**Present**: Sharon Williams, Chair & Ashford BC; Tracy Allison, Vice Chair & WKHA; Caroline Smith, KCC; Brian Horton, LEP; Robert Platt, Paul Stephen, Mel Anthony, KCC; Jane Lang, TWBC & Kent Homechoice; Simon Thomas, Chair of KPO & Canterbury City Council; Adrian Hammond, F&HDC; Tamara Robertson, MHS; Marie Royle, Canterbury CC; Kerry Newbury, Optivo; Paul Koster, Dartford BC; Cathy McCarthy, WKHA; Keith Cane, TCH; Andrew Bircher, MHS; John Littlemore & Stuart Clifton, Maidstone BC; Daniel Killian, Gravesham BC; Paul Thomas, SELEP; Linda Hibbs, TMBC; Ashley Jackson, Thanet DC; Shola Alao Hyde Housing; Caroline Smith, KCC; Rebecca Wilcox, Sevenoaks DC; Sarah Williamson, Dartford BC; Nick Gilchrist, Look Ahead; Helen Campbell Wroe, P2I; Mike Barrett, Porchlight; Louise Taylor, Dover DC; Mark Breathwick, Medway; Cynthia Allen, KSS CRC; Becky Ashley Homes England; Anne Marie Roberts, Golding Homes; David Godfrey, KCC

**Apologies:** Clare Maynard, KCC; Peter Dosad, Dartford BC; Jo Ellis, Town & Country Housing; Christy Holden, KCC; Sasha Harrison, SHG;

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| **Reference** | **Notes/Outcome** |  **When** | **Who**  | **Action/Decision** |
| **Introductions** | SW welcomed colleagues to the second full membership meeting of KHG for 2021. |  |  |  |
| **Kent Chief Planning Officers Group** | ST introduced himself to colleagues, Chair of Kent Chief Planners Group & Head of Planning at Canterbury City Council. Created a number of leads within the Planning Group, focusing on specific areas, Simon is focusing on Housing, some leading on Economy and Transport with the aim to be more effective and become more organised and coordinated, within Kent wider and beyond, maintaining links and forge relationships. Looking broadly to Essex and Sussex to make links with Planners in these areas, what is possible to promote work and be supportive in taking the housing agenda forward more broadly. Recently changed the name of the group to reinforce that message about collaborative and partnership working.ST has been invited to join the KHG Executive Board to ensure that join up and coordination of the efforts between housing and planning. MR asked about the sub groups, the priorities and what working upon. The group has family groups, Development Managers, Conservation and Heritage, Administrative and Policy Officers all meeting separately, dealing with specialist issues for their services, plan is to pull all groups together to share information, passing tasks down and take referral from the groups. Amongst the Chief Planners there will be the lead officers for specific areas, not just about feeding back but also about activity and influencing agenda and taking a proactive approach. Also hoping to be engaged with Chief Executives and Leaders on a more frequent basis to take items forward and raise awareness, also considering LEP wide work across planning. JL asked whether a planning colleague would be happy to update KHG about the announcement from the Queens Speech and the implications. ST happy to take this as an action and set up.CM raised the links to health and wellbeing and planning, how to take actions from the sub group of KHG and the KMHS. ST very keen to assist with this and will speak with CM outside of the meeting.BH raised another relevant area of discussion for KHG and KPOG is First Homes, to cover a planning perspective for this as part of his next update for KHG (as discussed as part of Queens Speech overview). | **July/****Sept 21** | **SW/RS****CM/ST** | **SW & EXB to agree agenda slot for ST to return for update on Planning Reform****RS to share contact details for Cathy McCarthy & Simon Thomas** |
| **SELEP Update** | The SELEP Economic Recovery and Renewal Strategy is now published. Through the developer group chairs there has been dialogue with MHCLG, bringing intelligence into those conversations. The next meeting of this group is coming forward with the agenda being planned. The second meeting with Chris Pincher is forth coming is now 18th May, to remind colleagues to hear about barriers and blockages that would be useful to have on Government radar. Issues on the 18th May = general market update, keeping a watching brief on start on sites. Also mentioned via Simon Phosphate and Nitrates issue for Kent. In East Kent and other parts of the UK, European Protected Site (Stodmarsh Lakes) Natural England have found the water quality is getting poorer and potentially effecting wildlife, the impact from phosphorus and nitrates (agricultural, residential and waste water treatment works discharge impacts), more houses = increased discharge from water treatment works. Can’t currently grant planning permission until identified if the development causes a problem and if it does how to mitigate. This effects, Canterbury, Ashford, Dover, Folkestone and Thanet. Working to tackle the issue, the Leaders have written to Government to ask for a meeting and a strategic approach, no obvious solution. Understand there are discussions taking place but need to see movement. Particularly Ashford and Canterbury are the districts that are effected. First Homes prospectus published and soon will be inviting organisations to be part of the pilot, on Monday DHA Planning are hosting a Breakfast round table on First Homes, to contact BH if colleagues would like to attend this session. MHCLG will be attending. | **With Notes****ASAP** | **RS****ALL** | [**https://www.southeastlep.com/our-strategy/economic-recovery-and-renewal-strategy/**](https://www.southeastlep.com/our-strategy/economic-recovery-and-renewal-strategy/)[**https://indd.adobe.com/view/412cead1-9665-4b21-9c69-7dc29667faf9**](https://indd.adobe.com/view/412cead1-9665-4b21-9c69-7dc29667faf9)**To contact BH if colleagues would like to attend DHA Planning Event** |
| **Infrastructure Deal Update** | DG thanked colleagues for inviting Mike Whiting to the last KHG meeting in February, this engagement is very important to move the Housing Growth Unit and the proposition deal currently being worked upon. Mike Whiting did lose his seat in the recent election, the newly appointed Cabinet Member could be invited to a future meeting.DG provided an update with slides – reminder about the infrastructure proposition, working with Government, housing developers and planner’s groups/representatives. A new investment and new planning flexibilities, a similar approach to Oxford. A proposition has been developed and working across all districts with engagement via the KCC Leader, confidence about delivery if investment is put forward by Government. Modelling has been undertaken, also looking for support for increased affordable housing, empty homes, expansion of homes for older people are all key elements for the deal. 7 work streams – partnership working is key, of which KHG is part of. Looking to pull all elements together for a bid document in July 2021. As develops be good to understand what would be helpful in terms of flexibility, investment opportunities, any opportunities through the strategic partnership waves coming forward. JL raised the risk under the new planning reforms and producing and competitive process for the levy pot, what assurances as to how county and LA’s can work together and not in competition? DG advised that working with Chief Planners and coordination through all groups, using the deal to release planned housing, coordination = better outcomes and investment in to the county. | **As approp** | **SW/TA** | **SW to note for future meeting** |
| **KCC Housing Unit** | Housing Growth Unit – select committee on Affordable Homes recommendation, recognising KCC isn’t a statutory housing or planning authority but does have a role and make things happen more smoothly. TOR and objectives being developed and welcome feedback. One Stop Shop contact for housing issues in Kent, having a SPOC or designated lead is very helpful as issues can be complex and across services. DG talked through how the Growth Unit will work in principle, key aims and objectives.  |  |  |  |
| **Homes England Update** | BA (Senior Growth Manager for HE) updated the group with the following information – still out to competition for strategic partnership, deadline for bids midday on the 18th May 2021. In process of updating the capital funding guide to reflect changes to shared ownership lease model, outcome to consultation published, ensuring that 2021-26 grant funding projects for the AHP are amended to take these changes into account. Also to note is the changes to requirements about lease length, LA’s to be aware of these lease changes, HE are aware of some LA’s contacting to advise of problems on schemes, if an issue to contact HE moving forward, still waiting for ministerial statement on this before the change. AH – also looking at potential changes compliance audit for this year, to improve the process, ongoing within HE, more work also on the RCGF internally, with more news about this in due course from HE.MB asked about an increase on social rent for Kent. BA advised that a point to note is that social rent will be delivered as the first choice, if an area with high affordability challenge, if an area not then the grant rate ask will not be greater than the affordable rent rate. BH asked that when the outcomes of the Strategic Partnerships will be shared, will it be ahead of the summer recess. BA was unable to confirm the timing, will be working from the moment that the deadline closes. It’s the start of a five year programme, a lot of work with legal colleagues to ensure that contracts reflect recent changes, moving as fast as possible.  |  |  |  |
| **KCC Adult Social Care Market Position Statement (MPS)** | PS shared an update on Accommodation Care and Support. The Care Act is the prime legislation for administration of Social Care, with other elements shared within slide one. in process of developing a collection of market positions statements to make it clear about services in the future and how to be funded and performance managed etc, allowing providers to adapt business models for services in the future.The statements build on the Adult Social Care & Health Accommodation Strategy, hoped the statements will form the basis of dialogue, to be updated and reviewed regularly, through periodic review as well as when changes occur. The MPS (6 in total) – all listed within the slide pack, each statement will follow a familiar template, including information about workforce and current demand, what is required from providers and the promise to providers.The vision of the MPS is shared within the slide deck, to support the vision is to include continued investment into community & preventative services. Recognise aging population and complex needs, working to provide high quality dementia accommodation and housing with care. Offering choice for people, supporting long and short term care options, mixed tenure provision, specialist accommodation demand and requirement is increasing, no single model of accommodation, will work across the whole system and partners to meet the diverse need now and in the future. Flexibility use the assets available within Kent. Future need and expectations – 1287 of housing with care across all tenures by 2026, a further 561 units by 2031, this information builds from accommodation strategy and updated via modelling and planning, so current projections. PS shared a development timeline as part of the slide pack presentation. In December provider interviews were held to feedback and for insight about the market, second draft created from this point. Publication in march 2021, these will remain live and updated documents.Key contacts for each statements shared by PS within the slide deck. Statements are all at different stages and will be shared as they progress.RW asked about accommodation needs for all tenures, do we have a tenure breakdown? PS to check and feedback from the forecasting.SA from Hyde advised that Extra Care Housing isn’t delivering or a priority for Hyde at the moment, this is a section of the business that Hyde have moved away from, focusing on areas where there is strength and capacity. SW advised that have struggled in Ashford to get extra care schemes over the line, costing and modelling appears to provide a barrier for providers, we need to understand what is the delivery level in each district and the funding issues to enable meeting the requirements.KN advised that cost of EC has been a factor, especially with voids and a challenge about whether the model works for RP’s. CM advised that as a provider keen to see requirements at a district level and any changes to demand since Covid, demand has decreased over the pandemic period, had two local authorities advise that an oversupply of extra care in some areas. There is a range of issues that may cause reluctance around provision. PS advised that there are district level breakdowns, Steve Lusk is the lead officer for this work at KCC. Have used the projections based on a pre and during Covid period, will adjust statements accordingly. MA advised that seeing a natural change in some markets, Covid has accelerated the changes, in Care and Support in the Home for example, but not sustainable due to complex needs, anticipating that as time moves on this could change. Extra Care is ideally placed to accommodation individuals with higher care needs but don’t want or need to be in medium level care accommodation.LH advised that TMBC have had three schemes over recent years with a mix of tenure and have struggled to let, especially with the AR and additional charges make them unaffordable. Agreed that this is an issue for a wider discussion. JL asked about criteria for qualification for this care and support? Some approaches who are vulnerable but don’t meet the criteria, is there a way to incorporate this as part of the exercise? Steve Lusk and his team have had engagement with colleagues on criteria and room for further dialogue.MB advised that Medway trying to understand the residual gap between general needs and extra care provision, what is the offer to keep people independent for longer, working on Adult Social Care to understand more. |  |  |  |
| **Corporate Parent Update** | CS updated that biggest challenge is back to taking UASC from the Ports, at the last meeting Kent had said they would stop taking, this was only a short period and government gave support through a task force, lobbying hard with Government about sustainability of the situation. Last weekend over 20 YP came across in one weekend, this is likely to increase and putting pressure on children’s services. The Care Leavers Services hitting 2000 YP in the service, over half are UASC. Waiting to understand if Government will make it mandatory for other LA’s to assist Kent and take responsibility, the current transfer scheme is only voluntary. Massive increase in 2015 period and this has meant that those YP are now adults who are exiting accommodation and having to find other housing options to make capacity for new arrivals. CS aware of the pressures that all colleagues under.CS working on an event for Children and Care Leavers, the Reconnect Programme, an opportunity to meet Children and young adults, CS to share details when available, activity based event for the summer. Will be within all government guidelines in relation to Covid.SW asked about how the work with LA’s is going and can KHG support or improve any liaison? CS advised that all working to the best possible, it’s about lack of capacity of any housing options for the young adults. YP with status so eligible to claim HB and work, lots of different options for this cohort. YP where Home Office haven’t made the decision about Leave to Remain, these are challenging, still in Shared Accommodation through Ready Homes, this contract will be due for review in the coming year. Some challenge about YP to make their claims for benefits and what costs to pay. SC raised that issue around circa 150 YP served notice towards the end of last summer, with potential large cohort of YP who haven’t moved on from shared accommodation and will likely present at Homeless. Is there a more strategic approach by KHG for provision of accommodation and shared accommodation, working with RP’s to deliver this type of accommodation? There is a shortage of 1 bed properties in Maidstone currently. The arrangement with Ready Homes and a question of security of tenure and any update on this as accommodation team with 18+ that no protection from eviction but doesn’t align with their licences agreements – slight concern about this. CS would welcome a more strategic approach and planning for housing options for this cohort. Waiting on legal advice about licence agreements when the contract was set up originally the status of YP was different and the situation and expectations have changed. CS will update when available. SW advised that Ashford BC couldn’t get funding recently from HE for shared accommodation, worth considering further by KHG to come forward with some solutions and welcome input from RP’s. MR raised an issue with notice periods and presentations to local authorities, also need to manage expectations more carefully, being honest from the beginning, happy to work as joint approach but planned based on significant numbers coming through. CS to take this back.JL raised the four district areas where these YP are currently housed, KHG to assign this piece of work to a sub group to work a way with KCC to help spread the burden of move on for the YP, rather than just fall upon the four districts currently burdened.  | **As avail** | **CS****CS****SW****SW/ CS** | **CS to share details when available****CS will update as available****SW to pick up with KHG Colleagues** **To be picked up once agreed who will lead on this work** |
| **Countywide Paper Matters Arising** | Information paper shared in advance of the meeting, SW encouraged members to read through the papers and/or feed into any of the groups. Matters Arising – none recorded. |  | **ALL** | **Colleagues to contact RS if would like to join a KHG Sub Group** |
| **Outcome of HA Vote** | SW advised that the KHG Executive Board had two vacancies for HA and one seat has been taken by Tamara Robertson from MHS Homes, still have space for a further HA, RS to re share the invite for HA’s to nominate. KHG EXB colleagues have recently completed a skills audit and this has identified gaps in skills, hence the recruitment and Tamara will bring Asset Management skills and knowledge. Now looking for a colleague with development skills/knowledge, worth considering and nominating a colleague, need that balance between local authority and housing association representation.BH raised that the board lack a broader and diversity representation, will help shape how the whole group operates and continues to be recognised at a local and more national level. A great opportunity for a HA colleague.  |  | **ALL HA’s** | **Colleagues to contact RS with any nominations for the vacant seat.** |
| **KHG events** | KN updated on forth coming events for KHG – A number of events coming up, a newsletter has been shared, Low Income Family Tracker on the 19th May (sharing information and data), Shared Ownership and Compliance and Building Safety – both June. Strategic Partnership event in October, more details to come forward. Extraordinary Awards taking place on Friday, the first virtual ceremony for KHG!If interested in being part of the Events Group to contact Kerry, to have new and fresh ideas and if any training or information you can share, sharing skills and experience for the benefit of the wider group and value for money. Always happy to receive opportunities for sponsorship.RS updated that an outcome from the Asset Management event in June is to establish a group/network of Asset Management colleagues and representation for KHG, SW encouraged colleagues to nominate colleagues for this group. A gap for KHG, need to make those connections with a common ground and big agendas coming forward. RS has also contacted Housing Diversity Network about facilitating an event for KHG, more details to come forward as available.  |  |  |  |
| **AOB** | 14th July 2021 – next meeting of KHG full membership. Any items for the agenda to be shared with RS/SW and TA. SW advised that agreed RS will undertake gradual transition of KHG work and in her new role for Ashford Borough Council. Interviews for the PM role are taking place on Monday 17th May 2021.  |  |  |  |