

Minutes of the North & East Yorkshire Rural Housing Enabler Network

**Wednesday 27th April 2016 at 10.30am**

**Broadacres Housing Association, Head Office, Northallerton**

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| **Present:** | **Apologies:** |
| Sarah Hall (Chair) NYSHP | Bob Clayton, - Jephson HA |
| Amber Malone, Home HA | Sue Walters-Thompson, HDC |
| Clair Shields, NYMNPA | Justine Gore, Yorkshire Housing |
| Jenny Wood, HBC/CDC | Wyn Ashton – Craven DC |
| Julia Jennison, SDC | Alan Glew, Coast & Country HA |
| Sarah Close, HBC | Kim Robertshaw, - Ryedale DC |
| John Burroughs, SBC | Amanda Madden, HDC/RDC |
| Colin Huby, SBC/RyDC | Karen Howard, YCH |
| Emily Grogan, CDC | Cllr. Richard Foster, CDC |
| Steven Brook – Harrogate Families | Matt Lewer – ERYC |
| Emma Whittles, SDC |  |
| David Siddle, ERYC |  |
| Helen Fielding, HCA |  |
| Jane Harrison, CLA |  |
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1. **Welcome and Introductions**

Sarah Hall chaired the meeting in the absence of Cllr Foster.

1. **Minutes of NY RHE Network Meeting held on 27th January 2016**

Agreed as a true and accurate record.

**2.1 Matters Arising**

Item 7.0 – Feedback from NYPOG obtained on NPPF consultation.

Item 9.0 – New logo incorporating East Yorkshire now completed

1. **Monitoring completions/permissions 2015/16 - Outturn**

Colin Huby presented the report on completions/permissions for 2015/16. The final number of completions is 177 (108 units – s106; 34 units – RES; 35 units – 100% Aff. Hsg.) There were 583 planning consents in 15/16.

HF enquired whether forecasting is serving a useful purpose and how accurate it can hope to be. JW advised that s106 completions can be especially uncertain and that planning approvals are prone to refusals/deferrals and subject to appeals. JB also stated that forecasting on a quarterly basis can be unpredictable. JW suggested that forecast planning approvals should be an annual figure only. After discussion it was agreed to look at changing the format for next financial year. **(ACTION – CH)**

1. **Initial Forecast for 2016/17**

Colin Huby presented this report and advised that 238 completions are forecast (175 units – s106; 41 units – RES; 22 units – 100% Aff. Hsg.)

1. **Financial Contributions from 15/16 completions**

SH explained the basis of the calculations and advised it had been a good year with RP contributions slightly less onerous at £332.67 per unit compared with previous years. JH asked how many were shared ownership – this figure will be brought to next meeting. **(ACTION – CH)** General discussion took place on exemptions and, in particular, whether units in the NYCC extra care schemes should be excluded if evidence of need had been identified through local surveys. To be considered further and discussed with the Chief Housing Officers Group. **(ACTION - SH)**

1. **NY RHE Action Plan 15/16 outturn and new for 16/17**

EG presented this report and advised that 90% of targets for 15/16 had been achieved. The 16/17 Plan had been drafted (including new targets on social media provision) and comments/suggestions are invited. **(ACTION - ALL)**

SB queried the target on completions (stated as ‘at least’ 85 units) when monitoring report was forecasting a higher figure. SH advised that this number had been increased to 100 on the inclusion of East Riding in the programme and that the figure would be updated in the action plan **(ACTION – EG)**

1. **Community Led Housing – Funding Update**

SH introduced this report and confirmed that the Network alongside Sally Thomas at North Star and latterly Rural Action Yorkshire (RAY) were successful in bidding for £33,972 to fund research into the potential for community led housing in rural N and E Yorkshire. RAY to be recipient of funds. A specialist housing consultant will be appointed to undertake some of the work. CS and JH agreed to be part of the steering group for the project. JW mentioned that emerging Neighbourhood Plans and country estates both presented opportunities. HF agreed to forward HCA list of potential groups. **(ACTION – HF)**

1. **Rural Revolving Land Bank Pilot**

SH advised that Jo Lavis has asked NEY RHE Network to bid to be one of three pilot areas (alongside two others in Devon and Hampshire). LEP are interested as well. Bid submitted to CLG/HCA to secure funds (potentially from the £60m communities fund announced in the Budget). Outcome awaited.

1. **RHE Programme and Funding Review**

SH introduced this paper in the context of the changing operating environment. EG commented that it was uncertain whether/how the RHE Network will be able to charge for schemes developed by private developers (esp LCHO/starter homes). JW speculated that housing needs service may decline in importance but that affordability/demand analysis might be a service which partners and private developers would be interested in. All agreed that the focus should be on the services we can offer to meet rural housing needs rather than just income maximisation. SH suggested that diversifying services would help reduce disproportionate reliance on RP contributions.

It was also agreed that there is currently a lot of uncertainty and HF suggested more consultation with stakeholders. Agreed to review again later in the year when there is more clarity on the operating environment. **(ACTION – SH)**

1. **HCA update**

Helen Fielding provided an update on the HCA programmes as follows:

(i)        Starter Homes - The £1.2bn Starter Home Land Fund  is underway with the opportunity for LAs for submit Expressions of Interest to form partnerships with HCA to bring forward land for Starter Homes development, - deadline 13th May.  Land is being aquired for remediation and de-risking on basis of modelling on a minimum of 50% starter home provision. Initial investment is assumed to be recoverable.  Initial focus on town centre and transport hubs.

(ii)        Locally Led Garden villages, towns and cities initiative launched – Expressions of Interest by end of July

(iii)        Recoverable loan fund providing equity and development finance for private sector housebuilders shortly to be launched.

(iv)        Shared Ownership and Affordable Housing Prospectus published.  Initial bidding deadline is 2nd September 2016.  £4bn to deliver SO (primarily) as well as Rent to Buy and specialist supported housing for elderly and vulnerable.  The prospectus is open to private market as well as RP’s.  Announcements on programme will be made in December.  For shared ownership max household income has been increased to £80k and local connection criteria have been relaxed.

1. **RHE Logo, Housing Needs Survey and follow up letters**
2. RHE logo is now revised and in use
3. EW introduced revisions to the housing needs survey. This has emerged following discussions within the team; comparisons with HNS forms in other parts of the country and in recognition of the need to make the form more relevant to LCHO options and reflect other changes (e.g. self build). Comments invited from the Network **(ACTION – ALL)**
4. Reports to feedback to Parish Councils and standard letters etc. are also to be reviewed and further standardised across the patch **(Action – RHEs)**
5. **RHE Event/Conference 29th September 2016**

SH advised that the plan is to hold this at Hutton Rudby Village Hall. A dignitary has been invited (to be confirmed) who may open nearby scheme and other speakers are being lined up (Dr Alison Wallis, Sarah Davis (CIH) and Lord Best (tbc)). If anyone has ideas or suggestions for speakers then let SH know **(ACTION – ALL)**

1. **Report to YNYER Chief Officers and Housing Board May 2016**

SH verbally reviewed the subject areas and all agreed in principle.

1. **Any Other Business**

JH looking for good practice examples for any estate led project. Other than Duncombe Park, Broughton Hall and Swinton were mentioned. JH also asked about homes in estate ownership where is would be very difficult/costly to bring up to the new EPC standards. SH suggested getting in touch with Private Sector Housing Group and Diana Bland from National Energy Action **(ACTION – SH)**

1. **Date/Venue of Next Meeting**

The next meeting has been scheduled for Weds 31st August 2016 at Hambleton DC’s offices but given the likelihood of this clashing with holidays it may be moved to the following Wednesday. **SH to confirm**.