

SCR - HOUSING BOARD

MINUTES OF THE MEETING HELD ON:

THURSDAY, 24 OCTOBER 2019 AT 1.00 PM

11 BROAD STREET WEST, SHEFFIELD S1 2BQ



Present:

Councillor Chris Read (Chair)	Rotherham MBC
Tanwer Khan (Co-Chair)	Private Sector LEP Board Member
Councillor Glyn Jones	Doncaster MBC
Councillor Tim Cheetham	Barnsley MBC
Damian Allen	Doncaster MBC
Councillor Chris Furness	Derbyshire Dales DC

Officers in Attendance:

Colin Blackburn	Assistant Director - Housing, Infrastructure and Planning	SCR Executive Team
Jonathan Guest	Senior Economic Policy Manager	Sheffield City Region
Becky Guthrie	Senior Programme Manager	Sheffield City Region
Felix Kumi-Ampofo	Assistant Director - Programme Assurance	SCR Executive Team
Sue Sykes	Assistant Director - Operational Contracts	SCR Executive Team

Guests in Attendance

Melanie McCoole (Minute Taker)	
Tony Stacey	South Yorkshire Housing Association
Nick Atkin	Yorkshire Housing
Steve Waddington	St Leger Homes
Amanda Garrard	Berneslai Homes
Daniel Klemm	Together Housing
Mark Davies	Forge New Homes

Apologies:

Neil MacDonald	Private Sector LEP Board Member
Councillor Julie Dore	Sheffield City Council
Mark Lynam	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

Councillors Read and Furness declared an interest in relation to Item 8 on the

agenda entitled 'Housing Fund Capital Programme'.

3 **Urgent items / Announcements**

None

4 **Public Questions of Key Decisions**

None

5 **Changing Roles of Housing Associations: Roundtable discussion**

A report was submitted to set out the key discussion points with a range of Housing Associations that were active in the SCR. These were relating to their changing roles, policy and funding environments in supporting housing provision in the SCR, together with the opportunities for strengthening the relationships and joint working with the SCR and all partners involved.

Members were referred to the Annual Conference of the National Housing Federation held in 2018, where the then Prime Minister Teresa May had announced it being critical for consideration to be given to all people within society. Following which, the Housing Associations had begun to apply for grant funding for social rental housing. The Secretary of State had recently announced that for the new schemes to be developed in two years' time, there would be a 'right to share ownership' for new tenants. It was prudent to have a constructive relationship with the Government.

All of the local Housing Associations present at the meeting confirmed that they are continuing to develop new homes, including affordable homes and other tenures. This is increasing the number of homes for those individuals that could not access the owner-occupied market.

Five Housing Associations had collaborated to establish a private Joint Venture company to provide additional homes for sale. The objective is to generate a profit to help provide a more sustainable financial model that could help cross subsidise existing affordable housing programmes. It was noted that housing associations would continue to be ethical house builders ensuring that high environmental standards were met. Currently, the five Housing Associations owned approximately 150,000 homes

The Board noted the long-term strategic partnership funding offer from Government to 2026. Homes England was keen to work within the devolved regions where there was a clear long-term plan. The pressure point related to the commitment of a significant budget and the certainty that it would be delivered on the ground. This offer could help the SCR to forward plan much further ahead than previously and given the uncertainty faced by the economy, there was a need to behave differently in respect of the long-term contribution to housing supply.

It was the intention of Forge New Homes to be in a position to sell homes within the first quarter of 2020/21, but it would take 3–5 years to reach a critical mass for the Company.

It was anticipated M Davies via C Blackburn, would provide Councillor Furness with a list of the lenders in relation to shared ownership.

Members noted DMBC's aspirations to move forward with social housing. The Board meetings provided an opportunity for active dialogue with officers.

The SCR housing market had a clear vibrancy which provided a positive opportunity for investors in the region. It was suggested that the MCA could lobby Government for housing to be considered as 'infrastructure' so a longer timeframe for investment be put in place rather than the current 3 year spending cycle.

It was suggested to return to the system of having a reporting line from the housing providers back into the Board.

RESOLVED – That the Board noted the issues relating to the changing roles of Housing Associations in the provision of housing and related activity in the Sheffield City Region, and that similar discussions should be planned in with the Board every six months.

6 Minutes of the Previous Meeting

It was noted that the minutes of the previous meeting omitted to record Colin Blackburn's absence.

RESOLVED – That subject to the above, the minutes of the previous meeting held on 29 August 2019 were agreed to be an accurate record.

7 Strategic Economic Plan Update

A report and presentation were received to provide the Board with an update following the discussion at the last LEP Board which provided a steer on the vision and objectives for the emerging Strategic Economic Plan.

Members noted the revised vision, objectives, draft outcomes and emerging broad policies, and provided their input for the development of these within the draft SEP. The latest version of the SEP had more of a 'place' feel. Members noted that representatives from each local authority would provide text for the spatial context narrative.

The LEP Board had signed off the evidence base, which was now publicly available to inform wider research.

Reference was given to the additional revisions made to the SEP, which ensured that it now focused upon inclusive growth, prosperity and opportunity, together with more holistic focus on relationship building with other agencies and an understanding long term investment requirements.

The SCR would lead the fourth industrial revolution in order to unlock economic prosperity. In terms of housing, there was an increased emphasis on existing housing stock as well as housing growth, which was important in terms of

inclusivity and tackling issues such as fuel poverty and ensuring everyone has a decent home to live in.

One of the purposes of the SEP was to promote SCR. Less than half of the large housing developers within the country invested in South Yorkshire, but housing growth and delivery has been above forecast housing need and there was land with planning permission for more than 40,000 homes in the pipeline. The changing landscape in 2025 would provide an uplift in the standards of homes built. This will be both a challenge in terms of maintaining viability of housing developments but was also an opportunity in terms of raising standards and contributing to wider climate change mitigation.

RESOLVED – That the Board noted:-

- 1) The revised vision and objectives agreed by the LEP.
- 2) The draft outcomes and emerging broad policies of the SEP.

8 **Housing Fund Capital Programme**

Tanwer Khan took over the Chair for this item due to the conflict of interest expressed by Cllr Read relating to the Rotherham housing scheme.

A report was received in line with the SCR Single Assurance Framework, to seek LGF funding for two projects as part of the Housing Fund and to seek endorsement of a recommendation to approve by the Mayoral Combined Authority as outlined within the report. The Board discussed the issues and merits of the schemes and resolved to support the report's recommendations.

RESOLVED:-

- 1) Approved Bradwell 12 to full approval and award of £270k grant to Peak District Rural Housing Association (PDRHA) from the Local Growth Fund subject to the conditions set out in the Appraisal Panel Summary Table attached at Appendix 1.
- 2) Approved Delegated Authority to the Head of Paid of Service, in conjunction with the Section 73 and the Monitoring Officer, to enter into the contractual arrangements required as a result of the above approval.
- 3) Endorsed progression of Rotherham Town Centre to the MCA for a decision on the award of £3.917m grant.

9 **Housing Fund Performance Dashboard**

A report was presented together with the performance dashboards, to provide the Board with up to date performance information on all Housing Fund programmes delivered on behalf of the LEP and MCA.

Comments on the dashboard were invited.

RESOLVED –

- 1) Noted the dashboard and the progress made with the Housing Fund.

10 **Local Growth Fund Update**

A report was received to update the Board on the current LFG programme commitments and the scale of projects in the over-programmed pipeline.

It was noted that two DMBC schemes had been deferred, with projects pulled out and set aside in the eventuality of future funding. It was noted that the next LEP Board meeting on 4 November 2019 would be reviewing the remaining programme projects in the pipeline.

RESOLVED –

- 1) To note the update.

11 **Forward Plan 2019/20**

Presented for information.

12 **Any Other Business**

The next meeting of the Board would be held on Thursday 9 January 2020 at 1.00 pm at 11 Broad Street West, Sheffield, S1 2BQ.

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