

**Minutes of HomesWest RSL/LA Meeting
Held on Monday 6 April 2009
At Sovereign Housing Group, Old Chapel Buildings,
635A Gloucester Road, Horfield, Bristol at 2.00 pm**

		Action																																										
1.	Welcome and Introductions																																											
2	Present:																																											
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3	<p>Homes and Communities Agency</p> <p>VK had sent her apologies but had circulated an update which is attached. A discussion was held re experience of working with the HCA so far.</p>																																											
4.	<p>Capacity Review and Ongoing Transfer Arrangements</p> <p>How to take John Creswell's work re Review of the Local Tier arrangements forward? Should it commence now, be staged over a period of time or left till a more appropriate time?</p> <p>KR said that the LA's had had the capacity meetings with the HomesWest partners and were now waiting for some outstanding information.</p> <p>The question of capacity in local partnerships is still being discussed. The questionnaire that JC tried did not work and so it is necessary to meet with each of local tier partners. It is going to take a bit of time to work through the process.</p> <p>MD – Explained the Development Agency arrangements that Knightstone HA already have in place, which could be used as a model.</p> <p>When Housing Vision's report is finished, a meeting of the partners is to</p>																																											

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	be convened.	
5	<p>Update on HomesWest Review</p> <p>Consideration is being given to using consultants (possibly Housing Vision) to tighten up existing arrangements within a 6 month period and also looking at what we want to see post 2011. Consideration is also being given to taking on a project management specialist to bring some kind of rigour into arrangements</p>	
6	<p>Update on HomesWest Action Plan</p> <p>Two meetings had been held since the last update.</p> <p>A number of targets under each heading had been suggested:</p> <p style="padding-left: 40px;">Internal work of Homes West Increased supply of new housing Sourcing and acquisition of new land Current needs and demands The ability to secure finance and HCA funding. Quality and impact</p> <p>A number of targets would then be added under these headings.</p> <p>Regarding the increased supply of new housing by 2011, feedback is to be sent to Simon Parks from the LA partners on their LAA targets and the RSL partners to feedback their aspirations (what schemes they want to commit to by the end of 2011- numbers not specifics).</p> <p>A discussion on 25% stretch targets followed and it was agreed that a figure of 25% above target should go into the plan.</p> <p>A draft would be circulated by SP by the end of next week.</p> <p>It is important that any action plan we have is either the same as or complementary to the West of England Housing delivery plan (WOEHOG).</p>	<p>All</p> <p>SP</p>
7	<p>Sites Monitor</p> <p>PS was concerned at the amount of large sites which are shelved</p> <p>TS said that due to the fact that there were a number of different databases being used for this document it was not giving a very accurate picture.</p>	
8	<p>Treasury Report</p> <p>The up to date Treasury Report was not available due to staff absence.</p>	

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	<p>MG has spoken to Savills who have confirmed that all payments up to and including termination of the contract with them have been paid. Only charges for commission should they secure a site for the partnership will be invoiced in future. This has been relayed to Krina Patel at BCC who will amend the accounts accordingly.</p> <p>There will be some monies going out of the account as a payment towards Housing Vision contract.</p>									
9	Minutes of Last Meeting									
Item 4	Homebuy Direct may have to be defined as affordable housing. It was agreed that this was acceptable as a tool but not to be considered as part of the percentage.									
10	Any Other Business									
10.1	JA to circulate a letter from MG regarding a proposal from Tetlow King.									
10.2	TS – It is likely that BCC will have to introduce a new "valuation of affordable housing" guidance note. RSLs will be approached to produce figures for rent and intermediate rent. It is hoped to have something ready by September.									
10.3	ARK Report – what is relevance of it given current market?									
	<p>Dates of Future Meetings.</p> <table style="margin-left: 40px;"> <tr> <td>15 June 2009</td> <td>RSLs</td> </tr> <tr> <td>3 August 2009</td> <td>RSLs and LAs</td> </tr> <tr> <td>5 October 2009</td> <td>RSLs</td> </tr> <tr> <td>7 December 2009</td> <td>RSLs/LAs</td> </tr> </table> <p>All meetings to be held at Sovereign in Bristol at 2pm</p>	15 June 2009	RSLs	3 August 2009	RSLs and LAs	5 October 2009	RSLs	7 December 2009	RSLs/LAs	
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