



**CAMBRIDGESHIRE
& PETERBOROUGH**
COMBINED AUTHORITY

CAMBRIDGESHIRE & PETERBOROUGH COMBINED AUTHORITY – OVERVIEW AND SCRUTINY COMMITTEE

DRAFT MINUTES

Date: 21st September 2017

Time: 2pm

Present:

Cllr Robin Carter
Cllr Terry Hayward (Vice-Chair)
Cllr Mike Bradley
Cllr Alan Sharp
Cllr Alex Riley
Cllr John Batchelor (Chair)
Cllr Maureen Davis
Cllr Dave Baigent
Cllr Rod Cantrill
Cllr Janet French
Cllr Lucy Nethsingha
Cllr David Over

Huntingdonshire District Council
Huntingdonshire District Council
East Cambs District Council
East Cambs District Council
South Cambs District Council
South Cambs District Council
Fenland District Council
Cambridge City Council
Cambridge City Council
Cambridgeshire County Council
Cambridgeshire County Council
Peterborough City Council

Officers:

Kim Sawyer
Martin Whiteley
Debbie Forde
Anne Gardiner

Interim Legal Counsel & Monitoring Officer
Chief Executive Officer
Governance Advisor
Scrutiny Officer

Others in attendance:

Cllr Peter Topping

David Keeling
Pearl Roberts

Portfolio Holder for New Homes &
Communities
Interim Director of Housing
Programme Manager

1. Apologies

- 1.1 Apologies received from Cllr Yeulett and Cllr Mason, substituted by Cllr Davis.
Apologies received from Cllr Murphy.

2. Declaration of Interests

- 2.1 No declaration of interests were made.

3. Minutes

- 3.1 The minutes of the meeting held on Monday 24th July 2017 were agreed as a correct record subject to the following amendments:-
- Under item 4 Cllr Hayward asked that a point be added to record a question that had been raised regarding the inclusion of the A1 and the Alconbury Station.
 - Bullet point 5.2 should be re-worded to say 'The Portfolio Holder agreed to provide a note for Committee members with examples of this type of model of non-spatial planning and areas where it was used elsewhere in the country.'
- 3.2 The minutes of the meeting held on Wednesday 16th August 2017 were agreed as a correct record.
- 3.3 The following points were discussed in reference to matters arising:-
- In reference to the point made at the August meeting regarding early provision of documentation for the Overview and Scrutiny Committee it was realised there had been some confusion over this as officers had thought this was related to Board members receiving early access to the papers not the Overview and Scrutiny Committee members.
 - Officers agreed they would look into whether it would be possible for Overview and Scrutiny to receive draft copies of the Board papers five days before publication.

4. Interview – Portfolio Holder for Homes and Communities

- 4.1 The Committee received a presentation from the Portfolio Holder for New Homes and Communities (Appendix A)
- 4.2 The following points were made during the discussion: -
- There were currently 800K people and 336K homes in the Cambridgeshire and Peterborough area with a predicted increase to 944K people and 100K new homes needed in the future.
 - The Housing Strategy for the Combined Authority aimed to accelerate the building of good quality homes that were both viable and affordable, appropriate and fit for purpose thus creating good communities.
 - Existing local plans would not be superseded, the purpose of the Combined Authority was to accelerate existing plans by unblocking barriers to delivery. It was not a competition between schemes originating from the

districts and those supported by the Combined Authority. An example of the type of work the Combined Authority could do was the bid to the DCLG for the Cambridge Northern Fringe East that was being considered by the Board at its meeting on 27 September for approval.

- It was important to create both good physical and social infrastructure by working with local housing associations and existing residents to create the right balance.
- Rents and tenure were part of the bigger picture when it came to the housing strategy and the Combined Authority was working with housing associations to create an approach to broker arrangements with private landlords.

In reference to a question about whether the 40% affordability target was practical the Committee were advised that it would come down to whether schemes were viable, the 40% target was typically successful but this could vary from area to area.

- Where the use of the skills strategy into the housing strategy could be incorporated it would be.
- The issue of Land Value Capture was being looked at but it would require approval from the Secretary of State – if there was a way to enable housing to be built and also for landowners to be paid appropriately then this would be considered.
- The Combined Authority was encouraging modular housing. Traditional means of construction was still prevalent within the industry but some local landowners had shown a positive response to working with the Combined Authority.
- Land banking by large developers was a key issue but things that could be done – district councils needed to have crisper means to deal with s106 agreements – sometimes it was made too complicated.
- The purpose of devolution was to devolve strategic powers to the Combined Authority – the importance of infrastructure playing a significant role to unlock sites that were stalled. This was a clear role for Combined Authority as well as engaging with Central Government.
- The Combined Authority was in the process of bringing forward proposals about the land commission; the land commission existed specifically to identify a pipeline of public sector land that could be used to accelerate the provision of housing. There were a range of interventions that could be made.
- The Combined Authority would have a design guide for housing to encourage housing developers to build greener properties. The Cambridge City Council have a design guide that built upon greener and more efficient work that could be used as a basis for the Combined Authority guide. There was also optimism that Central Government would move towards greener policies for housing in the future.

- The Combined Authority would have the appropriate staff levels required to deliver the housing programme by the end of the year.
- The Combined Authority could agree different forms of spending such as grants to housing associations or investments by the Combined Authority to help unlock a piece of infrastructure, in the latter case the money that would come back to the Combined Authority which would then help to drive a longer programme.
- A member of the Committee requested that the Mayor and the Board made a public statement regarding the 100k new homes as he felt there was a degree of confusion about these new houses were in addition to the existing local plans rather than part of the existing local plans.

4.3 The Chairman thanked the Portfolio Holder for his presentation and answering the Committee's questions.

5. Amendment to Standing Orders for the Overview & Scrutiny Committee – Public Question Scheme

5.1 The Committee received the report from the Interim Legal Counsel and Monitoring Officer which outlined the process for amending the standing orders for the Committee in regards to introducing a Public Question Scheme.

5.2 The following points were raised during the debate:-

- It would be important for members of the public if they had an issue with the Combined Authority to have this avenue available to them, even though it would probably not be used much.
- There was a concern that pressure groups would monopolise the scheme.
- Some members raised the point that the Committee was not a decision-making body and therefore queried what type of questions could be posed by the public for the Committee to provide responses.
- One member felt that by introducing a public question scheme it would create an additional layer of bureaucracy.
- One member raised the issue that the Committee would not be equipped with the necessary knowledge to provide adequate response.

5.3 The Committee voted 6 in favour and 6 against having a public question scheme.

As there was no clear majority the motion for a public question scheme to be introduced at the Overview and Scrutiny Committee failed.

6. Review of Combined Authority Agenda

6.1 The Committee considered the agenda that had been published for the upcoming Combined Authority Board meeting on the 27th September and were asked to raise any issues.

6.2 The following points were raised:-

- Members asked a question regarding the appointment of the Chief of Staff role and how this had come about. They were advised that the Mayor was entitled to appoint a Chief of Staff and this role did not require an interview to be undertaken. There had been a job description written and the salary had been weighted following the usual independent evaluation of the job description. The reason for the change from the original role of political advisor was that as the process had developed it had become clear to the Mayor that the role was much wider than that of a Political Advisor.

It was not unusual for Mayor's to have advisers; All Combined Authority Mayor's had Political Advisors or a Chief of Staff.

- The Interim Legal Counsel and Monitoring Officer advised that she would circulate the legal advice that had been provided to the Mayor regarding the appointment of his staff.

Members felt that it was important that the Overview and Scrutiny Committee lent its support to the bid to the DCLG for the Cambridge Northern Fringe East proposals as they felt it was important to show that there was county wide and cross party support for this proposal.

6.3 The Committee voted 8 in favour, with 2 abstentions to write a letter of support to the Mayor to express the Committee's support for the Cambridge Northern Fringe East bid to the DCLG.

7. Combined Authority Forward Plan

7.1 The Committee had no comments to make at this time regarding the forward plan of the Combined Authority.

8. Overview and Scrutiny Work Programme

8.1 The Committee received the work programme and were asked to comment or make any amendments.

8.2 The Committee members raised concern that there was only one substitute for the Fenland District Council and asked this be raised with the District Council.


8.3 The Committee requested that the substitutes for the Overview and Scrutiny Committee be invited to the November training session with the CFPS.

8.4 The Committee requested that written responses to the questions submitted by Committee members be provided by the Portfolio Holders at future meetings.

8.5 The Committee requested that a briefing meeting with the CEO be added into the work programme mid cycle so they could be kept updated on the Combined Authority work.

8.6 One member asked that a list of consultants, the briefs and results be brought to the Committee but was advised that a report outlining this would be going to the Audit and Governance Committee, which members would be welcome to attend.

Meeting Closed: 3.51pm



Councillor Peter Topping
CPCA Portfolio Holder for New Homes & Communities

Overview & Scrutiny Committee
 21 September 2017

CPCA HOUSING PROGRAMME

OBJECTIVES

- Accelerate housing delivery to support economic growth
 - Prosperous places that people want to live
 - Homes for healthy and independent lives
 - Provide more housing choice for more people

HOUSING STRATEGY

- 100,000 homes incl 40,000 affordable homes
- Housing Strategy/Blueprint - shared housing strategy will ensure appropriate linkages with the shared spatial strategy and transport and infrastructure strategies
- Strategic and collective view on developments to meet overall objectives of growing the economy

<p>£100m HOUSING INVESTMENT FUND</p> <ul style="list-style-type: none"> £100m HPF 2000 affordable homes by 2022 (tenure mix to meet CA needs) £1.35bn added value over 5 years 	<p>£70m HOUSING INVESTMENT FUND</p> <ul style="list-style-type: none"> £70m HPF Cambridge City 500 affordable homes by 2022 	<p>HOUSING EVENT/ CONFERENCE</p> <ul style="list-style-type: none"> Proactive partnerships with public & private sector partners - Housing Developers, Builders, SMEs Delivery Partners 	<p>COMMUNITY LAND TRUSTS</p> <ul style="list-style-type: none"> Promote CLTs across CA region and rollout good practice 	<p>MODULAR HOMES</p> <ul style="list-style-type: none"> Feasibility study to consider how off-site construction methods can be used to speed up housing delivery 	<p>SME INITIATIVES</p> <ul style="list-style-type: none"> Consult SMEs, and develop initiatives that support SME builders to develop & grow
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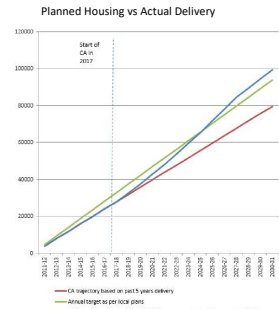
Introduction: New Homes and Communities Portfolio

Key areas of responsibility within the Combined Authority:

- Housing Strategy
- Housing Programmes to drive up housing supply
- Strategic relationship with housing providers, developers and builders
- Sustainable communities and community infrastructure

Our Challenges

- Housing demand outstrips supply
- Housing is unaffordable for many people
- New homes do not always form part of communities where people are able to live happy and prosperous lives
- Communities and housing schemes are not habitually designed to support the diverse aspirations of communities and support healthy living and healthy ageing
- Current delivery does not match planned delivery

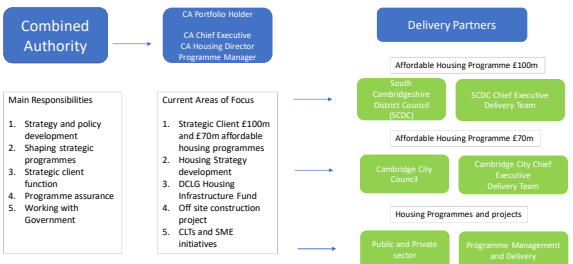


Planned Housing vs Actual Delivery

Start of CA in 2017

Legend:
 - CA Delivery based on past 5 years delivery
 - Annual target to service jobs
 - CA issued (from year of CA and £500k turnover and extra 5% per year until 2020)

Housing Programme Overview & Key Areas of Responsibility



Combined Authority → **CA Portfolio Holder** (CA Chief Executive, CA Housing Director, Programme Manager)

Delivery Partners:

- Affordable Housing Programme £100m:** South Cambridgeshire District Council (SCDC) Chief Executive Delivery Team
- Affordable Housing Programme £70m:** Cambridge City Council, Cambridge City Chief Executive Delivery Team
- Housing Programmes and projects:** Public and Private sector, Programme Management and Delivery

Main Responsibilities:


- Strategy and policy development
- Shaping strategic programmes
- Strategic client function
- Programme assurance
- Working with Government

Current Areas of Focus:

- Strategic Client £100m and £70m affordable housing programmes
- Housing Strategy development
- DCLG Housing Infrastructure Fund
- Off site construction project
- CLTs and SME Initiatives

Housing Strategy

Blueprint core strategic objectives



- Supply: Accelerate housing delivery to support economic growth
- Quality: Prosperous places that people want to live
- Wellbeing: Homes for healthy and independent lives
- Choice: Meeting housing need and expanding choice

Issues for consideration in developing strategy:

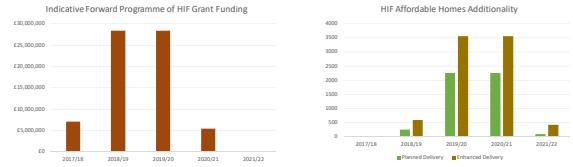
- Broader strategic context e.g.
 - National Infrastructure Commission
 - Planned developments in neighbouring authorities
 - Linkages with planning and transport strategies
- Exploring the role of new models of delivery e.g.
 - CA initiatives on land supply – such as facilitating land supply, unlocking public sector surplus land, land value capture
- Mapping strategic sites/schemes
 - Sites which are either stalled, or set to produce lower policy affordable housing percentages because of viability challenges
- Engaging DCLG on new Housing Needs Proposals – published September 2017

Housing Investment Fund £100m Programme

“Recognising the high levels of growth and exceptional housing market conditions in Greater Cambridge, the Government will provide £100m housing and infrastructure fund to help deliver infrastructure for housing and growth and at least 2,000 affordable homes. The combined authority will have flexibility over the right tenure mix to meet the needs of Cambridgeshire and Peterborough.”

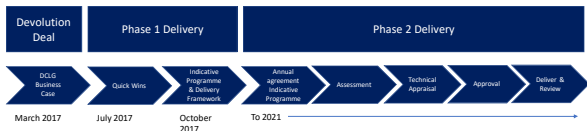
Devolution Deal

Housing Investment Fund £100m programme
Indicative Forward Programme



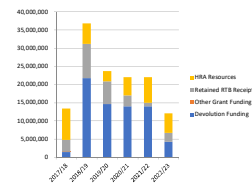
- Indicative shape of grant funding programme
- Potential schemes that will be the focus of activity identified
- Investment programme will be drawn from this list of potential schemes
- Illustration of additionality the programme could achieve

Housing Investment Fund: £100m Programme Overview



Housing Investment Fund Cambridge £70m Programme
Indicative Forward Programme

Cambridge HRA Indicative New Build Expenditure 2017/18 – 2022/23



The devolution deal agreed for the £70m fund was explicitly to deliver council housing at social rents recognising the affordability pressures in the city

£70m devolution funding will be matched by £30m City Council resources including RTB and HRA revenue contributions

First two homes will complete Autumn 2017, built by City Council using local labour and apprentices, and a number of projects will start on site. By Sept 2018, at least 80 homes should be started, with further sites in the early stages of planning.

This programme will be delivered

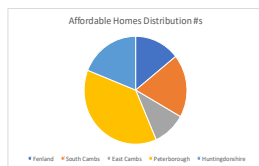
- through Cambridge Investment Partnership (partnership between the City Council and Hill)
- direct building by the Council (on small sites only)

The delivery and spend profile differs from the £100m programme because it is a direct build programme rather than an enabling fund

Quick Wins: New Affordable Homes enabled by CA Grant, July 2017

253 - £4.56m CA Grant
£18k per unit

Affordable Homes Distribution	
Area	#s
Fenland	36
South Cambs	48
East Cambs	26
Peterborough	95
Huntingdonshire	48
TOTAL	253



Diversifying Supply

Off-site construction methods

- Specialist consultant commissioned to undertake a feasibility study
- South Cambridgeshire District Council, Cubbico and University of East Anglia

SMEs

- Building for Cambridgeshire & Peterborough Summit, July 2017
- Follow-up work with targeted SME group and HCA in development

CLTs

- Palace Green Homes / Soham CLT supported in the first wave of affordable homes
- South Cambridgeshire District Council, Cambridge City Council pilot with CLT East