**Housing Strategy & Enabling Group Meeting – 30th January 2018, Ashford Borough Council**

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| **Present**: Andrew Paterson, Canterbury CC & Chair; Sarah Lewis, TWBC & Chair; Arron Nichols, Medway Council; Ashley Jackson Thanet DC; Hannah Gates, Homes England; Elly Toye, Dover DC; Jane Griffiths, Help to Buy; Liz Crockford, Sevenoaks DC; Tessa O’Sullivan, ACRK; Jennifer Shaw, Ashford BC; Sandra Sainsbury, Shepway DC; Jo Ellis, TCHG; Rebecca Smith, KHG**Apologies**: Mark James, Ashford Borough Council, Jo Allchurch, LGA, Rebecca Walker, Swale BC;  |
| **15/11/11** | **Reference** | **Notes** | **Action/Decision** | **Lead Person** | **Timescale** |
| **Minutes Oct 2017 & Matters Arising** | Page 1 – GIF Update - this is now in final stages of development.Page 6 – Viability and planning issue.  | RS to share any update on the GIF.RS to chase KPOG Chair. | **RS****RS** | **As available****By 9th Feb** |
| **KHG Mental Health Paper** | This scoping paper has been developed by Sharon Williams following a multi-agency workshop session in February 2017. The paper is about the provision and scope for housing for clients with mental health needs. Brief discussion about the paper, SW unable to attend so there was limited knowledge of the papers background and intent of the paper. Discussion included whether this paper or outcomes was more relevant to JPPB role? Also, whether it was appropriate to wait the outcome of the supported housing consultation and assess the impact this could have on future provision.Agreed that must be a multi-agency process, a housing first model needs a joined up approach from all partners, it also goes against the principle of the housing first model which does not promote having housing near service hubs. We also need to ensure its fully understood the support provided from the service hubs cited in the paper.Need to map the hubs and establish who is already using Housing First model. Medway have some resource to use for this and are exploring. Need to be aware of the review of the numbers within the Accommodation Strategy around provision for mental health clients. | **RS to discuss further with Sharon Williams to get more of a steer about the work provided.****RS to ascertain with Christy Holden at KCC about the review of the accommodation strategy and what numbers/info this has that could support this work.** | **RS** | **By 9th Feb** |
| **Help to Buy Update (HTB)** | JG thanked colleagues for support around campaigning. HTB are doing more Facebook posting as this is a popular and successful way to campaign.Looking to book a show for Kent in Autumn 2018. There are more hits on the website, with increased applications online. Alerts are sent out every Friday about new properties if applicants are registered.Advised by Homes England that from December 2017 there is no obligation to request to complete a form for shared ownership, applicants advised to go back to Help to Buy via the website. | **JG to share dates of forth coming shows when available** | **JG** | **As appropriate** |
| **Rural Housing Enabler Update** | Local Needs Housing Schemes, various schemes in place, with a consultation event coming up for new schemes. One housing needs survey every month since April undertaken by TS, still a need identified but likely that in some areas households have left the area before surveys undertaken and therefore not a true reflection of need for rural housing.Community Led Housing – there is a group set up in West Kent, to share information and support those who wish to take forward CLH. TS also sharing with communities about local needs housing. CLH event in March in East Malling – for the West Kent Area, with speakers about co housing, CLT and Hastoe. SL commented that this West Kent Hub is working really well.24th January Cooperative Councils Innovation Network published a report about CLH, *A Key Role for Local Authorities*. Community Housing Fund has a new application process; allocation will be through a prospectus with applications via Homes England.  | [**http://www.councils.coop/wp-content/uploads/2018/01/Community\_Led\_housing\_Report\_2017\_web\_version.pdf**](http://www.councils.coop/wp-content/uploads/2018/01/Community_Led_housing_Report_2017_web_version.pdf) |  |  |
| **KHG Update** | RS and JE provided the group with an overview of KHG, aims ambitions, membership status and what the key work streams and objectives are going forward. The update also included a discussion about the review and development of the next K&M Housing Strategy, each of the sub groups has been asked to input into key priorities and how to challenge them for the proposed four themes.KHG is very unique, it is a cross cutting group with wide connections to ensure that housing remains high on the agenda in Kent and Medway.  |  |  |  |
| **Homes England Update** | Current programme still open for business, changed the start on site payment so split into two with an acquisition tranche now included. HIF – the marginal assessment should be announced Mid-February. Not sure how the additional HIF funding will be allocated to date (this was mentioned in Autumn statement).Social rent – there is still no additional information on this since Theresa May spoke about this in her speech.Compliance Audit underway – more information due by May 2018.Planning Delivery Fund – launched in December 2017, £11m to spend this year and next, EOI due in January 18, and successful bids announced March 18.Home Building Fund – well received but oversubscribed currently. |  |  |  |
| **Building Bridges Report – Discussion session** | Review the role of the group, attendance does vary but to ensure the group is as relevant as possible. One of the issues to consider is whether there should be housing association representation at the meetings going forward. It was agreed that RP’s at the meetings would be a positive step forward.Agreed to use the April meeting as a slot for a presentation around Modular Housing and an introduction about HSEG and what RP partners would want from the meetings going forward, who would be the best representative from the RP’s ? What are the barriers that RP’s feel LA’s present in terms of enabling? Need to make the meetings attractive to RPS’ to ensure attendance. | **RS to feedback to KHG EXB and take decision about who or how many RP colleagues should be invited going forward****RS to liaise with AN about contact for presentation and if L&Q want to be part of this as their site.** | **RS****RS/AN** | **5th Feb****ASAP** |
| **AOB** | Medway is rewriting Housing Strategy and Local Plan; these will be in draft shortly.Medway have three sites with delivery of modular schemes and one company is based in Ashford, it was agreed to have them invited to a future HSEG meeting to provide a presentation on their offer. (Brooke Homes).AN queried about working with Institutional Investors and experiences to date. There was a discussion about working with companies and concerns/advantages experienced.AP advised that CCC are being restructured, AP Gary Peskett and Emma Bartlett will be in with the Property and Regeneration Team, the focus will be housing delivery. This will take effect from 1st February. First draft of SHMA received, not sure yet when it will be published. | **AN to share information when available****AN & RS to invite to future HSEG meeting, then arrange site visit to follow meeting – for those interested. It may be useful to have HA colleagues to the presentation.** | **AN****RS/AN** | **As available****For April 18** |

***Thanks noted to Ashford BC for hosting***