

GET YORK BUILDING STEERING GROUP

Tuesday 8th April 2014
The Green Room, West Offices

PRESENT

Sally Burns (SAB), Director, Communities and Neighbourhoods
Steve Waddington (SW), Assistant Director, Housing and Community Safety
Cllr Tracey Simpson-Laing (TSL), Deputy Leader/Cabinet Member for Housing and Adult Social Services
Cllr Dave Merrett (DM), Cabinet Member for Transport, Planning and Sustainability
Derek Gauld (DG), Head of Major Development Projects & Initiatives
Patrick Looker (PL), Finance Manager
Cath Loseby (CL), Notetaker

APOLOGIES

Darren Richardson (DR), Director, City and Environmental Services
Mike Slater (MS), Assistant Director, City Development and Sustainability
Paul Landais-Stamp (PLS), Housing Strategy Manager

1.	MINUTES AND MATTERS ARISING FROM THE LAST MEETING (11TH FEBRUARY 2014)	
	The minutes were agreed as a true and accurate record of the meeting with the following matters arising:	
1.1	1.1 UPDATE ON RECENT DISCUSSION ON DELIVERY MODELS – TIMELINE	
	<ul style="list-style-type: none"> Potential delivery model around Joint Venture – this had been picked up and discussed at the Capital Asset Board. When the final options come forward it will come back to the GYB Board for comment and input. 	
1.2	2.1 MARCH 2014 REPORT TO CABINET UPDATING THE GYB PROGRAMME	
	<ul style="list-style-type: none"> Confirmed that the suggested wording for that report had all been done. 	
1.3	3.1 UPDATE ON SMALL HOUSE BUILDER SURVEY RESULTS AND NEXT STEPS	
	<ul style="list-style-type: none"> Confirmed PLS had followed up with [REDACTED]. 	

1.4	4.3 BRIEFING ON LABOUR PARTY AMBITION TO REQUIRE LA'S TO INCLUDE HIGHER PROPORTION OF SMALL SITES IN LAND SUPPLY	
	<ul style="list-style-type: none"> TSL confirmed she had met up with Emma Reynolds. DM asked if there should be some explanation of why we were dealing with this, eg, the benefit for York? SW said that this was about 'potential/future opportunities/benefits for York', this could be reflected in the briefing. 	SW
1.5	5.4 BRIEFING ON PROPOSALS TO HOLD A SEMINAR ON CO-OPERATIVE HOUSING	
	<ul style="list-style-type: none"> SW and PLS confirmed they had met with the Policy Team and some draft proposals had gone back. Suggested rather than hold a meeting, that it would be good to have a seminar/workshop where we can bring someone in – for the Co-operative council's network – we would be hosting it on co-operative housing. Can feed back advantages, lessons learned etc with the outcome being a fact sheet written up. Sandra Forbes has got the timescales so SW will circulate round. 	SW
1.6	6.4 WORKSTREAM UPDATE – EARSWICK INVESTMENT PROPOSAL	
	<ul style="list-style-type: none"> SW advised we are still waiting for Fabrick to finalise some things. They have done some work and provided us with an update but we need a some more information about what they have and have not built into their costs. The proposed way forward is to bring back to the Board, CMT and if these meetings feel it is an attractive option from an investment perspective, the proposals would then go to Cabinet. At the same time we need to balance the potential investment opportunity with the work that is ongoing under the Local Plan on the suitability of this site for inclusion in the LP as a key strategic site. These two elements, albeit linked to the same development need to be considered completely separately. DM said there may be problems with the transport access in relation to the site. Doesn't feel that it will be possible tot put new junction on the ring road for the site as this would be in too close proximity to existing junctions. Might be possible to run something off the Strensall roundabout, but this would be a major piece of work. Access off Strensall Road – can only take one access off the existing mini roundabout. Costs would have heavy impact on the site. Likely therefore the the site will be designated as safeguarded and not allocated. SW said that the development potential as far as inclusion in the LP and what needs to be done from that perspective is a separate discussion, but we do need to understand how that discussion impacts on financial viability as part of the due diligence around any investment. SW to discuss further with Martin Hawthorne. 	SW
1.7	7.1 AOB – CLIFTON MOOR PRIVATE DEVELOPMENT PROPOSAL	
	<ul style="list-style-type: none"> SAB clarified the wording but agreed it was accurate. 	
1.8	7.2 AOB – GRAIN STORES	
	<ul style="list-style-type: none"> MS to bring back to the next meeting – Grain Stores report. Issues were around lots of different views and we need a senior officer to deal with. 	
2.	PACK OF CARDS – SOCIAL HOUSING DEVELOPMENT SCHEME	
	<ul style="list-style-type: none"> The HRA Business Plan has identified a £20m investment fund for new affordable housing. The purpose of this report was to propose an opportunity to 	

acquire 14 new apartments proposed to be built on the site of the former Pack of Cards Public House for a council housing down-sizing scheme in an 'off-the-shelf' purchase from a housing developer.

- The report is proposed to go to CMT tomorrow and then on to Cabinet. When the site was put on the market Housing Services looked at the potential for purchasing and around the same time an agent came forward who was looking to buy either with/for us or for someone else to build affordable housing. With the site going to auction it would not have been possible for the council to get signed off agreements in place in time and so the agent bought it with the hope that we as an authority would work in partnership with them.
- The agents/developer has come forward and looked at the need, planning mix etc and have come back with the potential for 14 apartments – 8 two bed and 6 one bed, either Code 3 or Code 4 for £1.6m. Discussions have been held with Finance to confirm the best way this could be funded. Following discussions. Agreed that the development would be earmarked as a 'downsizing' scheme..
- The use of right to buy receipts to help fund the scheme is preferable to accessing HCA grant funding at this stage.
- Discussed the potential to have mixed development and sell some on the open market, SW believed it could be difficult to sell and subsequently manage, especially when considering single block of flats, better opportunity would be to consider as downsizing opportunity.
- Options presented are to approve at Code 3, approve at Code 4 or reject and support the agent/developer to bring forward independently with a housing association. Recommendation is that as a downsizing scheme, it frees up affordable housing in larger properties and to go forward with purchasing the properties.
- DR asked if this could be used as modular? SW not sure if modular would work with the timescales. TSL agreed should go ahead, and tidy up the report.
- PL raised the issue of rate of return for investment, also an issue about what happens in the future if another developer comes – need clarity on circumstances about how we will consider investment opportunities. Agreed the need for a investment strategy for the HRA Investment fund on how to reach decisions moving forward. SW stated that this was being developed as part of the wider review of the HRA Business Plan.
- Intention is to have the report signed off at the GYB Board and then to go back to TSL's Decision Session. Needs to go to Private Cabinet. Ward members' views need to be included in the report too.
- DM had some comments in relation to Code 4 vs Code 3 – in terms of Code 4 it is also represented around hitting costs so an advantage for tenants – not simply around environment. Other point is strengthening the down-sizing issue.

3.	PORTAKABIN UPDATE	
	<ul style="list-style-type: none"> • A couple of meetings had taken place with Portakabin following the meeting with DM and TSL in March. Had a wider team visit Portakabin to look at the different options on what will and will not work. We have provided them with the layout and drawings for Lilbourne Drive that met HCA standards. • Also discussed the resident feedback information coming out of a review of Archer Close one year on from completion of the development. (This will come back to the Board). • Some things that have come out of the feedback are around the need for much more education on the use of energy saving measures in the homes. • Feedback is also that most residents do not like the open plan kitchen/lounges. This seems at odds with wider sales market feedback so we need to understand why this might be. One factor is that as a social landlord we will always look to fully occupy homes, whereas there is a far higher degree of under-occupation in the private market. This has been fed back to Portakabin. 	
	<ul style="list-style-type: none"> • Also, there are issues around noise and odour transfer in open plan homes, due to the open staircase upstairs. Portakabin have come back and confirmed they could deliver and design to meet the designs that we have at Lilbourne Drive. • [REDACTED] [REDACTED] We are now in a position where we need to identify the options, if we are going to go into partnership with them and if we are, what that means in terms of procurement and funding. Also what is the minimum number of units they would be looking for and that we would be looking for: not just to be picked up as a two and three homes developments. We would be looking at a site of around 30/40 homes. This would enable a mixed development and rented and private sale so the private market could be tested. Would also provide a site big enough to be used as an exemplar. <p>[REDACTED] Discussions needed around the finances and that is the current point where we are now. SW thinks it is something we should be considering and as an authority we could do. [REDACTED]</p> <ul style="list-style-type: none"> • SW to meet up with Finance, Property, Procurement and to come back to the Board. 	SW
4.	COUNCIL HOUSE BUILDING UPDATE	
	<ul style="list-style-type: none"> • Moving forward with five sites. Site not moving forward is York Road, Haxby. A couple still need planning permission. Expected planning permissions to be submitted in April/early May. Original commitment for delivery of 50-70 new council homes – we will deliver 51 because selling nine on Beckfield so actually delivering 60 but selling nine. Propose buying an additional 14 at Pack of Cards. • DM asked around Fenwick Street – information from planning is that three storeys is acceptable. 	

	<ul style="list-style-type: none"> • Have appointed a Project Manager and looking to back fill Empty Homes Officer post. SAB asked when we would start looking at the next phase? SW said that fits into what our strategy is for the long term use of HRA investment fund. Doing a review of the Business Plan and need to feed how we use the investment pot into the Business Plan. • TSL asked SW to look at potential for other garage sites. • PL said because we are changing the way of financing the scheme we have to put in some right to buy receipts. 	SW
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5.	AOB	
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5.1	<ul style="list-style-type: none"> • SAB asked when the housing summit would be organised. Confirmed Alison Davies was working on that and had arranged a date for November. 	
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5.2	<ul style="list-style-type: none"> • SW attending a meeting on Thursday with Andy Rose, CE of HCA and asked if anyone needed anything raising. 	
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6.	DATE OF NEXT MEETING	
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	<ul style="list-style-type: none"> • Next meeting to take place Tuesday 6th May, 2.00pm, The Green Meeting Room, WO. 	
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