**14th May 2019, Ashford Borough Council, Civic Centre**

**Present:**  Sarah Lewis, Chair & TWBC; Ashley Jackson & Amena Matin, Thanet DC; Tessa O’Sullivan, ACRK; Liz Crockford, Sevenoaks DC;; Steve Fox, Gravesend Churches HA; Arron Nichols & Alana Randall, Medway Council; Rebecca Smith, KHG; Emma Bartlett, Canterbury CC; Brian Horton, SELEP; Gillian Aylett, TMBC; Alison Thompson, ERHA; Laura Fortune, Omar Al Hasso & Gary Messenger, Phi Capital Investments

**Apologies:** Donna Michael, Ashford BC; Rebecca Walker, Swale BC; Sandra Sainsbury, Folkestone & Hythe DC; David Jeffrey, Optivo; Steve Lusk & Simon Mitchell, KCC; Elly Toye, Dover DC

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| **Reference** | **Notes/Outcome** | **By When** | **Lead** | **Action/Decision** |
| **Action log from Oct 2018** | Action log agreed as accurate, matters arising include:  HW advised that Homes England have no additional information regarding the NPPF and Discounted Market for sale, all queries to be raised with MHCLG directly.  SL advised that Hastoe are no longer working in Kent, with projects moving to ERHA.  AN and AR to share data request and for report, to collect data from 2017/18 and 18/19. A deadline will be shared and the report will be brought back to the next meeting of HSEG. | **ASP** | **AR/**  **AN** | To share request for data and include deadline |
| **Phi Capital Investments** | A presentation pack was shared with colleagues. Phi are working with a number of local authorities, considering different ways to deliver more affordable housing and manage the process in partnership to identify and immediate housing need. Housing management services are not provided by Phi.  Strategic agreement from the outset of the partnership is key, a Heads of Terms to get the structure agreed to enable a successful partnership and outcomes. There are FAQ on a slide as part of the information shared by Phi.  The model is based on a lease so properties are then exempt from RTB, once the terms of the lease.(normally 40 years), are complete the freehold ownership transfers to the local authority at peppercorn value.  Omar advised that there are a good number of investors looking at social value and social impact. There are no mini or maximum numbers with regards to unit numbers, what is important is the afore mentioned strategic agreement.  Phi are able to share examples of existing schemes working on, colleagues urged to make contact with further queries or to consider a pilot. | **17th May** | **RS** | RS to share presentation with minutes  Contact details within the presentation |
| **KCC OP Business Case** | Steve Lusk unable to attend, RS to invite to future meeting of HSEG. | **17th May** | **RS** | To invite to next meeting |
| **KCC Accommodation Strategy Update** | Simon Mitchell unable to attend but will be at KHG on 15th May, colleagues to read notes and view presentation from 17th May via the KHG Website (add link) | **17th May** | **ALL** | To view and download notes and presentation from SM at KHG meeting 15.5 |
| **Homes England Update** | Biggest new is the Shared Ownership Programme – the budget and headroom from 2021-22 is very slim, advising partners that looking for completions by March 2021, if looking to go to the final year to have appropriate communication with Homes England. Social Rent is a huge priority, any affordable rent scheme bids coming in, Homes England will be asking why not social rent, what is needed to make this happen. BH advised that a number of RP’s are looking at delivery and types of units. This is outside of s106.  Homes England have been procuring services for H2B – HW to get an update and clarity on who the key people are and who could be invited to attend HSEG. KHG to write to request for this information.  Small Sites Fund – expressions of interest for this going to local authorities this week.  Community Led Housing – AJ have had a call and responded to a request for information from Homes England, there is a forum for this work in Kent and have invited Homes England but contact is unable to attend. Contact will be at the partner event week commencing 20th May.  Garden Community – anytime frame on announcements and progress with HIF bids going through due diligence. HW will provide the relevant timeframe details back to colleagues. There is a specialised team at Homes England working on the Garden Community prospectus and bids.  Strategic Plan – a good indication of short and long term plans for Homes England. <https://www.gov.uk/government/publications/homes-england-strategic-plan-201819-to-202223>  HW provided an update to include the following:   * 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) * 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 2017/18, reports due May with 2018/19 now published.   + 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. * 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 you have any questions regarding access grant. * 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 * 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.   + Home England are making significant changes to how we interact with developers, as we scale up our activity, this includes: more visibility of our land disposal pipeline through an online digital mapping tool; simplified developer procurement and contracts; an ambitious but market-facing approach to implementing our policy objectives in land deals, including land for smaller builders, MMC and design through adoption of Building for Life 12. * Garden Communities * Garden Town: 10,000+ / Garden Village: 1,500-10,000 * Successful proposals would receive tailored government assistance to deliver homes (none in Kent/Surrey/Sussex) * Successful bids: <https://www.gov.uk/government/news/cash-boost-to-help-build-200000-homes-in-new-garden-towns> * Second round of funding proposals under assessment, to be announced soon. * Mics   + LA AC: Expressions of interest received and discussions taken forward and due diligence carried out. Successful proposals include: Liverpool CC / Welwyn Hatfield BC * HIF: £2.3 billion available to LA to help deliver 100,000 homes. Funding Committed by March 2021. Marginal for bids of up to £10m / Forward Funding for bids up to £250m.   + Rent Settlement 2020-2025 = CPI+1%   + 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.   The Land Hub   * On 14 March 2019, Homes England announced our new digital tool to help deliver thousands of homes. The Land Hub is an interactive tool launched on our GOV.UK website, which will match developers with plots of land to accelerate delivery of new homes. * Over the next 18 months, 148 sites will be made available on the Land Hub with the potential for thousands of homes to be built.  Sites total 2,500 acres of developable land. * Nearly 2,500 acres ready for development will be made available to developers, including small and medium-sized building companies, to purchase and get properties built. The site will include details of the planning status, size and proposed use – such as residential, industrial or commercial – of each site. * The extra sites being released to developers follows the news that Homes England has agreed a partnership with the Defence Infrastructure Organisation (DIO) to develop land being released by the Ministry of Defence. This has the potential to deliver over 10,000 homes across seven brownfield sites. * This partnership provides another great opportunity for Homes England to intervene in the housing market and make homes happen. * By combining our skills and expertise with the DIO to progress brownfield sites no longer needed by the Ministry of Defence, we will speed up the process of providing much-needed homes. * Getting the whole sector behind the latest innovations in development and building will be key to achieving 300,000 new homes a year by the mid-2020s. Homes England is supporting builders to do this through initiatives such as the Government’s £4.5 billion Home Building Fund, which provides support to builders using modern methods of construction and new, innovative builders entering the market.   <https://www.gov.uk/government/news/digital-tool-to-help-deliver-thousands-of-homes> |  |  |  |
| **Rural Housing Enabler Update** | Working with Swale BC on community led housing, using some of their funding around awareness raising, support to work, there is a small grant scheme and a main event in Autumn with more focused workshops to follow this. This work is underway, ACRK have now a part time post to support this work and housing needs survey work. There is only one planning application in currently for a scheme in Dover.  On 15th May there is a Community Hub meeting in Ashford, the Hub Manager will be attending to talk about potential of setting up a Kent Hub and partnership creation to carry community led housing on into the future and be a communication arm for the County. Colleagues welcome to attend if not aware, 2.30pm in Ashford BC.  There is still funding available for groups to access revenue and capital money, TOS is supporting groups with this process. There is also money to help establish regional hubs, through Homes England,(to be discussed at 15th May meeting),. There is lobbying to extend funding for a longer period of time. There is also funding to help groups establish. The role of the Hubs is to enable a one stop shop to assist groups all the way through the service once the funding pot no longer exists. |  |  |  |
| **SELEP** | BH works with the SELEP on housing issues and has been engaged with KHG for a good amount of time. There were two ambitions from the SELEP from its commencement (Jobs and Housing), the SELEP covers 35 local authority areas, the Strategic Economic Plan has been refreshed, there is a housing development sub group at which KHG is invited to attend, the Chair of this sub group is Nick Fenton (also Chair of Kent Developers Group). Housing remains committed to through the LEP, Better Smarter Faster, with a number of priorities including acceleration of infrastructure to include housing. - <https://www.southeastlep.com/about_us/>  The Economic Strategy Statement is a bridging document, LEPs are required by Government to produce a Local Industrial Strategy, again with commitment to have housing as a priority within this new strategy. BH happy to come back and update colleagues about this strategy development as it progresses. | **AS required** | **BH** | To return to HSEG with an update on the Local Industrial Strategy as required |
| **KHG Update** | RS continuing to work on the draft KMHS now focusing on the main strategy text that will be circulated with updated action plans in the coming weeks. Progress to be updated at the forthcoming meetings in June of the Kent Chief Executives and Leaders.  KHG continuing to work on an events and training programme with information shared recently regarding housing law updates and a homelessness event in June and July. Working with the KPSHG team to organise training around accreditation and hoarding. All events information will be shared via the KHG website/twitter feed. There is a Homes England and KHG Delivery Event on Friday 17th May to which developers and main KHG LA leads have been invited to attend to discussion delivery barriers and opportunities across Kent and Medway.  The KHG HHSC Sub Group is next meeting on the 28th May, notes will be shared following the meeting. Colleagues to contact RS about membership of this group if they wish to attend future meetings. The intention is for KHG to use some KPH funding to employ a part time post for 12 months to support the work of this new sub group.  There is continuing work on KHG membership with Radcliffe Housing Society as the latest member and represented at the meeting today. There are now 31 paying members of KHG.  The KHG Excellence Awards 2019 categories have been agreed, sponsorship for the event is being secured and details about when nominations will be open for submission will be shared in due course. Colleagues are encouraged to support this great opportunity and event to recognise hard work an innovation across our sector and in partnership with others. |  |  |  |
| **Discussion Session** | Review of the KHG Rural Housing Protocol – The following points and suggestions were made as part of a first conversation regarding the review of the protocol, it was agreed a small working group of colleagues would update and share back with all colleagues for consideration.   * Update and consider separate factsheet about how to incentivise land owners to offer their land for rural exception sites/landowners * Add self-build to the list of options for delivery (ERHA has examples of this outside of Kent) * To update the information within the vision statement for the strategy, figures need updating * To include discounted local sale in factsheet 2 (ERHA has information to support this) * To review the jargon buster and links to ensure up to date and relevant. | **When available** | **T&FG** | **To share updated version back via RS** |
| **AOB** | It was agreed to cancel the July meeting of HSEG and secure a new date for September 2019 | **ASAP** | **RS** | **To share new date via outlook** |

**Thanks noted to Ashford BC for hosting**