**Present:**  Rebecca Smith, KHG; Mark James, Ashford BC; David Jeffrey, Optivo; Hannah Wilson, Homes England, Sandra Sainsbury, Folkestone and Hythe DC; Ashley Jackson, Thanet DC; Emma Bartlett, Canterbury CC; Tessa O’Sullivan, ACRK; Gillian Aylett, TMBC; Andrew Connors, Maidstone BC; Arron Nichols and Alana Randall, Medway Council; Simon Mitchell, KCC

**Apologies**: Sarah Lewis, Chair & TWBC; Liz Crockford, Sevenoaks DC; Rebecca Walker, Swale BC

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Ref** | **Notes/Outcome** | **By When** | **Who** | **Action/Decision** |
| **Action log from Sept 2019** | Action log agreed as accurate, matters arising include:RS to ask SL to share the Phi Capital Investment report, as not shared to date. | **ASAP** | **SL** | To share via RS |
| **KCC Accommodation Strategy** | SM employed by KCC to review the KCC Accommodation Strategy in January 2019, five years since the first publication so the opportunity to review. The previous strategy had a strong focus on beds, extra care housing and dementia care housing. SM has engaged across a broad range of partners and representatives through the consultation process, with positive and negative elements to feed into the review. In terms of delivery against the first strategy includes the delivery of just over 1000 extra care housing units. There are more care homes that can now provide dementia specific care to support those with dementia. 19.2% average growth in population across Kent, slides provide % change in growth by age group.The revised strategy has been approved, the next step is for SM to meet and brief the new Leader of Kent County Council and a Foreword to be written by him.The focus of the new strategy is about homes and not beds, with the right support in place at the right time. A focus on delivery of housing with care. Looking at continual improvement with regards to residential and nursing care homes, quality and sustainability of the care home market is important, this will be more detailed within the strategy.Best use of land to meet strategic priorities is within the strategy recommendations, as is building in accountability for the strategy outcomes.Housing with Care – a more encompassing model of provision, in home or in a housing development where care can be accessed or provided when needed. There are varied models of ECH, a clearer definition of the models is currently under development.The new strategy will aim to be published by Spring 2020, with a supporting Market Position Statement, which will be district focused and local authorities will be engaged in the development of this statement, will outline the strategic priorities and growth needs by district area.Colleagues requested from KCC more information about phasing of development linked to population growth forecasting, this will help manage the growth and mitigate risk of void for developers. SM updated that the Oder Persons Business Plan will align to the Market Position Statement. Agreed to invite SM to an early 2020 HSEG meeting for an update on the Market Position Statement development. | **For 2020** | **RS** | RS to share presentation slides and invite SM to 2020 HSEG |
| **KMHS & KHG Update** | RS advised that following a presentation about the draft KMHS a request was made to extend the consultation by two weeks, this happened and the consultation close the middle of September. Feedback from Kent Chiefs was a concern over language and terminology within the main document and action plan with regards to housing and planning. It was explained that the role of the strategy through KHG was to enable facilitation of a discussion or to help influence decision making to enable delivery of homes. Additional feedback was regarding the format of the document and one local authority had expressed that they could not fully endorse the whole document, only two of the four themes. RS advised that in Mid-November work will begin to review the feedback and revise the draft, this will then potentially be shared back for final consultation. KHG are going back to Kent Chief Executives and Leaders meetings in January 2020 with a view to share a final document for endorsement. RS did advise that this is a KHG document and they are keen for endorsement across the broad membership representation.With regards to KHG more generally RS advised that recently the focus has been on the strategy, last week was the KHG Excellence Awards event that was well attended with over 100 people in attendance. Moving forward there will be further work on the strategy to enable publishing in Spring 2020. Further work on an events and training programme for 2020.The Housing, Health and Social Care Sub Group now has a dedicated resource to support it, with Sarah Tickner in post for 12 months. This is a part time role and Sarah is based in Sevenoaks, Hayley Brooks is the Chair. It was agreed to invite Sarah to a future HSEG meeting to give an overview of the group and links to strategy and enabling. | **For 2020** | **RS** | RS to invite Sarah Tickner to 2020 HSEG |
| **Rural Housing Protocol Update** | LC unable to attend the meeting. TOS advised that a revised protocol has been developed with LC making final changes. It was agreed to have this on the next HSEG meeting agenda for circulation and sign off by HSEG. | **For 2020** | **RS/LC** | LC to share draft for circulation ahead of next HSEG meeting |
| **Homes England** | Written update remains as at the last meeting update. Still undergoing a restructure, likely to be completed March 2020. This is a restructure to expand the resources at Homes England. HW will share the Right to Shared Ownership consultation –likely to impact future funding to colleagues advised to look out for policy on this. No indication of timescales on this at the moment.HIF funding for Swale and Medway announced last week. Medway £117m – Hoo Peninsular focus within the HIF bid which unlocks infrastructure around transport, similar for Swale and allocation.Link on previous update about where to find the link to grant allocation (see miscellaneous section of update)Social Rent Grant – Homes England are still prioritising social rent over affordable rent through CME, long stop date for this programme is 31st March 2022.  | **ASAP****AS Available** | **RS****AJ** | RS to add the written update from the last HSEG meetingAJ to share presentation from Homes England on the Strategic Position from recent developer’s forum. |
|  | ***September Update from Homes England -*** * Homes England
* [Government has renamed DCLG to the Ministry of Housing, Communities and Local Government (MHCLG)](https://www.gov.uk/government/people/sajid-javid)
* [The Rt Hon Robert Jenrick MP](https://www.gov.uk/government/people/sajid-javid) – Secretary of State for MHCLG; the Rt Hon Esther McVey - Minister of State for Housing
* Sir Edward Lister has stepped down as Chairman of the Homes England Board permanently to focus on new role as PM Chief Strategic Advisor, Homes England will look to recruit a new Chair.
* 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.
* Homes England is continuing to expand into 2019/20.

 * 5 Year Strategic Plan
* 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 and increase competition in the market.
* Mission: Intervene in the market to ensure more homes are built in areas of greatest need.
* Objectives (short & long term): Support Affordable Homes market / provide investment for major infrastructure / unlock & enable land / deliver home ownership products / support MMC / address barriers facing SMEs / provide support to priority locations (affordability pressure)

 * DPP3 Panel
* The panel was launched in July 2017 and will run for 4 years
* Will be used to enable the efficient procurement of housing led development on land owned by Public Sector bodies and HCA
* Made up of 5 regional lots: North East Yorkshire & The Humber / North West / Midlands / South East / South West
* Public Sector organisations can access panel free of charge
* To request access more for more information contact dpp3@hca.gsi.gov.uk

 * 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%
	+ Compliance Audit 2018/19 under assessment.
	+ 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. 23 partners.

 * 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.

 * 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
	+ £4.5billion 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 £1.3bn 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 public land owners or Las that are struggling to get building on land in their area. This grant will assist in on-site infrastructure and land remediation unlocking land for up to 44,000 homes by 2020/21.

 * Garden Communities
* Garden Town: 10,000+ / Garden Village: 1,500-10,000
* Successful proposals would receive tailored government assistance to deliver homes
* On 27 June Gov announced its support for an extra 19 garden villages: <https://assets.publishing.service.gov.uk/media/5d1dfb83ed915d0bc832da42/new-garden-villages.pdf>
* In total there are 33 Garden Villages (<https://www.gov.uk/government/news/first-ever-garden-villages-named-with-government-support>)and 24 Garden Towns (<https://www.gov.uk/government/news/37-million-to-fund-5-new-garden-towns-across-the-country>)

 * Mics
* HIF: £5.53 billion available to LA to help unlock 650,000 homes. Funding Committed by March 2021. Marginal for bids of up to £10m, so far 110 projects have been approved with other projects still being considered. Forward Funding for bids up to £250m with 9 projects approved so far. <https://www.gov.uk/government/publications/housing-infrastructure-fund>
	+ Green Paper: Consultation closed 6 November 2018. 5 core themes – tackling stigma and celebrating thriving communities; expanding supply and supporting home ownership; effective resolution of complaints; empowering residents and strengthening the regulator; ensuring homes are safe and decent. The Green paper offers an opportunity for major reform to improve fairness, quality and safety to residents living in social housing across the country. Feedback being analysed.
	+ MHCLG is reviewing a new national model for shared ownership, seeking views on making it easier to increase the share owned; to sell the home; to get a mortgage. Consultation closes 29 September 2019. <https://www.gov.uk/government/consultations/new-national-model-for-shared-ownership>

 * The Land Hub
	+ The tool presents development sites that Homes England plan to bring to market, unlocking the construction of thousands of new homes across the county.
	+ Sites are displayed geographically and users are able to view site specific details including, red-line plans and search location by post code.
	+ These sites will be available to developers over the next 12 to 18 months.
	+ For further information about any of the Land Hub sites contact: landenquiries@homesengland.gov.uk

  Information on all of these is available on the gov.uk website.RS advised that Homes England have updated on the HTB Agent with the following - ‘*All of the current HTB Agents are continuing under interim arrangements whilst we go through the process of procuring new agents. The aim is to have the new agents in place by January 2020, however there may be some slippage to this timetable.’* |  |  |  |
| **HSEG Table of Products** | Table of Products shared ahead of the meeting. Updates from September meeting to be made by RS and to be shared.*Agreed to remove Equity Loan from the table, to retain the LAPP. Check with AN about the Legacy Scheme and whether still appropriate for the table. Colleagues to update via email if there are any products or information to add or remove moving forward for future meetings.**GA to send RS me information about Discounted for Market Sale to add to the table of products.**Agreed to add NPPF Discounted Open Market Sale – SL to source a definition for RS to update the table.* | **ASAP** | **RS** | To update the table as noted and share ahead of next HSEG meeting |
| **Rural Housing Enabler Update** | TOS advised that successful with Hub Development Grant from Community Led Homes (Homes England) for Hub – one stop shop for Community Led Housing, the development grant is to push to develop the hub and will now to commission to develop 5 year business plan so that the hub is self-sustainable. Another application can be made by the end of the year for forward funding to assist with running the hub before it becomes self-sustaining.At the next steering group on 26th November there will be more discussion on the development of the hub, there will also be a stakeholder event planned for within the next 6 months. Community Led Housing Accreditation Course completed by TOS, so now TOS is a Community Led Housing Accredited Advisor.Local Needs Housing -3 schemes on site currently, and one due to complete which is a joint scheme with English Rural. Surveys due to recommence soon for TOS.TOS is running a project in Swale for Community Led Housing currently, providing advice. Colleagues are welcome to sign post and contact TOS, but may have to pass on dependent upon resources as currently only funded to work in Swale, this could change once the hub is developed and further funding obtained.Discussion session pre bid in Ashford there was mixed feeling across the local authorities about resources to enable rural housing. Three authorities who raised concerns will be liaised with regarding the hub, how they think they and the hub could align or work together to ensure a county wide approach. Further discussion on this can be undertaken at the November steering group meeting. Colleagues who do not usually attend the steering group meeting but wish to learn more about the hub are welcome to attend, to contact TOS. |  |  |  |
| **AOB** | AN advised that Helen Miller no longer working at Medway Council, is now working at Maidstone BC due to redundancy.There was an overview about the small s106 sites discussion from the last meeting and where RP’s are working across Kent. AC advised that Maidstone BC are accepting off site contributions, £30m programme agreed within the council to procure these sites Maidstone Property Company and then consider management in house. Colleagues agreed to meet four times in 2020, RS to share dates, colleagues happy to meet at Ashford if able to secure the room, on a Tuesday morning. | **ASAP** | **RS** | **To share details of 2020 dates via outlook** |

**Thanks noted to Maidstone BC for hosting**