

SCR HOUSING AND INFRASTRUCTURE EXECUTIVE BOARD

27th SEPTEMBER 2018

BROAD STREET WEST, SHEFFIELD

No.	Item	Action
1	<p><u>Welcome and Apologies</u></p> <p>Present:</p> <p><u>Board Members</u> Cllr Tricia Gilby (CBC) – CHAIR Huw Bowen (CBC)</p> <p><u>Advisors</u> Tony Stacey (SYHA) Rob Pearson (Homes England) Virginia Saynor (Environment Agency) Simon Carr (LEP – Co-opted)</p> <p><u>In Attendance</u> Phillip Spurr (BMBC) Neil Firth (DMBC) Janet Sharpe (SCC) Paul Woodcock (RMBC) Garreth Bruff (SCR Exec Team) Colin Blackburn (SCR Exec Team) Michael Hellewell (SCR Exec Team) Laurie Thomas (SCR Exec Team) Craig Tyler (Joint Authorities Governance Unit)</p> <p>+ Mark Davies (Integer Advisory) for item 7</p> <p>Apologies were received from Board Members Mayor Ros Jones (DMBC), John Mothersole (SCC), Owen Michaelson (LEP) Neil Taylor (BaDC) +, Paul Bedwell (Spawforths), Simon Mann (Environment Agency), Peter Dale (DMBC), Matt Gladstone (BMBC) and Chris Scholey (LEP – Co-opted)</p>	
2	<p><u>Declarations of Interest</u></p> <p>None noted.</p>	
3	<p><u>Minutes of the Previous Meetings</u></p>	

	<p>The minutes of the previous meeting held on 29th June were agreed to be an accurate record.</p> <p>The following action was carried over:</p> <p>Action: Colin to present an update on the Housing Programme to a future meeting</p> <p>The Board was advised that subject to the speed at which matters develop, a further update on the Estates Transformation Strategy might be brought to the next meeting.</p> <p>The Board was informed that arrangements are being made to hold a Mayoral Homelessness Summit on Friday 16th November. All Members of the Board will receive an invite in due course.</p>	<p>CB</p> <p>TS</p>
<p>4</p>	<p><u>Urgent Items / Announcements</u></p> <p>None noted.</p>	
<p>5</p>	<p><u>Capital Programme: Schemes for Approval</u></p> <p><u>Century Business Centre Phase 2</u> A report was received requesting the Board's consideration of Rotherham MBC's Century Business Centre phase 2 project at a cost of £1,600,000.</p> <p>The Board was advised of the conditions detailed within the Appraisal Panel Summary and provided with additional information to explain the minimum job creation figures associated with clawback condition.</p> <p>Members were assured there is confidence this project will deliver against its intended timescales and informed that close working with RMBC officers will help ensure the profile remains achievable.</p> <p>RESOLVED, that the Board endorses the recommendation to progress the Rotherham MBC Century Business Centre phase 2 scheme business case to Full Approval subject to the conditions set out in the Appraisal Panel summary, noting that endorsement of this recommendation is subject to consideration and approval by the SCR CA.</p> <p><u>Grey to Green Phase 2</u> A report was received requesting the Board's consideration of the Sheffield City Council Grey to Green phase 2 project at a cost of £3,320,000.</p> <p>The Board was asked to note that the conditional minimum job creation figure requires 446 gross fte jobs to be delivered over the next 10 years, rather than by 2025/26 as incorrectly stated in the report.</p>	

	<p>RESOLVED, that the Board endorses the recommendation to progress the SCC Grey to Green phase 2 scheme business case to Full Approval subject to the conditions set out in the Appraisal Panel summary, noting that endorsement of this recommendation is subject to consideration and approval by the SCR MCA.</p>	
6	<p><u>Energy Strategy and Delivery Plan – Vision, Priorities and Scope</u></p> <p>A report and presentation provided an update on the progress made with developing an Energy Strategy and Delivery Plan for the Sheffield City Region. This included the initial Vision and emerging strategic priorities for the Strategy, alongside a more general scope inviting discussion and comment from the Board.</p> <p>It was noted that ‘strategy and delivery plan development’ constitutes phase 3 of the work and builds on stage 1 (energy economic baseline) and phase 2 (energy technology appraisal).</p> <p>It was noted the draft Vision (intended to be clearly SCR-specific) is; <i>To become a leader in clean growth and low carbon innovation and a net contributor to the national grid, to deliver a stronger economy, significantly reduce carbon emissions, and provide a better quality of life for people within the City Region, and supported by 4 strategic priorities.</i></p> <p>The Board was asked to consider whether the draft Vision has the right level of ambition, whether the strategic priorities reflect the right themes and tone, and whether there are any issues or driver of change missing.</p> <p>Comments were provided in consideration of these questions, including that the Vision should refer to providing the necessary ‘infrastructure’. It was agreed that the draft Energy Strategy and Delivery Plan should be brought to a future meeting of the Board.</p> <p>Action: Craig to provide Garreth with a full transcript of member comments.</p> <p>Action: Garreth to take account of the comments provided in developing the next iteration of the draft Vision and Strategy</p> <p>RESOLVED, that the Board notes progress with preparing the SCR Energy Strategy and Delivery Plan and provides comment on the initial proposed Vision and emerging strategic priorities for the Strategy, to inform the development of the Draft Strategy and Delivery Plan.</p>	<p>CT</p> <p>GB</p>
7	<p><u>Housing Association Joint Venture Company (JVCo) Proposals</u></p> <p>Tony Stacey introduced a report providing details of a proposal to establish a Joint Venture Company (made up of five Housing Associations), to contribute to housing supply across the Sheffield City Region through the delivery of new housing development on a mixed tenure, commercial basis.</p>	

	<p>It was noted the JVCo would operate solely at a SCR-level.</p> <p>It was suggested the JVCo would be an ethical housebuilder and have a new build target of 300-500 houses (potentially more if practical).</p> <p>The following points are of particular relevance to Local Authorities (who may wish to engage with the JVCo via Strategic Partnerships or on a site-by-site basis):</p> <ul style="list-style-type: none"> • Local Authorities wishing to engage with the JVCo should expect to receive market value for any sites made available. • The Housing Associations setting up the JVCo are committed to delivering in full on Section 106 obligations. <p>It was suggested there may be the opportunity for the SCR to invest in the JVCo's house building programme in the future but this idea isn't being pursued at the moment.</p> <p>It was suggested the business case for the JVCo may benefit from clarifying how commercial housebuilding can be a means to fund an affordable housebuilding programme.</p> <p>It was clarified that this isn't a SCR MCA/LEP led initiative and suggested this position needs to be made clearer to avoid confusion (particularly as the JVCo has adopted the 'More New Homes' wording).</p> <p>Regarding the relationship therefore between the JVCo and the SCR Local Authorities, it was suggested this will take the form of a series of strategic partnerships to help address matters such as land acquisition requirements. Considering this relationship, it was suggested there needs to be something in this model for the Local Authorities who would otherwise seek to maximise returns from the commercial sale of land.</p> <p>It was suggested the concept of using strategic housing partnerships, as a means to deliver a variety of targets for new housing, is favourably looked on by government and supported by Homes England.</p> <p>It was suggested the introduction of the JVCo to the housebuilding sector would be an interesting disruptor to the current market.</p> <p>RESOLVED, that the Board notes the JVCo proposals.</p>	
8	<p><u>Pilot Housing Fund</u></p> <p>The Board was advised that Chris Collins-McKeown's fixed term contract with the SCR has come to an end. It was requested the Board's thanks be sent to Chris for the support she has given to the SCR during her time here and a letter of thanks be sent to Chris on the Board's behalf.</p> <p>Action: Craig to draft for Cllr Gilby's consideration</p>	CT

	<p>It was confirmed steps are in place to ensure the SCR Executive Team has adequate resources to manage the Pilot Housing Fund.</p> <p>A report and accompanying presentation set out the decisions of the Housing Investment Board related to the pilot HF and provided the update scheme decision schedule.</p> <p>It was confirmed all schemes are effectively kept under continuous review by HIB in the interests of maximising the effectiveness of the fund and to ensure key milestones are met. It was noted there is the option to remove a scheme from the programme if not being delivered within an agreed timescale, with other schemes in the pipeline being readied to be introduced when required.</p> <p>Action: Michael to ensure the Board is kept up to date with HF scheme timelines, and aware of what remedial actions are taken to address any delivery issues.</p>	MH
9	<p><u>Local Plans Update</u></p> <p>A report was received to set out the current status of the nine Local Plans across the Sheffield City Region (SCR) and summarise work underway by local planning authorities to update their plans.</p> <p>The report also provided a brief outline of some of the collaborative planning work being developed through the SCR Heads of Planning Group.</p> <p>The Group recapped past discussions around the need to ‘join the dots’ between the different approaches used in assessing future requirements, based on such factors as assessed need and economic ambition in order to create a stronger link between the SCR SEP and individual LA Local Plans.</p> <p>However, it was suggested the variance in trajectories is decreasing as local completion rates have risen over recent years. The Board was advised to await the reporting of the most recent year’s completion figures at the next meeting as these are expected to show a further increase in housebuilding across the SCR.</p> <p>The Board was advised that Rotherham MBC had recently had its Local Plan adopted, and that its Planning Service had won ‘team of the year’ at the 2018 RTPI Awards for Planning Excellence.</p> <p>Resolved: that a report on current housing need assessments and recent housing completion figures is brought to the next meeting of the Board</p>	GB
10	<p><u>Homes England Programme</u></p> <p>A report was received providing a brief update on what Homes England continues to do to help SCR increase and accelerate the number of homes and affordable homes being delivered, highlighting matters that have developed since the last HIEB meeting.</p>	

	<p>The Board discussed concerns regarding the apparent lack of co-ordination between the various organisations (including key land owners) involved with HS2 related matters.</p> <p>Action: Neil to raise this matter at the forthcoming SCR HS2 Growth Strategy Board and request officers provide HIEB with a briefing</p> <p>The Board noted general issues associated with having similarly titled initiatives.</p>	NF
11	<p><u>Place Delivery Plan – Dashboard</u></p> <p>The Dashboard update was provided for information.</p>	
12	<p><u>Housing Providers’ Forum</u></p> <p>The Board was presented with a verbal update on matters considered at the last meeting.</p> <p>It was noted the Forum members have expressed a desire to learn more about HIEB’s activities.</p> <p>It was noted there is an opportunity for the Forum members to feed into a briefing paper which is being produced for the SCR Mayor on the Social Housing Green Paper, which will in turn inform the Mayor’s formal response to the Government’s consultation.</p> <p>Action: Michael to provide Tony with further details, for Tony to then share with the Forum members.</p>	MH / TS
13	<p><u>JAB Minutes</u></p> <p>The minutes of the meeting held on 12th July were provided for information.</p>	
14	<p><u>Forward Plan</u></p> <p>The Forward Plan was provided for information.</p>	
15	<p><u>Any Other Business</u></p> <p>It was agreed by the Chair that officers may send out information in relation to schemes seeking capital project endorsements via written procedures, recognising the need to accord with the meeting schedules of the SCR Appraisal Panel and Mayoral Combined Authority due to the HIEB not convening again until 15th November.</p> <p>It was noted that Martin McKervey had stood down as a SCR LEP Board member and therefore as a HIEB member. It was requested that the Board thanks Martin for the support he has given during his time here and a letter of thanks be sent to him on the Board’s behalf</p> <p>Action: Craig to draft for Cllr Gilby’s consideration</p>	

		CT
16	<u>Date of the Next Meeting</u> 15 th November, 2pm, Broad Street West, Sheffield.	