

**SCR HOUSING EXECUTIVE BOARD**

**5<sup>th</sup> APRIL 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> Simon Carr, LEP / Henry Boot Huw Bowen, CBC</p> <p><u>In Attendance</u> Peter Dale, DMBC Rob Pearson, HCA Paul Bedwell, Spawforths Tony Stacey, SYHA Chris Collins-McKeown, SCR Exec Team Eugien Jaruga, Keepmoat / SCR Exec Team Ruth Adams, SCR Exec Team Michael Hellewell, SCR Exec Team Richard Burnham, BMBC Ian Rooth, BMBC Craig Tyler, Joint Authorities Governance Unit</p> <p>Apologies were received from Mayor Ros Jones (BaDC), Cllr Simon Greaves (BaDC), Huw Bowen (CBC), Dave Sheridan (Keepmoat), Tamsin Hart (HCA), Scott Cardwell (DMBC) Tom Bell (RMBC), Ed Ferrari (TUoS / SCR Exec Team) and Jolyon Harrison (Gleesons)</p>	
2	<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>	
3	<p><b><u>Minutes of the Previous Meeting</u></b></p>	

	<p>The minutes of the previous meeting held on 22<sup>nd</sup> February were presented for consideration and agreed to be an accurate record.</p> <p>The following matters were noted as arising:</p> <p>5.2 <u>Endorsement of the SCR Accelerated Construction Bid</u> It was confirmed the bid was submitted as per the deadline. This referenced 41 indicative sites (2600 units) deliverable by 2019/20 and is now subject to HCA consideration. Given the SCR submitted a single co-ordinated bid, the Board reiterated its expectation that the HCA will enter in to early dialogue with SCR partners (collectively and individually).</p> <p>11. <u>SCR Housing Summit</u> It was noted the event has now been confirmed for 8<sup>th</sup> June (time to be confirmed) and Gavin Barwell MP (DCLG Minister for Housing) has been confirmed as guest speaker, with the new Chief Executive of the HCA also likely to be in attendance.</p> <p>12. <u>Housing Monitoring Framework</u> It was confirmed that the Housing Monitoring Framework had been provided to the consult support the SCR Team with the SEP refresh</p> <p>It was noted the previous minutes omitted reference to the intended circulation of the Kent Planning Policy and confirmed this would be provided shortly.</p> <p><b>Action: Paul to provide the Kent Planning Policy for circulation to the Board</b></p>	<p><b>HCA</b></p> <p><b>MH/ SC</b></p> <p><b>PB</b></p>
4	<p><b><u>Report on SCR Joint Assets Board and One Public Estate Activity</u></b></p> <p>Following on from past discussions around the need to improve communications between HEB and JAB, the minutes of the JAB meeting which took place in March 2017 were presented for information. Comments from the LEP Property and Construction Sector Group will also be sought.</p> <p>It was noted the JAB asked that the newly developed SCR Land Disposal and Development Plan (LDDP) be shared with the HEB to provide an opportunity to capture any additional comments. Information was therefore presented and comments requested. It was noted there are intentions to produce an accompanying brochure and/ or single SCR web presence (e.g. through Rightmove or similar).</p>	

	<p>The ambition for all publicly owned land (not just LA owned) to be included in the Plan was also noted. Michael noted work is underway to achieve this ambition, the list of sites referenced in the plan will be updated quarterly to include LA and JAB partner owned land and the list will also accord with HCA land disposal opportunities (Rob provided an explanation of the HCA's land disposal policies).</p> <p>Comments from members included:</p> <ul style="list-style-type: none"> <li>• Surprise that the Plan only has an 18-month horizon and suggestions this should be longer in order to link to longer term aspirations and the use of public land in longer term transformational change. <b>Action: Michael to feedback this suggestion to the JAB</b></li> <li>• Awareness of the Plan should be extended to as wide an audience as possible i.e. HBF. <b>Action: Michael to communicate wider awareness of the Plan</b></li> <li>• The Board voiced general support for the initiative suggesting this represents a 'big step forward' from where the SCR was 6 months ago.</li> <li>• The 'bigger pipeline' of potential housing sites further supports the ambitions of the SCRIP.</li> <li>• The Plan accords well with the Government's cross-departmental drive to increase the amount of publicly available land to support housing supply.</li> </ul> <p>It was noted that the JAB is particularly keen to see outcomes resulting from the LDDP, as well as alignment of the work of the JAB to wider housing and economic growth.</p> <p><b>Action: Michael to invite Sharon Kemp (RMBC CEX and JAB Chair) to attend the next HEB meeting to provide more information on wider JAB activity.</b></p>	<p>MH</p> <p>MH</p> <p>MH</p>
5	<p><b><u>Urgent Items / Announcements</u></b></p> <p>None.</p>	
6	<p><b><u>SCR Bid to National Shared Ownership and Affordable Housing programme – 'More New Homes'</u></b></p> <p>A paper was received reminding Members that the interim report presented to the last meeting provided an update on the progress of the SCR's bid to the National Shared Ownership and Affordable Housing Programme (SOAHP).</p> <p>The paper provided additional information regarding work undertaken to resolve the outstanding issues (as explained at</p>	

	<p>the last meeting) and provided some firmer recommendations for consideration.</p> <p>The report noted that the SCR's More New Homes (MNH) Expression of Interest was duly welcomed by the HCA and viewed as a positive step towards a devolved housing fund and decision making.</p> <p>A copy of the updated bid document was attached to the report.</p> <p>The report noted that since the last Board update, a number of matters have become clearer including; what a SCR approach could deliver in terms of increased and accelerated levels of affordable housing ('the numbers'), the number of additional homes that could be unlocked through flexibilities which are under the control of Government/ the HCA (our 'ask') and what LAs and Housing Associations are prepared to 'give' in order to unlock the flexibilities from Government and contribute to the objectives of More New Homes ('a something for something approach').</p> <p>The Board was advised of a very positive meeting earlier this week with Sir Ed Lister (HCA Chairman) at which a number of HEB representatives were present. It was noted the SCR's MNH plan was well received at the meeting with it suggested there are no 'deal breakers' in respect of the flexibilities the SCR seeks to ascertain. It was noted Sir Ed has indicated intentions to make a return visit in the future to see how the Plan is progressing.</p> <p><b>Action: Tony (with support from Michael) to write to Sir Ed thanking him for his visit, referencing similar thanks from the private sector</b></p> <p>The Board noted its approval in respect of how much the plan has developed over the last 6 months and thanked Chris for her work on the project. It was suggested the Plan now represents a sophisticated 'ask', rather than just a request for funding. It was also noted the SCR is taking an innovative approach to the SOAHP process that is unique and is positioned to make the most of achieving programme flexibilities.</p> <p>The Board considered the potential benefits of developing a joint SCR / HCA investment plan for site development.</p> <p>Consideration was given to the HCA mechanisms available for enacting programme flexibilities. It was agreed these need to be easy to interact with and there may be a good argument for</p>	TS/ MH
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	<p>HCA support for smaller developers to ensure there are not discouraged by the process.</p> <p>Amidst the complexity, it was agreed that sight can't be lost of the essential requirement to boost all housing supply across the SCR and that delivery and support mechanisms should be tailored accordingly to achieve that single ambition.</p> <p>Consideration was given to whether the SCR has an ambition to acquire a ring-fenced proportion of the nationally available SOAHP funds. It was noted this would require the SCR CA to become an Investment Partner of the HCA. The legal arrangements associated with this undertaking were noted. It was suggested the relationship between the SCR and the LAS would benefit from clarification if the SCR was to take on this 'commissioning body' role.</p> <p><b>Action: All to send any further comments on the More New Homes plan to Chris</b></p> <p><b>RESOLVED, that the Board</b></p> <ol style="list-style-type: none"> <li><b>1. Notes the content of the report</b></li> <li><b>2. Notes that subject to flexibilities on offer from the HCA, the LA CEX are supportive of an SCR programme of activity, in the ways detailed in the report</b></li> <li><b>3. Notes that all LA development activity which is not funded by HCA funds will be recorded through the More New Homes programme</b></li> <li><b>4. Supports the assertion that all LAs and other housing providers will actively work together to develop a SCR framework approach to planning and public land via the Joint Assets Board which supports the More New Homes programme.</b></li> </ol>	<b>ALL</b>
<b>7</b>	<p><b><u>The SCR Housing Intervention Fund</u></b></p> <p>A report was received to provide the Board with an update on progress in developing the SCR Housing Intervention Fund (HIF).</p> <p>The Board was provided with the Capital Programme approval document which was considered and approved by the CA on 22<sup>nd</sup> March 2017</p>	

	<p>The Board was provided with a working document summarising the approach to addressing the operational and governance issues which need to be worked through in order to satisfy the 'conditions of the award' (noting that the full Business Case document for the HIF was shared with Board members in January 2017).</p> <p>It was noted that technical work would be undertaken during April/ May, with the governance arrangements to be finalised ahead of the SCR Housing Summit.</p> <p>The report recapped matters considered at the previous meeting.</p> <p>It was noted the SCR Directors of Finance had welcomed the opportunity to 'pilot something different' and perhaps use the 'up to' £10m fund to help establish which means of support work and which don't.</p> <p>It was noted the 'up to' £10m fund is relatively small in comparison with the £1.3bn HCA fund and therefore agreed there is an important need to differentiate between the 2. It was confirmed SCR officers would continue to direct scheme promoters to the HCA fund where appropriate.</p> <p><b>RESOLVED, that the Board</b></p> <ol style="list-style-type: none"> <li><b>1. Notes that subject to further work on a number of areas relating to the operation and governance of the fund, on the 22nd March 2017 the Sheffield City Region Combined Authority approved the establishment of the Housing Intervention Fund of up to £10m.</b></li> <li><b>2. Notes the approach officers are taking to address the work required to meet the 'conditions of the award'.</b></li> </ol>	
8	<p><b><u>SCR Housing Providers' Forum</u></b></p> <p>A report was received to update the Board on the activities of the SCR Housing Providers' Forum and seek the approval to add this as a standard agenda item for future Housing Executive Board meetings once every quarter.</p> <p>It was noted that the inaugural meeting of the Housing Providers' Forum took place on 21 October 2015.</p> <p>The purpose of the Forum is to create a single group combining all housing providers who are managing and delivering social and affordable housing across the region</p>	

	<p>The Forum aims to ensure the wider engagement of social housing providers in the work of the LEP and the Housing Executive Board, and to ensure their views are taken into account as housing devolution progresses, as the implications of last year's Housing &amp; Planning Act have become clear and our joint efforts to ramp-up supply have been developed.</p> <p>Also provided was the Terms of Reference for the Forum. It was noted these were agreed by members of the Housing Providers' Forum on 23 February 2017.</p> <p>It was noted that membership includes the 9 local authorities, 4 ALMOs and those Housing Associations managing and developing affordable housing across the region.</p> <p><b>RESOLVED, that the Board endorses the request to add the Housing Providers' Forum as a standard agenda item for future meetings, and to discuss the content of the report.</b></p>	
9	<p><b><u>Business Plan Progress Tracker</u></b></p> <p>It was noted that early in 2016 the Board agreed a comprehensive and ambitious Business Plan and in July 2016, received a comprehensive report on progress against the milestones set out in the HEB Business Plan.</p> <p>At that time, it was noted that although positive progress had been made across a number of areas of activity, it was acknowledged that the projects/ schemes in the Business Plan needed to be more effectively sequenced and prioritised in order to ensure that priority work progressed.</p> <p>Building on the July 2016 report, and acknowledging the recent steer provided by the HEB in relation to sequencing and prioritisation; this report (in the form of a progress tracker) provided a summary of progress against the key milestones for each of the projects / schemes for which the HEB is responsible for driving forward.</p> <p>Members were invited to note and review progress to date and comment on the relative priority of the various projects / schemes / workstreams.</p> <p>Eugien provided the Board with a summary of the work he and Keepmoat colleagues have been asked to undertake for the SCR (following the offer from Dave Sheridan to provide private sector support and expertise for helping the SCR achieve its ambitions).</p>	

	<p>It was noted this work will essentially look in detail at how key barriers to delivery might be unlocked and provide additional support to the work being led by David Bishop in this area.</p> <p><b>Action: MH to formally thanks Dave Sheridan for his support, on behalf of the Board</b></p> <p><b>RESOLVED, that the Board agrees the Business Plan Progress Tracker should be kept up to date, with reports to be presented to all future HEB meetings and a more comprehensive report should be prepared annually with a view to ensuring the HEB is fully engaged in discussions about future priority workstreams</b></p>	<b>MH</b>
<b>10</b>	<p><b><u>HCA Update</u></b></p> <p>A report was received to provide the Board with an update on HCA investment in the SCR and indicate what HCA is doing to help achieve the ambition to double the rate of homes being delivered (matching the SCR's ambition).</p> <p>The report also highlighted progress on key initiatives / projects and provided an update on the live programmes that support SCR's ambitions for both growth and supply of affordable homes</p> <p>The report noted the HCA's restructuring exercise was completed on 31 March and the Operating Area has slimmed down and been re-shaped. Below the General Manager, there are 3 new Heads as follows: Home Ownership and Supply Dilys Jones, Public Sector Land Marie Kiddell and Accelerated Development Neil Graham. HCA have also redefined who is the main point of contact for groups of local authorities and, for the SCR the main contact will be Tom Hawley for the South Yorkshire authorities and Anastasija Clayton for the former Northern Housing Market area. It was also noted that Nick Walkley took over as Chief Executive on 1<sup>st</sup> March (noted that Nick has expressed an intention to attend the SCR Housing Summit)</p> <p>The report commented on the HCA's responsibilities arising from the Housing White Paper.</p> <p>It was reported that a total HCA investment of £56.4m is forecast in Sheffield City Region in the 2016/17 financial year. This has supported the delivery of in the region of 1939 homes. Help to Buy comprises £36.1m of this investment and will contribute 1057 homes. A breakdown of investment by district was provided.</p>	



	<p><b>Action: Rob to provide additional information regarding the current status of the SCR Capacity Fund bids</b></p> <p><b>RESOLVED, that the Board notes the contents of the paper.</b></p>	RP
11	<p><b><u>SCR Response to the Government Housing White Paper</u></b></p> <p>A report was received inviting the Board's consideration of the themes, issues and proposed measures set out in the White Paper, with a view to informing a SCR-level response to Government ahead of the 2nd May deadline.</p> <p>It was noted the Government released its Housing White Paper – 'Fixing our Broken Housing Market - on 7th February 2017. This set out a broad approach to meeting the Government's target of one million new homes built by 2020.</p> <p>Comments by the Board for inclusion in the response noted:</p> <ul style="list-style-type: none"> <li>• A suggestion the White Paper is too focussed on planning matters and doesn't give enough acknowledgements that a joined-up approach by all players is needed to unlock housing growth.</li> <li>• This may be an opportunity to raise the need to have a thorough review of greenbelt policy.</li> <li>• The opportunity for Local Authorities to resurrect direct house building activity.</li> </ul> <p><b>RESOLVED, that the Board requests the above points be considered in the SCR's response to the consultation exercise.</b></p>	
12	<p><b><u>Forward Plan</u></b></p> <p>A Forward Plan of planned activity to July 2017 was provided for information.</p>	
13	<p><b><u>Any Other Business</u></b></p> <p>No further matters noted.</p>	
14	<p><b><u>Date of Next Meeting</u></b></p> <p>The next HEB is timetable for Wednesday 17<sup>th</sup> May, 10.00am at Broad Street West, Sheffield. However, it was noted that the intention is to focus the Executive Board meetings in May on the Strategic Economic Plan refresh. Further details on the proposed arrangements will be circulated in due course – noting that the date of the session may change.</p>	SCR Exec Team

	The Forward Plan for the HEB will be updated accordingly.	<b>MH</b>
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