**Present**: Brian Horton, SELEP, chair for this meeting; Mark Breathwick, Medway; Maria Jacobs, Moat; Vicky May, Gravesham and HomeChoice lead; Allison Duggal, Public Health KCC; Tim Woolmer, KCC; Charlotte Hudson, Swale; Nick Fenton, Kent Housing and Development Group; Helen Miller, KHG;

**Apologies:** Sharon Williams, Chair and Ashford BC; Tracy Allison, WKHA and vice chair; Kerry Newbury, Events Group Chair; Jeanette Young, KCC;

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Reference** | Notes/Outcome |  When | Who  | Action/Decision |
| **L&G Affordable Homes** | Shaun Holdcroft and Ema Blay from L&G joined the first part of the meeting. SH showed a presentation on L&G. L&G is part of the Legal and General insurance providers. The now provide pensions, mortgages, investment management and invest in homes, including affordable housing. They hope to deliver 8000 homes per year into England by 2023, intend to provide up to 3000 affordable homes (rented and shared ownership) per year and are a for profit Registered Provider. They aim to generate a better landlord offer with a good quality home and good service including using digital enabled services and getting the service delivered right the first time. Many of their homes have an EPC of B or better. EB explained that they will deliver around 60% of those figures in south east England. The team looks at s106 agreements, joint agreements and package deals. They’ve agreed terms on schemes in Maidstone, Medway, and Gravesham etc. They are developing a range of schemes in Kent. All their stock is new and so meets current standards. They’ve found Kent to be a competitive market and hope their new SP status will help. They are monitoring rent setting and want to ensure that the homes are affordable. Their business is split into Dev Co. and Prop Co. The Dev co develops and Prop Co promises to buy. They have 14 management partners across the county to do the transactional work who are local to the regions where the homes are located. In Kent they are Optivo, Pinnacle and Stonewater. BH said it was great to see a new provider coming into Kent. All of the LHAs and most of the RPs are members of KHG.NF Kent Housing and Development Group have discussed how to prime the market. SH they are looking at how to address skill shortage in conventional builders, to support SMEs to consider the trades they employ and the pipeline of staff. He is concerned about the skill base to maintain air source heat pumps and is aware of the need to move away from gas heating. L&G aim to be net zero by 2030. There is also a need to ensure the occupiers understand their heating system. May need to tackle a lack of materials and labour by using modular construction.MB there were no RP takers for the block in Medway. They will get Optivo to manage the block.NF L&G are taking some work that others have not done so they add to the mix. They are good on the environmental side.  |  | HM | Send a note to EB and SH on benefits and costs of joining KHG |
| **KHG Budget** | HM We have not secured ongoing finance for the HH&SC post. Allison hopes to fund but cannot answer firmly for a couple of weeks. No questions were raised.  |  | AD | To inform HM of the decision on funding as soon as it is decided |
| **Armed Forces Covenant** | BH highlighted the Kent and Medway Civilian and Military Partnership Armed Forces Covenant event that was held on 21 September. The event covered changes coming to the covenant. RBLI are getting support to help move their clients on. TW explained that the councils in Kent are ahead of the game so we just need to maintain the momentum and ensure any new members of staff are aware of the requirements. There will probably be another round of frontline training for staff in 2022. TW offered thanks to colleagues who presented at the event. |  |  |  |
| **COMF** | HM explained that this is funding from KCC is to address financial hardship, caused by COVID that may lead to homelessness. There are two strands;1. Encouraging landlords to work with LHAs early when considering eviction. This work will include a website, an animation and marketing. The website and animation are being worked on now and we hope to engage a company to provide the marketing soon.
2. Money for each LHA under KCC, to use to address homelessness in households financially adversely impacted by COVID. The ways that this funding can be used have been set out in the MoU that all councils have now signed. Payments have been arranged and will arrive in October. We have asked each LHA to do a data return for each month.

In December SW, TA and SC will assess spending and make recommendations to the Board as to how the final 25% should be allocated. All monies must be spend by 31st March 2022. A final report must be sent to KCC in April 2022. TW, it is great that we got this funding. The timescales are very tight so we need to keep a careful idea on expenditure. Areas that are underspending will be asked to return it in time to redistribute.  |  |  |  |
| **Updates Medway**  | MB Resources challenge on repairs and planned work and retaining staff. May need to discuss a skills and staff shortage and have a discussion on this at a future date. NF it’s not just about specific professions, it’s about everyone throughout the staffing structure. TW said there has been a shake up in many labour sectors. Do we need some succession planning, age profiles, etc. to understand the needs within the housing market from top to bottom of the sector? |  |  | HM to put onto Nov 2022 agenda |
| **KHG Events** | BH explained that;Housing Forum Development Partnership event on 16 Sept was attended by approximately 80 peopleThe Extra Care Housing event with KCC and KHG was attended by approximately 35 peopleThe Strategic Partnership event is due on 13th OctThe White Paper event is due on 9th NovemberThe Events group will be working with Rachel Westlake to arrange an event on domestic abuse.BH, NF, SW, and ST meet to discuss the housing, planning and development situation and how to provide more affordable housing. This will be discussed with wider partners, including reference to the Infrastructure First Bid and is likely to result in an event in 2022. |  |  |  |
| **Future topics and AOB** | Invite Eileen Bishop to present to KHG in February on Kickstart We have already arranged for the HomeFinder presentation from Habinteg, the CAS3 talk from Probation and the Charity Gift Shop Card talk. Our web design provider has pointed out that people with older computer software may start getting a warming about the security of our website.  I have emailed members explaining the issue and asking for feedback on whether they are experiencing problems and that a fix may be available if needed at a later stage. The costs are £120+ VAT for 3 years, £95+VAT for two years and £65+VAT for 1 year. BH made an executive decision that we should pay for three years.  |  | HMHM | Invite Eileen Bishop to present to KHG in February on Kickstart Make arrangements for the security update |