**DRAFT - HSEG Action Log – 17th July 2018, Ashford Borough Council, Civic Centre, Ashford**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Present**: Andrew Paterson, Co Chair & Canterbury CC; Sarah Lewis, Co Chair & Tunbridge Wells BC; Ashley Jackson, Thanet DC; Sandra Sainsbury, Folkestone & Hythe DC; Liz Crockford, Sevenoaks DC; Donna Michael, Ashford BC; Arron Nicholls, Medway Council; Gillian Aylett, TMBC; Steve Fox, GCHA; Tessa O’Sullivan, ACRK; Emma Bartlett, Canterbury CC;  **Apologies**: Jane Griffiths, BPHA; Brian Horton, SELEP; Jennifer Shaw & Mark James, Ashford BC; Jo Ellis, TCHG; Elly Toye, Dover DC; Hannah Gates, Homes England; Jo Allchurch, LGA  **Visitors**: James Cooper and Nick Edwards, Ilke Homes; | | | | |
| **Reference** | **Notes** | **Action/Decision** | **Lead** | **Timescale** | |
| **Ilke Homes** | Summary of Presentation –   * Skills shortage & labour market are two of common barriers to delivery against the numbers of homes required by Government * Modular offers fixed build costs, H&S quality checking, reduction in waste – all positives * Adding a new product to respond to the housing market * 6 homes delivered each day * NHBC warranty and they are responding to the new method of construction * Company formed two years ago, all homes are mortgage able and insurable, satisfying the Council of Mortgage Lenders * Strong social purpose within Ilke Homes, local employment opportunities in low income area * Show homes are located in Galleons Reach, London, available to visit if required * Over 10,000 configurations of homes available from 4 platforms within the factory * Installation of services on site before delivery of units, can the commission switch on of services once building is in place * Attended CIH Manchester Conference, showcased modular homes * Digital design coming forward, digital twin for each home to know where everything is, wiring etc when putting in home décor. * Considering where the opportunities are for consortium working elsewhere in the UK, with potential to set up a smaller factory site – would need a min commitment of 1000 units per year over three years * Currently meeting C2 classification. * Can develop and delivery apartment blocks up to 6 stories high | We Transfer presentation link to be shared, must be downloaded by 24 July 2018  To arrange a site visit to the show homes in London or site visit to the Factory please contact James Cooper or Nick Edwards | **RS**  **ALL** | **By 18th July**  **As required** | |
| **Minutes and Matters Arising January 2018** | Page 1 – RS to go back to November notes.  RS updated that the MH work will be picked up through work streams under a new potential Health sub group for KHG, now that JPPB has agreed to dissolved, KHG will pick up any new objectives from Kent Public Health.  The Kent Accommodation Strategy refresh is due to be completed by September 2018. Christy Holden, KCC will have contacted districts about any outstanding information required for the refresh.  Minutes agreed as accurate. | RS to note and action if relevant  RS to feedback progress with Kent Public Health and links to HSEG for outcomes. | **RS**  **RS** | **By 23rd July**  **By September** | |
| **Help to Buy Agent** | JG unable to attend; update to be shared at October meeting. Information about H2B event in November shared ahead of the meeting via email.  LC mentioned that H2B contract ends March 2019, JG to feedback any news about the process going forward from this. | Colleagues to contact JG if any leaflets for event required.  JG to note for feedback | **ALL**  **JG** | **AS required**  **As available** | |
| **Rural Housing Enabler** | 11 Housing Needs Surveys, ERHA have planning on a scheme in Frawley, ToS doing site searches in ten areas currently. There have been two events in West Kent on the Community Led Housing; the new prospectus is now available from Government. ToS provided an overview of her role and Community Led Housing. Community Land Trusts, there are different models available.  LA’s had the Community Housing Fund allocated recently, to put into Community Led Housing, in West Kent monies have been pooled to promote CLH. HA’s and LA’s working on CLH, as can groups can apply directly now through Homes England for funding. Popular with elected members in Tunbridge Wells. | **RS to share link to prospectus for the Community Led Housing –**  [**https://www.gov.uk/government/publications/community-housing-fund-prospectus**](https://www.gov.uk/government/publications/community-housing-fund-prospectus) | **RS** | **By 23rd July** | |
| **KHG Update** | Written update to be provided with the action log. | **RS to share with action log** | **RS** | **By 20/7** | |
| **HSEG Table of Products** | Table was not updated as no new products at last meeting. Any updates to be shared with RS.  RS to add Sage to the list. In addition, Community Led Housing affordable product, with 20% discount of full market value, similar to starter homes but the discount will also remain. Listed in the new NPPF consultation, suggested new products to add to the list once NPPF finalised. | **All to note and action as required** | **All** | **For next meeting** | |
| **Discussion Session/**  **Round Table** | SF advised that GCHA are looking to develop but on a small scale, have developed 75 properties in the last year. Happy to take on s106 site, rural sites and community led housing schemes should be successful. Have 35 properties in Maidstone but not in main areas of development. Liaised with Homes England contact about funding opportunities. AP advised that CCC will be applying for Social Rent and no indication that it will be an issue. There was a discussion about development opportunities, use of land, tenure type and cost per unit.  HRA Additional Borrowing Programme – to make people aware of the extra borrowing programme, you can create an HRA to borrow against it, the deadline for application is September 2018.  Viability – does anyone have a good policy, development management policy that can be shared?  RP representation at HSEG meetings –it was agreed to ask GCHA to become a member of HSEG and then invite a larger RP to attend, Optivo and Dave Jeffrey was suggested.  LC raised rural housing mutual exchanges, SDC is going to use CLH funding to employ a barrister to obtain counsels opinion and future proof future schemes. It is unsure whether the Housing Act will override the terms of a S106 or designated protected areas. | **Links about this funding and other funding via Government on the news page of the KHG website**  **Colleagues to share links to useful documents via RS for circulation**  **RS to confirm arrangements with SF and invite DJ at Optivo**  **LC to feedback outcome with group. LC to share any costing information with colleagues** | **ALL**  **AN**  **RS**  **LC** | **By 23 July**  **By 23 July**  **When available** | |
| **AOB** | No AOB noted. |  |  |  | |

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