

**Minutes of HomesWest RSL/LA Meeting
Held on Monday 13 October 2008
At Sovereign Housing Group, Old Chapel Buildings,
635A Gloucester Road, Horfield, Bristol at 2.00 pm**

		Action																														
1.	Welcome and Introductions																															
1.1	PS took over as Chairman and thanked Mike Grist for his Chairmanship over the last year.																															
2	Present:																															
2.1	<table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">Phil Stephens</td> <td style="width: 15%;">PS</td> <td style="width: 15%;">Sovereign (Chair)</td> </tr> <tr> <td>Mike Grist</td> <td>MAG</td> <td>Somer</td> </tr> <tr> <td>Caroline Hughes</td> <td>CH</td> <td>Arcadia</td> </tr> <tr> <td>James Gibson</td> <td>JG</td> <td>Sovereign</td> </tr> <tr> <td>Simon Smedley</td> <td>SS</td> <td>Somer</td> </tr> <tr> <td>Mike Day</td> <td>MD</td> <td>Arcadia</td> </tr> <tr> <td>David Luke</td> <td>DL</td> <td>Aster</td> </tr> <tr> <td>Martyn Blackman</td> <td>MB</td> <td>Aster</td> </tr> <tr> <td>Simon Parks</td> <td>SP</td> <td>Sovereign</td> </tr> <tr> <td>Gill Gould</td> <td>MW</td> <td>Sovereign(Minutes)</td> </tr> </table>	Phil Stephens	PS	Sovereign (Chair)	Mike Grist	MAG	Somer	Caroline Hughes	CH	Arcadia	James Gibson	JG	Sovereign	Simon Smedley	SS	Somer	Mike Day	MD	Arcadia	David Luke	DL	Aster	Martyn Blackman	MB	Aster	Simon Parks	SP	Sovereign	Gill Gould	MW	Sovereign(Minutes)	
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2.2	Apologies:																															
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3	HomesWest Review Update																															
3.1	<p>The meeting due to take place at Elims, Rudgey on 7 October to present the findings of the report was cancelled. This meeting has been arranged for after the BHP AGM on 5 November.</p> <p><i>POST MEETING NOTE: This revised meeting has also now been cancelled – it is now rearranged for after the SGHP meeting on 26 November.</i></p>																															
3.2	<p>At the request of the LAs, James Gibson has arranged a meeting for 28 October for John Cresswell to present the results of his findings to Homes West CEO's and DD's</p> <p><i>POST MEETING NOTE – This meeting has now been postponed at the request of John Cresswell.</i></p>																															
4	Exit Strategies for LCHO Homes																															
4.1	A meeting had taken place with the LAs. Although the meeting had been quite useful there had been some absentees.																															
4.2	PS and Paul Crawford (MD of Sovereign Housing Association) have had a meeting with Nick Hooper and Graham Sims from Bristol CC regarding current market conditions, and they understood the need for RSL's to change their approach to LCHO schemes.																															
4.3	MG had produced a draft joint statement which would be sent to the	MG																														

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	partners for final review and then need to decide who the final copy should be issued to. This paper should be issued before the 28 th October meeting.	
4.4	MG said that we need also to talk to HC to clarify the rules.	
5	Savills Review Meeting – 8th August	
5.1	A further review meeting had taken place on 8 th August. SS, SP, CH and MB had been present.	
5.2	It was felt that Savills still had something to offer in terms of identifying possible strategic land acquisitions for long-term and medium-term sites. However it was felt that a different arrangement should be agreed with them.	
5.3	A way forward with Savills needs to be agreed and it needs to be decided whether we still meet with them on a monthly basis.	
5.4	JG suggested that we wait until we have the result of the Homes West Review and bring the report to the 1 December Homes West meeting	
5.5	It was agreed that the existing contract should be ended in November and no more retainer paid. If we are to re-engage Savills under a different format for identification/promotion of medium or longer term sites, we can agree to a fee being paid only if any of their sites are taken up. We would also pay charges for planning. However no monthly retainer should be paid.	
5.6	MG/SS to write or meet up with Savills to explain the position.	MG/SS
6	Growth Points Funding	
6.1	SS queried the position on the new 3 year Growth Points Funding allocation for the West of England, and in particular whether we should approach the HW LA's about trying to use any of this money.	
6.2	CH responded by saying the money is for infrastructure or possibly demolition but not landbanking as per last year's allocation. It was agreed that in the circumstances this should not be a Homes West RSL issue but could be pursued individually should any RSL wish to do so.	
7	Homes West Action Plan	
7.1	PS queried the need for the action plan.	
7.2	The action plan is reviewed at the joint meeting with LA's.	
7.3	SS said that there had been a lot of change since this action plan was set up. It needs to be deleted or tailored to suit our needs better.	
7.4	MD said that the action plan was written some time ago for a totally	

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	different market. MD's view was that we should start again with a new action plan. It should be slimmed down to just a few basic items to reflect those that have been completed and new targets that we may wish to pursue.	
7.5	MD suggested that items that have been completed should be left on 'for the record'. We then need only look at those not completed to determine whether to leave on or amend.	
7.6	JG said that in any event he felt a new action plan would need to be re-written based on the results of the Review.	
7.7	PS said that it should be raised at the next joint meeting but before that requested that individuals come up with items that they believe should be deleted. There are only 12 points that need looking at as all the others have been completed.	All
8	Treasury Report	
8.1	PS queried whether the £24,000 for Savills will now not be spent.	
8.2	SS agreed that 4 months (£12,000) had been paid to Savills but there was now £24,000 remaining in the kitty.	
9	Homes West Development Plan This was deal with in item 4	
10	Rent to Buy This was dealt with in item 4	
11	Competition versus Collaboration This item was placed on the agenda prior to the meeting, but covered in general discussions earlier in the meeting.	
12	Minutes of the last Meeting	
6.7	E-mail regarding Bristol Housing Fair not yet received.	
6.8	Meeting not yet arranged	
17.1	Any issues with United HA should be discussed at 28 October meeting. PS would like the figures for the meeting on 28 th October. MB to produce the figures.	MB
13	Any other business	
13.1	MD raised the subject of the new S106 MIP clause being proposed by South Glos Council, and asked if the other 3 RSL's had raised any concerns back to Karen Ross about the proposed wording which presented KHA with some difficulties.	
13.2	SP confirmed that Sovereign had also been in correspondence with	

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	Karen & Helen Brewer at South Glos to express their concern at the proposed wording.	
13.3	PS said that it clearly has implications for each of the HW partners. As the clause has been issued for consultation purposes only at this stage, and as a number of concerns have been raised, we should seek clarity from KR about how this clause will be progressed.	
13.4	Following further discussions, MD suggested that it might be appropriate to do a presentation to the 4 LA's at the December meeting to set out further how this issue and market conditions is likely to affect RSL's financing of future projects.	
13.5	PS suggested getting more senior LA staff to come along to the 1 st December Meeting. There should be strategic discussion about the housing market and how this affects RSLs; home ownership; and shared ownership staircasing.	PS
13.6	MG and MD to ask their Finance Director to come along to the meeting to do the presentations.	MG/MD
14	Dates of Future Meetings.	
	1 December 2008	RSL's/LA's
	16 February 2009	RSL's
	6 April 2009	RSL's/:A's
	15 June 2009	RSL's
	3 August 2009	RSL's and LA's
	5 October 2009	RSL's
	7 December 2009	RSL's/LA's
	All meetings to be held at Sovereign in Bristol at 2pm	