

Minutes of the Local Government York, North Yorkshire & East Riding Housing Board

1.00pm Monday 23rd April 2018
Rural Arts Centre Thirsk

1. **Attendance:** Cllr Richard Foster, Craven DC; Sarah Hall, YNYER SHP; Gail Teasdale, Broadacres HA; Cllr Steve Arnold, Ryedale DC; Cllr Ian Threlfall, Richmondshire DC; Cllr Bill Chatt, Scarborough BC; Karen Anderson, Homes England; Julia Histon, York HA; Madeline Bell, Harrogate BC; Cllr Mike Chambers, Harrogate BC; Colin Dales, Richmondshire DC; Cllr David Webster, Hambleton DC; Wyn Ashton, Craven DC; Sue Walters Thompson, Hambleton DC; Neil Irving, NYCC; Alison Fisher, NYMNPA; Matt Lewer, ERYC Paul Newman, Barratt/DWH; Simon Parkinson, Selby DC; Cllr Christopher Pearson, Selby DC; Tom Brittain, CYC; Cllr Helen Douglas; Andrew Rowe, Scarborough BC; Kim Robertshaw, Ryedale DC.

2. **Apologies for Absence:** Julian Rudd, Ryedale DC; Cllr Symon Frazer, ERYC; John Craig, ERYC.

3. **Minutes of meeting held on 17th Feb 2018** – Agreed as a true and accurate record.

4. **Item 4 Asylum Seekers Dispersal Programme**

Colin outlined the background and content of the proposal which was developed following the last meeting. Colin asked the Home Office for an initial view of the proposal and read an email from Leanne Price from the Home Office, which provided broad agreement but asked questions around numbers and review timing.

Neil Irving underlined the need for the County and District Councils to work together and reminded members that the Home Office could use its powers of dispersal with or without our agreement. The group agreed that each Authority will ultimately need to go through the appropriate local arrangements to agree to the proposal. Members agreed that the proposal is an improvement on the previous one.

Agreed: Members supported the proposal in principle subject to Councillors taking this issue through their respective decision making structures and then to report back to the Board via Colin.

Support 5

Reject 0

Abstain 4

5. **Syrian Refugees Resettlement Programme**

Colin outlined that North Yorkshire have been asked to continue with the programme both pre and post 2020. The need for partnership working was again highlighted as this impacts both districts and the county council.

Agreed: Members to consider the proposal locally, with a view to agreeing a way forward at the next Board meeting.

6. Yorkshire Wide Housing Group Feedback

Cllr Foster organised a Yorkshire wide group meeting, with the aim of identifying common housing issues where a joint approach or lobbying may be needed. The next step is to speak to the Leaders Group to ascertain their support for the group to continue. The membership could be considered and it was suggested that the HBF, RPs and Homes England could be represented, for example.

7. Item 6 Community Led Housing Fund and Hub Update

Sarah updated the group on the progress of the Hub – the advisors panel has been established and a series of seminars have taken place or are planned across the patch. We await the announcement of the next round of the Community Housing Fund, through Homes England. Members suggested that more smaller building contractors be appointed to the panel and asked whether the Board needs to more closely monitor spend of the Community Housing Fund allocated to date and the pipeline of community group projects. Most of the funding is with the Local Authorities, who are monitoring local spend.

8. Item 7 Progress Update - Developing a Housing Deal for YNYER, Design Quality Fund and Unimplemented Planning Permissions Review

Colin outlined the draft housing deal in development through the Directors of Development Group. The draft outlines an approach in relation to working with MOD on strategic sites and the off-site manufactured (OSM) sector and resulting 'asks' of Homes England and 'gives' from Housing Board partners. Sarah and Colin are working on a draft for the next DoDs meeting in late May.

Sarah updated on the successful bid to the Design Quality Fund, which provided funding for masterplanning and an officer post to co-ordinate activity around this and off site manufacturing activity. Councils have been asked to put forward potential masterplan sites against criteria, which will be shortlisted by Directors of Development.

The work to review sites with unimplemented planning permissions has begun and the consultants (GVA) are reviewing a long list of potential sites to recommend a short list of sites to be pursued in more detail.

Agreed: Info on the sites to be considered for masterplans and the review of unimplemented permissions to be fed back to the Housing Board.

9. Housing Market Update

Paul Newman gave a presentation on the use of Off Site Manufacturing (OSM) and Modern Methods of Construction (MMC) to the Board. The presentation can be accessed at <http://www.nycyerhousing.co.uk/governance/housing-board-members/> (username and password = HousingBoard). Paul gave examples from sites, including Brayton in Selby, and highlighted the shortage of labour and materials. Greater use of MMC/OSM will drive costs down closer to those of traditional build and programming and site choice are key to achieving efficiencies. With timber frame, for example, the construction period is 12 weeks, compared to 30 weeks for traditional build. Paul also outlined the use of light gauge steel frame. The aim is for 20% of the York office output of BDW to be timber framed construction. Paul outlined some of the barriers to greater use of off-site manufactured/modular homes, including lack of consumer choice and challenges with installation. A visit to an OSM factory for the Board was suggested.

10. Item 8 Housing Association Update

Julia and Gail fed back from the recent meeting with RPs developing in YNYER. There was an in principle agreement to collaborate and Julia will develop a short paper for RP boards to consider. The purpose will be to deliver the 1,600 new affordable homes the Board is aiming for and to meet housing needs in terms of both type and location. The offer from the group is likely to be around 1) S106 sites and limiting competition on these 2) small and medium sites and a commitment to bring these forward, including close working with the Rural Housing Enablers 3) collaboration and early involvement on larger sites. The compact could cover the necessary collaboration between Councils, RPs and housebuilders. Legal advice may be needed. Julia and Gail to update on progress at the next meeting.

11. Item 9 Homes England Update

Homes England and partners achieved the required spend of the Shared Ownership and Affordable Homes programme for 17/18. Savills are undertaking some work on behalf of Homes England to look at the future relationship with Registered Providers.

12. AOB

Madeline attended an event outlining national consultation on Disabled Facilities Grants, run by the Uni. of West of England on behalf of the Dept. of Health. Information can be found at <http://www-foundations.uk.com/dfg-adaptations/dfg-review/>

13. Date and time of Next Meeting

23rd July 2018 1pm – site visit to be arranged.

Preceded by YNYER Housing Forum meeting 10:00 – 12:00