

## SCR - HOUSING BOARD

### MINUTES OF THE MEETING HELD ON:

WEDNESDAY, 17 JULY 2019 AT 1.00 PM

11 BROAD STREET WEST, SHEFFIELD S1 2BQ



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### Present:

Councillor Chris Read (Chair)  
Tanwer Khan (Co-Chair)  
Neil MacDonald  
Damian Allen  
Mark Lynam

Rotherham MBC  
Private Sector LEP Board Member  
Private Sector LEP Board Member  
Doncaster MBC  
SCR Executive Team

### Officers in Attendance:

Colin Blackburn                      Assistant Director - Housing, SCR Executive Team  
Infrastructure and Planning

### Apologies:

Councillor Julie Dore  
Councillor Chris Lamb  
Councillor Glyn Jones  
Nick Rousseau

Sheffield City Council  
Barnsley MBC  
Doncaster MBC  
SCR Executive Team

### 1            **Welcome and Apologies**

Members' apologies were noted as above.

### 2            **Declarations of Interest by individual Members in relation to any item of business on the agenda**

None.

### 3            **Urgent items / Announcements**

None.

### 4            **Public Questions on Key Decisions**

None.

### 5            **Governance Arrangements and Terms of Reference**

A report was received to summarise the approved governance arrangements for the Housing Board, approved by the Mayoral Combined Authority and the

Local Enterprise Partnership.

Members' attention was drawn to the 8 week meeting cycle (compared to the 6 weekly cycle of the previous iteration of the Board).

Regarding quoracy, it was noted the current requirement for 7 members to be present is under evaluation, noting this was originally based on the added attendance of non-Constituent district representatives and that these seats are not currently being filled.

It was noted the matter of quoracy is of relevance given that this needs to be met to facilitate the Board's powers to take decisions on Housing Investment Fund schemes for values up to £2m.

Opinions were sought regarding the attendance of advisory members at Housing Board meetings. It was acknowledged advisors can provide valuable expertise and input to meetings but also recognised it is important to keep the Board 'strategic'.

Consideration was given to whether Homes England and other agencies such as housing associations should have standing representation at meetings. It was agreed a final decision on advisory attendance should be taken once the Board has become more established.

Consideration was given to whether the Board's sphere of interest should extend beyond the scope of the housing investment programme. It was agreed it should noting the inclusion in the terms of reference 'to shape future policy development and priorities on issues related to housing'.

The paper also proposed the schedule of dates for future meetings.

RESOLVED, that the Board:

1. Notes the approved governance arrangements.
2. Notes the proposed future scheduling of Housing Board meetings.
3. Notes the potential to engage a wider membership on an advisory basis

## 6 **Housing Board Activities And Work Programme**

A report and presentation were received to provide a summary of the areas of activity that the Housing Board has responsibility for.

Additional contextual information was presented to provide information in respect of current activity and past housing delivery trends, housing affordability, energy efficiency, homelessness and government policy.

The Board was provided with a detailed explanation of the SCR's Housing Fund, noting its scale of ambition and the schemes approved for funding to date.

Noting the types of schemes that have come to fruition via the Fund, consideration was given to whether the SCR should have a dedicated, centralised preparatory fund (and resources) to help the Local Authorities 'enable' the development of business cases for future schemes (acknowledging that constrained preparatory funding can often be a delivery barrier for various types of development).

Action: Damian / Mark to consider if provision can be made to discuss this matter at the SCR Chief Executives' Group.

Members considered how the Board might be best positioned to enable the Local Authorities to take advantage of other new housing initiatives, such as modular building.

A summary of responsibilities for the Board going forward was noted as:

- To shape future policy development and priorities on issues related to housing;
- To develop housing programmes;
- To make investment decisions up to £2 million within the agreed budget and policy on housing, as delegated by the Mayoral Combined Authority (MCA);
- To accept grants and loans with a value of less than £2 million;
- To monitor programme delivery and performance.

The meeting was presented with the dashboard-based approach to how monitoring information will be presented to future meetings.

RESOLVED, that the Board:

1. Notes the current SCR housing activities being undertaken, which fall within the role and remit of the Housing Board;
2. Notes the Dashboard proposals to monitor progress on both the Housing Board's activities and the SCR Housing Fund investments.

## 7 **Developing A Housing Evidence Base**

A report was received to inform the Board of proposals for developing a housing evidence base capable in-turn of facilitating a more in-depth exploration of specific strategic housing issues. The report also proposed that Phase 1 of this work be overseen by the Housing Board.

It was noted this aligns with one of the Mayor's priorities (i.e. the importance of housing availability and quality) and confirmed the scope of this work has been agreed with the Mayor.

It was proposed Phase 1 of this work be undertaken over the next 6-8 months with further phases potentially thereafter and confirmed how it is envisaged the Board would feed into /steer this work.

It was noted that unlike previous housing needs and demands assessments, this study would be less predicated on housing numbers and look in more detail

at the mix of the SCR's required housing provision. It was noted it has been suggested there should be two review enquiry strands focussing on known 'needs' and harder to quantify 'demands'. Examples were provided for the types of factor that would be investigated via these enquiries.

The Board questioned whether the Executive Team officers are appropriately resourced to undertake what is likely to be a significant amount of work. It was confirmed likely resourcing requirements are being considered.

It was suggested the study needs to be mindful of housing 'liveability' as well as affordability, to ensure we importantly take account of what people want and how they want to live.

Intentions to make this more than a desktop exercise were explained and it was considered how the private sector and knowledgeable officers within the districts might be able to engage with and support this work.

It was acknowledged this could become a 'vast' undertaking and caution was urged for in terms of keeping the project scope manageable.

RESOLVED, that the Board:

1. Notes the proposals to develop a housing evidence base
2. Notes the proposed approach for undertaking the housing evidence base work and the proposed role of the SCR Housing Board as part of this work

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### **Draft Statement Of Common Ground**

The Board was presented with a summary of the work programme being led by the SCR Heads of Planning Group to develop a draft Statement of Common Ground.

It was noted that within the guise of the existing 'duty to co-operate' (in place between the SCR's Local Planning Authorities) a number of shared initiatives are being developed. This includes a Statement of Common Ground which is intended to record agreements on cross boundary, strategic matters between the authorities. Which districts ultimately sign up to the Statement will be subject to individual authorities' consideration.

RESOLVED, that the Board

1. Notes and supports the work programme being developed by Heads of Planning.
2. Notes the requirement to prepare a Statement of Common Ground and its purpose to both support Local Plans and support Local Planning Authorities at Local Plan Examinations.
3. Supports the draft Statement of Common Ground and

requests it being presented for consideration by each Local Planning Authority ahead of ratification by the MCA.

**9 Capital Programme: Scheme for Discussion - Bradwell**

Information was presented to enable the Board to take a decision on this scheme seeking grant funding of £370,000 from the SCR to provide 12 affordable homes in perpetuity in the village of Bradwell in the Peak District National Park.

Supporting annexes were provided to present the details of the project.

It was noted that in line with the Sheffield City Region Assurance Framework, the project has been considered by the SCR Appraisal Panel and is recommended to the Housing Board for a policy steer and potentially an in-principle investment decision.

RESOLVED, that the Board:

1. Endorse the principle of the SCR Housing Fund being used to support the Bradwell scheme and invite the Scheme Sponsor to progress to Full Business Case
2. Delegate the final decision to grant fund 12 affordable homes in perpetuity in the village of Bradwell up to £370k, to the Head of Paid Service (or his appointed delegate) in consultation with the Housing Board's Co-Chairs.

**10 Any Other Business**

No additional matters noted.

In accordance with Combined Authority's Constitution/Terms of Reference for the Board, Board decisions need to be ratified by the Head of Paid Services (or their nominee) in consultation with the Chair of the Board. Accordingly, the undersigned has consulted with the Chair and hereby ratifies the decisions set out in the above minutes.

Signed \_\_\_\_\_  
Name \_\_\_\_\_  
Position \_\_\_\_\_  
Date \_\_\_\_\_