

## SCR - HOUSING BOARD

### MINUTES OF THE MEETING HELD ON:

THURSDAY, 3 SEPTEMBER 2020 AT 1.00 PM

11 BROAD STREET WEST, SHEFFIELD S1 2BQ



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#### Present:

Councillor Chris Read (Co-Chair)	Rotherham MBC
Tanwer Khan (Co-Chair)	Private Sector LEP Board Member
Councillor Simon Greaves	Bassetlaw DC
Councillor Glyn Jones	Doncaster MBC
Councillor Tim Cheetham	Barnsley MBC
Damian Allen	Doncaster MBC
Mark Lynam	SCR Executive Team

#### In Attendance:

Becky Guthrie	Senior Programme Manager	Sheffield City Region
Emily Hickey	Governance and Compliance Officer	SCR Executive Team
Carl Howard	Senior Programme Manager	SCR Executive Team
Felix Kumi-Ampofo	Assistant Director Policy and Assurance	SCR Executive Team
Danielle Gillespie		Homes England
Tom Hawley		Homes England
Andrew Shirt (Minute Taker)		

#### Apologies:

Colin Blackburn	SCR Executive Team
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#### 1 Welcome and Apologies

The Chair welcomed everyone to the meeting.

Apologies for absence 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 of Key Decisions**

None.

#### 5 **Minutes of the Previous Meeting**

It was agreed that the minutes of the previous meeting are an accurate record and may be signed by the representative of the Head of Paid Service.

#### 6 **Housing Fund (Brownfield)**

A report was presented to inform the Board about the new Housing Fund specifically for brownfield sites and asked the Board to consider the criteria and assurance processes proposed to facilitate the delivery of the Fund set out in the appended prospectus.

On the 30th June 2020, the Government launched 'A New Deal for Britain' which was a key part of the Government's Strategy to rebuild Britain following Covid-19 and support the economic recovery across the UK.

As part of this strategy, £40.3m of capital funding and £841,000 revenue funding had been allocated to the Sheffield City Region Mayoral Combined Authority (MCA) for supporting development of housing schemes on brownfield land over the next 5 years.

The £40.3m capital and £841k revenue funding had been devolved to the MCA from the Government's Brownfield Housing Programme. This would enable the expansion of the MCA Housing Fund and ensure the MCA and LEP can support the delivery of a greater number of new homes to meet local needs which would otherwise not be brought forward by the Market.

The profile of capital funding over the five years agreed with MHCLG was set out in paragraph 2.2 of the report and noted by the Board.

The Board noted that the revenue funding would primarily be used to accelerate the project pipeline to bring forward housing schemes for delivery in the next two years.

It was proposed to adopt a two phased approach to the Housing Fund Programme. Early spend up to March 2021 would necessitate a different approach to the full five year programme in order to seek to deliver the 'early deliverable schemes' within the initial timeframe. Further details were presented in paragraphs 2.5, 2.6 and 2.7 of the report.

The Board noted that the MHCLG had recently announced a bidding round for a further £40m (10% of the total £400m Brownfield Housing Fund), with scheme bids being invited from the Mayoral Combined Authorities. The focus of the bidding process and assessment is on identifying and supporting MCAs that can demonstrate they have ambitious scheme proposals and that all homes to be delivered using this 'Competitive' part of the funding (if successful) must be additional to those coming forward as a result of the existing MCA allocation of funding from the initial 90% of the fund.

The deadline for submission of proposed schemes is the 6th September and discussions are ongoing with partners to identify potential schemes for submission.

The Board was asked to consider if they wished to submit potential schemes for the Competitive Fund element.

Following a lengthy discussion and consideration of all the risks and challenges associated the Board agreed that a note be circulated to Members on the afternoon of Friday 4<sup>th</sup> September 2020, setting out the number of projects which had been submitted by the local authorities in order for the Board to make a decision whether or not to proceed to submit schemes for the Competitive Fund element. **ACTION: B Guthrie / M Lynam.**

Appendix A to the report set out the draft Sheffield City Region Housing Fund (Brownfield) 2020-2025 Prospectus, Criteria and Assurance Process for the Board's consideration.

M Lynam reported that there were seven growth areas currently contained in the SEP. The Board was asked to consider a proposal to amend the top level criteria to see developments and encourage developments outside of the seven areas. This was to encourage the improvement of the quality of housing delivery, housing sustainability, energy use, type, tenure and quality mix across the SCR.

The Board considered and agreed to support the above proposal.

B Guthrie provided the Board with a summary of the consultation feedback received from Housing Directors. The feedback included:

- How the prioritisation of schemes with lower BCR and value for money are going to measure against those with a higher strategic fit.
- When will an open call for private sector schemes be opened-up?
- Low Carbon, no gas criteria standards and how the SCR should approach this. (How it is measured, adopted and if early schemes should be considered in a different way to the remaining programme schemes).
- The Board stated that a balanced and pragmatic approach should be taken to applying the standards during the first two years of the fund.
- Comments around the assurance process generally and the shortening of the assurance process for the first part of the funding as detailed.

D Gillespie suggested that the SCR Team was wish to clarify and explore with MHCLG about how Homes England and the SCR might layer funding before the Prospectus is finalised to enhance affordable housing delivery further. For example, it may be possible to layer funding with the new Affordable Homes Programme.

D Gillespie added that, to help Partners, the Prospectus needed to be clear around what is / is not possible when formulating bids.

The Board expressed that they would be flexible to meet prior to the scheduled Board meeting in October to sign-off funding requests.

The Board discussed and agreed that previous LGF schemes which were in the pipeline for spend should now be considered if they meet the criteria.

**RESOLVED – That Board Members:-**

1. Noted the details of the Housing Fund grant allocation and the ongoing work to progress early deliverable schemes.
2. Considered the proposed housing schemes for the competitive fund, and confirmed the Board's views on submitting schemes.
3. Commented on the proposed criteria and assurance processes set out in the Housing Fund Prospectus in Annex A, subject to any suggested Board amendments.

## **7 SCR Renewal Action Plan Implementation**

The Board considered a report which presented the SCR Renewal Action Plan and the actions being undertaken to implement the Plan in terms of the Place elements of the Plan.

The Board noted that the development of the Sheffield City Region (SCR) Renewal Action Plan (RAP), endorsed by the LEP Board on the 16th July and approved by the MCA on the 27th July, was an important move to mitigate the worst effects of the Covid-19 crisis and ensure a strong and timely recovery towards a more resilient economy and society.

The RAP focuses upon three main areas of action:

- People - we will invest to ensure local people have the opportunity to develop their skills, and to find, stay and progress in work
- Employers - We will invest to ensure employers can survive, adapt and thrive
- Places - We will invest to create jobs and thriving places, in a way that reduces inequality and enhances our environment.

The Board was informed that the RAP had been designed with three linked horizons in mind – Relief (immediate term) Recovery (medium term) and Resilience (long term).

The interventions in the draft RAP had been designed to be delivered within the next 12 to 18 months to bring immediate Relief to local people, employers and businesses.

The Housing Board had been tasked by the LEP and MCA in overseeing the related implementation activity for the housing elements of the 'Place' strand of activity and specifically in terms of the Investment Programme 3 – Shovel Ready Schemes. The activities already underway and proposed to address this investment programme were:

- Housing Fund (Brownfield)

- Wider SCR Housing Fund
- Housing Retrofit

The Board noted that the SCR Infrastructure Board would lead on a Capital Project Delivery and Decarbonisation programmes, but the Housing Board may lead on those projects and programmes that have a strong housing component.

The intention was for implementation plans to be developed via the appropriate Thematic Boards to be presented to the LEP and MCA Boards at their October / November meetings, with delivery beginning as soon as funds are available and allocated.

RESOLVED – That Board Members considered the SCR Renewal Action Plan, in order to shape and develop the actions being undertaken to implement Plan in terms of the housing ‘Place’ elements.

## 8 **Housing 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.

RESOLVED – That Board Members:-

1. Scrutinised the performance information provided in order to identify future performance deepdives or significant areas of risk.
2. Reviewed the format and detail of information to inform future iterations of the dashboard.

## 9 **Housing Delivery Plan Dashboard**

The Housing Delivery Dashboard was presented for the Board’s information.

RESOLVED – That Board Members scrutinised the Housing Delivery Dashboard.

## 10 **Housing Board Forward Plan 2020/21**

The Housing Board Forward Plan was presented for the Board’s information.

The Board requested that a discussion takes place at a future meeting on:

- The Housing Retro Fit.
- The cohesive policy objectives of the SEP.
- Response to the Housing Review - housing and health inequalities.

RESOLVED – That Board Members noted the contents of the Forward Plan.

## 11 **Any Other Business**

No further items of business were 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 .....