**5th February 2019, Ashford Borough Council, Civic Centre**

**Present:**  Sarah Lewis, Chair & TWBC; Ashley Stacey, Thanet DC; Sandra Sainsbury, Folkestone & Hythe DC; Tessa O’Sullivan, ACRK; Liz Crockford, Sevenoaks DC; Elly Toye, Dover DC; Steve Fox, Gravesend Churches HA; Arron Nichols & Alana Randall, Medway Council; Rebecca Smith, KHG;

**Apologies:** Donna Michael & Jennifer Shaw, Ashford BC; David Jeffrey, Optivo; Jo Ellis, TCHG & HSEG Mentor; Rebecca Walker, Swale BC; Emma Bartlett, Canterbury City Council

**Visitor**: Steve Matthews, Heylo Housing

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Reference** | **Notes/Outcome** | **By When** | **Lead** | **Action/Decision** |
| **Action log from Oct 2018** | Action log agreed as accurate, matters arising include:  Page 5 – LC has recently shared a paper with TOS which could be used in review of Rural Housing Protocol  Page 6 – RS and SL to review and re circulate Table of Products for agreement  Page 7 – Colleagues agreed for SL to remain as Chair going forward. | **May HSEG**  **By 8/2** | **TOS/RS**  **RS/SL** | TOS to share link with RS before May HSEG  To circulate when completed |
| **HEYLO Presentation** | Set up in 2014 a joint venture with Lancashire County Council, delivering social benefit. Heylo is a group structure set up with an RP, offering a shared ownership product called Home Reach. Heylo use ‘home track’ data to assess the market, following the market trend to identify the offer and meet local demand.  Heylo have a number of products that vary in terms the deposits required or how the product is financed. Visit the website or view the updated Table of Products for more information - <http://heylohousing.com/heylo-housing>  There are a good number of mortgage lenders now for the Heylo products. SM will share an email of more details via RS. | **When available** | **RS/ SM** | SM to share details via RS |
| **H2B Update** | RS to go back to Homes England regarding the Discounted Open Market product going forward, an action from the last meeting of HSEG.  LC advised that the recent HTB event from November was featured in the Sunday Times, commenting on the success of it and the products available and number of homes sold. | **RS** | **8/2** | RS to liaise with HW at Homes England and feedback |
| **ACRK Update** | TOS will have completed 24 surveys over the recent months for a variety of customers, there are two rural schemes on site in Kent, two due to go to planning. Looking for sites currently in 6 villages. Despite the number of surveys there remains a lack of sites coming forward, for a number of reasons, therefore incentivising landlords would be a good place to work from. TOS has been assisting with setting up two CLT’s one have applied to Dover DC for Community Housing funding. Just employed a part time member of staff, hoping to staff next month.  There is a paper developed by Savills which is about incentivising land owners, aligned to what is outlined in the NPPF about rural development and Local Plans. There is some interest in OP accommodation and how this can release or enable local needs housing for meeting needs across two client groups.  Rural Protocol – need to add an element about ‘Incentivising Landlords’ and CLT’s.  To invite Alison Thompson from ERHA and Isobel Wright at Hastoe to the May meeting of HSEG to review the protocol for sign off, as part of the KMHS Action Plans. | **LC**  **RS** | **8/2**  **15/2** | LC to share link to Savills paper  To invite agreed guests to May HSEG |
| **KHG Update** | The draft Action Plans for the developing K&M Housing Strategy are out for consultation, the deadline is Mid-February. These have been shared with all members, partnership organisations, Kent Leaders/Chief Executives and HA’s have been advised to share with their Board Members. The aim is to have the final draft of the strategy developed by the end of April now with a view to have formal endorsement from Kent Leaders after the local elections in May 2019. There remains progress with regards to a potential Kent and Medway Growth Deal, looking at infrastructure and investment into Kent via the MHCLG, as has occurred in Oxfordshire. This is aligned with the work on the K&M HS, looking at how to deliver against the ambition to increase deliver of new homes across the County. Tracey Kerly is the CEX Lead for this with support from KHG and David Godfrey at KCC. Homes England are also engaged in this process.  There was a recent scoping meeting held to consider the remit and value of a Housing and Health Sub Group, as recommended within the new Housing Strategy action plans. A draft TOR and action plan will be reviewed at the KHG ExB meeting on Wednesday 6th February, more information about this will be shared following this meeting.  With regards to membership, KHG are continuing to work on new membership opportunities, along with Kent Public Health the Kent Surrey and Sussex Community Rehabilitation Service (Probation) are now a paying member of KHG. All members will be asked to confirm membership renewal for 2019/20 and invoiced accordingly.  Training and Events are continually reviewed through the Events Sub Group with a view to offer discounted training rates for hosting sessions in Kent and to run a series of themed workshops as opposed to the annual seminar. Any ideas or suggestions for training of events for across the county or membership to be shared with KHG Partnership Manager. Details about another KHG Awards event for 2019 will be shared in due course. |  |  |  |
| **Review & Agree TOR** | The TOR for the group were reviewed during the meeting and agreed. | **By 8/2** | **RS** | Share the updated TOR with HSEG |
| **Discussion Session** | HRA Debt Cap – LA ambition? Thanet DC – the HRA is maxed out currently so no additional plans around development by the LA itself; Medway Council – using the HRA to fund two phases of development, phase 1 is a site of 6 units, phase 2 is 40 units across 6 sites, looking at opportunities on garage sites for regeneration, have entered into an SLA with Moat to bid for grant funding and also looking at the opportunities around commuted sums collected to enable purchasing of land for development. F&HDC had previously, as a result of the 1% rent reduction, reduced delivery ambition to 200 and are currently reviewing their business plan with a view to increasing the number of homes delivered back to the original 300 homes target. They have delivered 92 units under their programme so far. Dover DC have a healthy HRA and therefore the lift of the debt cap doesn’t offer any additional scope in terms of delivery, using 1:4:1 income to secure TA accommodation currently and will review over the next two years about priority for spend of this money. |  |  |  |
| **Homes England** | Homes England were unable to attend but sharing a written update that will be shared with KHG meeting on 6/2/19:  **Homes England**  As of 1 October 2018 the Regulator will be a separate, standalone body, and will no longer be part of the Homes and Communities Agency (the overarching legal entity) which is has been part of since 2012. The core role and function of the Regulator will not change and it will continue to work to maintain a well governed and financially viable sector able to contribute to the housing supply agenda.  The Homes England 5 Year Strategic Plan has been published and sets out how the agency will respond to the housing challenges facing the country; improving housing affordability and helping more people access better homes in areas where they are needed most.  **Shared Ownership Affordable Homes Programme**  Open for business – no PC dates beyond 31 March 2021 currently  Grant available for a mix of tenures  Acquisition 40% / SOS 35% / PC 25%  Social Rent addendum released June 2018. Available in areas of high rent affordability pressures (see Annex 1). Firm schemes submitted via CME.  Strategic Partnerships (reference in June 2018 addendum), bespoke approach where RP can evidence delivery over and above existing commitments  **Care & Support Specialised Housing**  Budget of £76m per year made available up to 2021.  AR & AHO Bids welcome for all forms of affordable housing for older people and adults with disabilities or mental health problems.  As this is a continuation of the existing CaSSH fund the funding requirements will remain unchanged, please see Phase 2 prospectus.  **Housing Revenue Account Borrowing**    As of 29 October 2018 – Budget announcement – the HRA borrowing cap has been abolished completely with immediate effect.  The Government has issued a determination that has revoked the previous determination specifying LA limits on indebtedness. As a result, LA are now able to borrow for housebuilding in accordance with the Prudential Code.  LA are free to press ahead with their plans, please get in touch if grant is something you are interested in.  **Community Housing Fund**  £163m available up to March 2020 to deliver additional homes by the community-led sector.  Fund available in two phases: Revenue & Capital.  Bids are welcome until fund is fully committed or until 31 December 2019 (whichever occurs first).  **Move on Fund**  £50m across England (excluding London) up to 31st March 2021  The fund is intending to support homeless people and victims of domestic abuse with low and medium level needs currently living in hostels and refuges; and those who are currently sleeping rough, who cannot move on because of lack of affordable and suitable accommodation in their areas.  Homes England will provide capital grants (£44m) to cover the cost of construction, purchase, conversion, leasing, renovation and/or reinstatement of properties to be used exclusively as low-cost rented move-on accommodation and revenue funding £6m) for the on-going support costs necessary to assist to sustain housing.  Priority given to proposals that will most effectively and quickly free up space with hostels and/or refuges.  Bidding via IMS  **Home Building Fund**  £3billion available for Development Finance, Infrastructure Finance and Supporting Innovation  Available to Private Sector businesses that builds new homes or prepares sites for housing.  **Land Assembly Fund and Small Sites Fund**  The £1.9bn housing funds released 17 September 2018 will support the government’s ambition of constructing 300,000 new homes a year by mid 2020s. These funds will also help deliver over the longer term with about 100,000 new homes by 2050.  The £1.3bn Land Assembly Fund will enable Homes England to acquire, assemble and de-risk private and public sector sites outside of London and make them attractive for rapid private sector development.  The £630m Small Sites Fund will be used to fund on-site infrastructure and land remediation unlocking land for up to 44,000 homes by 2020/21. Prospectus to be published soon. |  |  |  |
| **AOB** | It was agreed to resurrect the Statistical Data Update produced for Kent and Medway via AN at Medway Council. | **April 19** | **AN/ RS** | **AN to share text & data sheet via RS for completion via D/B councils** |

**Thanks noted to Ashford BC for hosting**