	<p><b><u>HCA Update</u></b></p> <p>It was reported that a number of districts have bids under consideration as part of the HCA's national Capacity Funding scheme. Announcements on whether any of the bids were successful are expected in due course.</p>	
<b>10</b>	<p><b><u>SCR Housing Investment Propositions</u></b></p> <p>It was reported that the investment proposition information has been collated for usage at MIPIM (based on the inputs requested from private sector and Local Authority partners).</p> <p>The SCR level MIPIM propositions will be made available to the MIPIM Steering Group, with further details available at the planned pre-MIPIM briefing sessions early in March.</p>	
<b>11</b>	<p><b><u>SCR Housing Summit</u></b></p> <p>It was reported efforts continue to confirm the attendance of the intended guest speaker (Gavin Barwell MP, DCLG Minister for Housing)</p> <p>It was noted a 'plan B' will be enacted if the Minister is unable to attend.</p> <p>The Housing Summit is likely to take place in May – with updates planned at future HEB meetings.</p>	<p><b>SC / MH</b></p> <p><b>SC</b></p>
<b>12</b>	<p><b><u>Housing Monitoring Framework (including Priority Sites)</u></b></p> <p>A presentation was provided on the SCR's priority sites and housing market context and how these compare nationally.</p> <p>It was noted that nationally there is an apparent continued housing market recovery and house prices continue to rise. However, it was noted that there are significant variations starting to emerge between regions and there is a continuing slowdown in sales to home owners.</p>	

	<p>Regarding local plans, it was suggested that information from adopted and emerging plans suggests a planned provision of 6,899 units per annum, slightly lower than the SEP minimum requirement (7,049).</p> <p>However, it was acknowledged that completions tend to equate to c.50% of planned provision figures. It was therefore suggested the SCR will need to introduce some 'radical ideas' if it is to meet its housing targets.</p> <p>Regarding the 331 priority sites, it was noted these have been assessed as having a potential capability to delivery c84k units, of which c65k are deliverable within the SEP period and 51% of which are brownfield.</p> <p>It was noted that completions will be calculated using the New Homes Bonus methodology which consolidates new housing from all sources, not just construction.</p> <p>It was agreed this information needs to feed into the refresh of the SEP.</p> <p><b>Action: Mark to ensure this information is familiar to MetroDynamics who are supporting early work on the SEP refresh.</b></p>	ML
13	<p><b><u>Forward Plan</u></b></p> <p>Presented for information.</p> <p><b>Action: ALL to suggest any agenda items for future meetings to Michael</b></p>	ALL
14	<p><b><u>Any Other Business</u></b></p> <p>No matters noted.</p>	
14	<p><b><u>Date of Next Meeting</u></b></p> <p>Wednesday 5<sup>th</sup> April, 10.00am at Broad Street West, Sheffield</p>	