

**Minutes of HomesWest RSL/LA Meeting
Held on Monday 1 December 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 Welcomed Robert Kerse, Group Director of Resources at Arcadia as a visitor to the meeting who would be giving a presentation at Item 3.																																														
2	Present:																																														
2.1	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Phil Stephens</td> <td style="width: 10%;">PS</td> <td style="width: 10%;">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>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>Adrian Holloway</td> <td>AH</td> <td>B & NES</td> </tr> <tr> <td>Karen Ross</td> <td>KR</td> <td>South Gloucestershire</td> </tr> <tr> <td>Versha Korja</td> <td>VK</td> <td>Homes and Communities Agency (HCA)</td> </tr> <tr> <td>Terry Wagstaff</td> <td>TW</td> <td>West of England Partnership</td> </tr> <tr> <td>Barry Wallen</td> <td>BW</td> <td>Bristol City Council</td> </tr> <tr> <td>William Bryant</td> <td>WB</td> <td>North Somerset</td> </tr> <tr> <td>Gill Gould</td> <td>GG</td> <td>Sovereign (Minutes)</td> </tr> </table>	Phil Stephens	PS	Sovereign (Chair)	Mike Grist	MAG	Somer	Caroline Hughes	CH	Arcadia	James Gibson	JG	Sovereign	Mike Day	MD	Arcadia	David Luke	DL	Aster	Martyn Blackman	MB	Aster	Simon Parks	SP	Sovereign	Adrian Holloway	AH	B & NES	Karen Ross	KR	South Gloucestershire	Versha Korja	VK	Homes and Communities Agency (HCA)	Terry Wagstaff	TW	West of England Partnership	Barry Wallen	BW	Bristol City Council	William Bryant	WB	North Somerset	Gill Gould	GG	Sovereign (Minutes)	
Phil Stephens	PS	Sovereign (Chair)																																													
Mike Grist	MAG	Somer																																													
Caroline Hughes	CH	Arcadia																																													
James Gibson	JG	Sovereign																																													
Mike Day	MD	Arcadia																																													
David Luke	DL	Aster																																													
Martyn Blackman	MB	Aster																																													
Simon Parks	SP	Sovereign																																													
Adrian Holloway	AH	B & NES																																													
Karen Ross	KR	South Gloucestershire																																													
Versha Korja	VK	Homes and Communities Agency (HCA)																																													
Terry Wagstaff	TW	West of England Partnership																																													
Barry Wallen	BW	Bristol City Council																																													
William Bryant	WB	North Somerset																																													
Gill Gould	GG	Sovereign (Minutes)																																													
2.2	Apologies:																																														
	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Tim Southall</td> <td style="width: 10%;">TS</td> <td style="width: 10%;">Bristol City</td> </tr> <tr> <td>Steve Blake</td> <td>SB</td> <td>Aster</td> </tr> </table>	Tim Southall	TS	Bristol City	Steve Blake	SB	Aster																																								
Tim Southall	TS	Bristol City																																													
Steve Blake	SB	Aster																																													
3	Presentation/Discussion – Housing Market Conditions and the Impact on RSL Operations																																														
3.1	Robert Kerse and Mike Day gave a presentation. The handouts are attached as Appendices 1 and 2.																																														
3.2	<p>A discussion followed of which the main points were:</p> <ul style="list-style-type: none"> • RPs exist to provide housing and we need to use every means possible to ensure we carry on developing. • Lack of available borrowing is causing the most change and is very concerning. • There are some good deals about but if we have to borrow money via bonds at high interest rate then they are not such a good deal. • MD said that they were not currently starting on any shared ownership schemes although may consider intermediate rent and then change when circumstances improve. • The need to make good use of public resources 																																														

**Minutes of HomesWest RSL/LA Meeting
Held on Monday 1 December 2008
At Sovereign Housing Group, Old Chapel Buildings,
635A Gloucester Road, Horfield, Bristol at 2.00 pm**

		Action
	<ul style="list-style-type: none"> • Boards are unlikely to allow initial subsidy on any schemes at present because of the uncertain future. • Concern was expressed by KR regarding whether the LAs would therefore need more Approved Partners. PS responded that HW is not saying that we cannot develop just that we may need more grant or other forms of funding to be able to do so. • Customers might not be happy with the 5% rent increase but we have no option but to take this as inflation could be 0% next year. • Mix of tenure is important; not completely social rent – think about mixed income. • No properties are staying empty at the moment as alternative uses are being explored such as intermediate rent. <i>Is this true?</i> • We need to think about new ways to do business e.g. preservation of cash until the end of the scheme when we get value back to scheme. 	
4	Exit Strategies for LCHO Homes	
	Covered by the Item 3	
5.	Transfers and the Risk Posed by the Current Market	
5.1	The issues of transfers was discussed and particularly the second tier partners' ability to finance the transfer costs. Some are creating issues around whether they now want to take them.	
5.2	PS said that it was the way that some of the second tier partners were attempting to cherry pick that was wrong as the Homes West partners were tied into contractual arrangements with developers. He felt that the local authority partners should be taking a firmer position on this. It was agreed that there was a distinction between cherrypicking and a genuine inability to afford the units.	
5.3	VK said that she needed to know about these schemes and KR said that she would pass this onto Tim Southall for him to pass to Housing Vision as they are doing some work on the transfer issue.	KR
6	HomesWest Review Update	
6.1	John Creswell had made a presentation of the Housing Vision's Review to the LA's. The questions were in the detail.	
6.2	PS said that the message they had received was that Homes West had been a great success – it had done what it set out to do and more than some people thought. The question is where does it go from here?	
6.3	TS is providing a report on the Review with comments from the CEs. He will be making some recommendations. The current arrangement is for Homes West to continue for another year i.e to extend from 2010 to	TS

**Minutes of HomesWest RSL/LA Meeting
Held on Monday 1 December 2008
At Sovereign Housing Group, Old Chapel Buildings,
635A Gloucester Road, Horfield, Bristol at 2.00 pm**

		Action
	2011. During that period new research will be done on how we go forward after than.	
6.4	KR to organise a meeting in the New Year to look at the Action Plan.	KR
7	HCA (was HC) Update	
7.1	As from today RSL's would be know has RP's (Registered Providers).	
7.2	West of England Allocation – £42m. £10m deleted programme (things not happening); £54m rejected bids.	
7.3	Code 4 to come in this year – at the moment no new developments starting on site and there will be more leniency with standing stock.	
7.4	Vast amount of setting up being done by new agency. A letter will be sent out to all shortly.	
7.5	Colin Moulton to be invited to the February meeting. This meeting should therefore be changed to a full partners meeting	PS/GG
7.6	VK requested the RPs recognise that there is a 5-week turn around time for bids and could they let the LAs know when they had a decision from the HCA as they were so swamped with bids that they did not always get the chance to do this.	RPs
8	Homes West Action Plan	
	Discussed in Item 6 and action in 6.3	KR
9.	Sites Monitor	
9.1	KR said that this needs to be re-vamped in the next quarter	
9.2	Some updates were still not being done on time.	
10	Treasury Report	
10.1	Savills' contract has now been concluded. The surplus cash is to be left for use at a later date if needed.	
11	Minutes of the last Meeting	
4.3	MG's draft joint statement is no longer required as covered by the Item 3	
5.6	Savills' contract now concluded	
13.1	New S106 MIP clause – Is an Affordable Housing Provider the same as an RP? Should "RP" now replace "RSL"? KR to check this	KR
13.5	This action has been completed today. PS said that there had been good attendance and a good discussion.	
17.1	United HA - MB to produce figures. MB has an issue with Aster at the	

**Minutes of HomesWest RSL/LA Meeting
Held on Monday 1 December 2008
At Sovereign Housing Group, Old Chapel Buildings,
635A Gloucester Road, Horfield, Bristol at 2.00 pm**

		Action
12	moment. Any other business	
12.1	AH asked if intermediate rent with option to buy later was still important to the RPs. PS/MG responded that that it was quite worrying as reservations were not coming through as quickly as they would have liked. MG said that Hometrack had done some research into the intermediate market and produced a report. He would circulate this round.	MD
13	Dates of Future Meetings.	
	16 February 2009	RSL's/LAs
	6 April 2009	RSL's/LA'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	