**DRAFT - HSEG Action Log – 16th October 2018, Ashford Borough Council, Civic Centre, Ashford**

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| **Present**: Sarah Lewis, Chair & TWBC; Arron Nichols, Medway; Hannah Gates & Jo Hazelton, Homes England; Ashley Jackson, Thanet DC; Liz Crockford, Sevenoaks DC; Rachel Collins, Dover DC; Jane Griffiths, BPHA; Emma Bartlett, Canterbury CC; David Jeffrey, Optivo;  **Apologies**: Brian Horton, SELEP; Sandra Sainsbury, Folkestone & Hythe DC; Elly Toye, Dover DC; Tessa O’Sullivan, ACRK  **Visitors**: Jeff Maxted and Terry Munday, BOPAS | | | | |
| **Reference** | **Notes** | **Action/Decision** | **Lead** | **Timescale** | |
| **BOPAS Presentation** | Both Terry Munday and Jeff Maxted provided an overview presentation about BOPAS, a global risk management and assurance company.  Summary Notes/Points: offsite construction addresses concerns about quality of product. BOPAS have presented and have the support of a range of partners, including the Council of Mortgage Lenders and worked as part of a steering group all with the outcome of limiting variability.  There are up to 6 scopes of work an organisation can apply for regarding accreditation. Factory accreditation – important to avoid systematic failures with the product.  BOPAS assure how the whole building performances the interfaces of all the components of the building. Modular and Volumetric construction are popular methods of construction/design. Hybrid construction – kitchen and bathroom pods to fit into traditionally built homes.  The growth in BOPAS since inception in 2013 is increasing, slow starting but increasing which demonstrates off site construction becoming a major player in the construction industry. Government are supporting this emerging construction method.  Any issues regarding defects under BOPAS are known as quality deficiencies, these are monitored with a review to reduce numbers through KPI performance indicators.  Overall, the approximate percentage of offsite home is 5% across the UK, but a growing percentage. There is currently a big skills gap for traditional build construction, off site can rely upon semi-skilled labour due to the nature of the construction. The cost per off site is dependent upon the volume. Success of offsite will be dependent upon support to help provide assurance to get factories set up and operating.  There are also opportunities for pop up factories to be set up on traditional sites to enable more development on existing/new sites. | Colleagues to contact Jeff Maxted or Terry Munday regarding presentation as too big to share via email or on KHG website.  [terrymundy2@icloud.com](mailto:terrymundy2@icloud.com)  Lloyd’s Register EMEA  07468563407  **Jeff Maxted**  Director of Technical Consultancy  BLP Insurance    T:  020 7204 2466  M: 07917 265713  E: [jeff.maxted@blpinsurance.com](mailto:jeff.maxted@blpinsurance.com) | **ALL** | **As required** | |
| **Minutes and Matters Arising July 2018** | Action Log agreed as accurate, matters arising:  Page 1 – Ilke Homes in the Sunday Times this week, won an award and was a good message about different method of construction. |  |  |  | |
| **Help to Buy Update** | JG advised that next show on the 10th November in Maidstone, JG will continue to share information with colleagues regarding social media messages for this event. There are a good number of exhibitors attending the event.  Equity Loan information has been in the national press recently, with expectation about an announcement in the Budget that is due.  HTB Agent role – which body will administer the applications for new tenure/schemes, such as Discounted Open Market product? There was a discussion about products and resale and how to find suitable people for units; it was suggested to use the HTB portal to access potential applicants, using the appropriate criteria. | JG to share info as available  HW to take back query about resale on affordable products to Homes England for clarity.  AN to share details about S106 agreed on one site regarding resale | **JG**  **HW**  **AN** | **When Avail**  **As available**  **At earliest time** | |
| **Homes England Update** | HW provided the following update :  **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.  **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, currently being assessed. * 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 Programme**:   * £1bn additional HRA borrowing headroom available in areas on high affordability pressure from 2019/20 – 2021/22. * The additional borrowing is available for LAs in England with a HRA or who are intending to set one up. * Purpose is to increase the supply of new council and affordable homes delivered by LAs. * Ability to combine HRA borrowing with either SOAHP 16-21 grant or Right to Buy receipts. * Bids are currently being assessed.   **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   **Garden Communities**:   * The prospectus invites bids (from either LAs or private sector partners) for ambitious, locally supported, proposals for new garden communities at scale. In return for tailored assistance to help design and deliver the vision for these places. * Garden Village = 1,500 – 10,000 homes. Garden Town = 10,000+ homes. * Proposals must demonstrate how the new garden community fits with the housing need including expected future growth and how the new garden community fits with wider strategies to support economic growth and increase productivity. * Strong LA/CC support * Government will look to agree a package of support tailored to suit the scale and ambition of proposals. Assistance could include resource funding; delivery advice and support; delivery vehicles; cross-government brokerage’ peer learning and networking opportunities. * Proposals to be submitted via MHCLG’s DELTA portal by 9 November 2018.   **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.   **Mics**:   * Green Paper: consultation launched 14 August 2018 and will run until 6 November 2018Use of receipts from Right to Buy sales consultation, opened 14 August 2018 and closes 9 October 2018. * South East Partner Event in Cambridge 22 October 2018.   Information on all of these is available on the gov.uk website.  HW advised that there is still support for Social Rent, the bids are getting a lot of scrutiny, having to have national approval, which does mean a 6-week period for consideration. | **Colleagues to note** |  |  | |
| **Rural Housing Update** | TOS unable to attend the meeting. SL shared information from ToS regarding exception sites and how to incentive land owners regarding rural housing development, as per below:  “*Exception sites are of course quite cheap compared to open market land and so the standard cost of such a site is not really a barrier to development. The problem is that landowners of such sites might rather hold on to them until a day when they are worth more and this is exacerbated by Local Plan call for sites. I’m assuming the Portfolio holder is talking about land in rural areas for affordable housing. Using an exception site ensures local connection and affordability in perpetuity.*  *At my last steering group meeting we had discussions about incentivising landowners so that they might be more amenable to selling their land – this might be through allowing them to have one or two market properties or self-build plots etc. Without such incentives, they might just prefer to hold on to the land until it can one day be allocated than sell it at exception site values only. Local Plan call for sites has really increased expectations on land values so it seems to me that incentives are increasingly necessary.*  *The Community Housing Fund can only be used for community-led housing schemes, a standard exception site local needs scheme doesn’t fit into this category but it would if the community had long term stewardship of the land e.g. were a Community Land Trust and owned the land on which the homes are built even if they are built and managed by a housing association.”*  Having Local Plan Policies in place and Community Led Housing is the way to encourage development and remove barriers to rural development. The Rural Housing Protocol is aimed more at how to encourage Parish Councils to consider and take forward affordable local needs housing in rural areas.  LC asked whether the group should consider additions to the Rural Housing Protocol around cross subsidy and good practice. | **Any examples of good practice about how to incentivise landowners about rural development**  **Ashford BC to share best practice regarding cross subsidy with ToS**  **RS to put on the agenda for next meeting of HSEG to agree necessary changes** | **ALL**  **MJ**  **RS** | **ASAP**  **ASAP**  **Note for January HSEG** | |
| **KHG Update** | Kent Housing Group has commissioned a consultant, Altair Limited to work with them to progress elements of the developing Kent and Medway Housing Strategy document. Altair will be reviewing feedback received to date from sub group and members on the identified key four themes and will facilitate four half-day workshops in November. The outcome of the workshop, the review and engagement of the membership along with the updated evidence base will help shape and finalise a draft of the new strategy. The strategy will be shared with the full membership, across all sub groups and partners, Kent Leaders and Chief Executives and HA Board members.  Kent Public Health are now members of KHG, along with Look Ahead and Pathways to Independence, KHG has also spoken recently with KSS CRC and the National Probation Service about membership. The Forward Plan for KHG and the developing strategy will help shape work streams for the group moving forward.  The KHG Events Sub Group with a view to offer discounted training rates continually reviews Training and Event opportunities for hosting sessions in Kent and to run a series of themed workshops as opposed to the annual seminar. KHG are looking for feedback on the workshop suggestions and any training opportunities.  The annual awards took place on the 19th September; this was a well-attended and very successful event with 90 in attendance and a great show of innovation and excellence across Kent and Medway, details of winning nominations, photos and presentations are available on the KHG website. | **Workshop details shared by RS, colleagues to confirm what workshop they wish to attend. 9th and 13th November are dates.** | **ALL** | **By deadline shared in email from RS** | |
| **HSEG Table of Products & Action Plan** | It was agreed that RS and SL to look through the table of products to review the information, to include links/information about Off Site Construction.  It was agreed to look at the HSEG Action Plan once the KMHS workshops have taken place | **RS and SL to pick up, any suggestions about what to add or remove from the list.** | **RS/SL** | **Before Jan HSEG meet** | |
| **Discussion Session** | Rural Housing Discussion covered as part of ACRK item.  RS advised that the KMHS refresh is underway with the workshop sessions planned for November, with four workshops over two days. If colleagues are unable to attend, a workshop there will be an opportunity post workshops to feed into the objectives and action planning. If colleagues want any particular items or discussion covered as part of the workshop, please notify RS in advance of each session. | **Colleagues to share any thoughts with RS ahead of the workshop sessions.** | **ALL** | **To note** | |
| **AOB** | Andrew Patterson has now left Canterbury City Council and is no longer co-Chair. SL is happy to continue to Chair the group.  GA would like colleagues to make contact with local authorities who have local housing companies and are building affordable homes.  Set dates for end of January – 22 was agreed and RS to share details of other dates with colleagues. Agreed to continue to meet four times per year, and to continue to meet at Ashford. | It was agreed that SL would continue and RS to check of Terms of Reference and when SL commenced in role.  Colleagues to share details with GA.  RS to share dates via outlook | **RS/SL**  **ALL**  **RS** | **By end of Nov**  **As appropriate**  **ASAP** | |

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