**Draft KHG Housing Strategy and Enabling Sub Group 29th June 2023 Microsoft Teams Call**

DRAFT

**Present**: Mark James, sub group chair and Ashford; Kimba Layton, vice chair and Folkestone and Hythe; Becky Ashley, Homes England; David Jeffrey, Southern Housing; Gillian Aylett, TMBC; Ian Scott, T&CH; Lyn Wilders, Maidstone; Nick Lieb, Share to Buy; Perry de Souza , Dover; Sarah Williams, Dartford; Stuart Clifton and Tobi Phillips, Tunbridge Wells BC; Tessa O’ Sullivan, RACE; Tim Cooke and Ashley Jackson, Thanet; Lisa Webb and Louise Leggett, Medway; Brian Horton, interim chair of KHG and advisor to SELEP; Brandon Lewis, Brian’s intern; Helen Miller, KHG;

**Apologies:** Sarah Holmes, Gravesham; Alison Elliott, Maidstone; Liz Crockford, Sevenoaks; Naomi Palmer, Thanet; Sharon Donald, Sevenoaks; Rebecca Walker, Swale; Richard, Hall, Canterbury; Laura Atkinson – contact from Essex Group;

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| Reference | Notes/Outcome | Who  | Action/Decision |
| Matters arising from Jan 2023 | HM circulate MF from Leaders Roman Group presentation and list of who they work with - doneHM forward BW presentation – done GA, GP and BH contact BW as indicated at Jan meeting. BH has contacted Byron W and the scheme in the area. HM circulate FP and CPs presentation on Infrastructure Mapping Platform – done HM – ask Debbie Smith if she could clarify new customer journey now homebuy agent ending – she could not. Kimba Layton explained that you go to went to [Shared ownership homes: buying, improving and selling: Finding a shared ownership home - GOV.UK (www.gov.uk)](https://www.gov.uk/shared-ownership-scheme/finding-shared-ownership-home) add LA area, which takes you to the partners in your area who are selling to products for each provider. MH – ask Becky Ashley if she could clarify new customer journey – not really Becky’s topic.All complete survey from LC on rural housing needs. Done.HM circulate Q&A provided by LC – doneAll – send HM First Homes docs to circulateBH – liaise with partners and keep group informed on First Homes. Another DHA webinar is being planned for 14th July which will cover First Homes. Helen forwarded the invitation for that one to you.  |  |  |
| Share to Buy | Nick Lieb from Share to Buy gave a presentation which will be circulated. The First Time buyer market is strong and there is good interest in Shared Ownership and they receive plenty of enquiries for share to buy. It is free for housing associations to list on Share to Buy’s website. Since Help to Buy agents have gone the [Shared ownership homes: buying, improving and selling: Finding a shared ownership home - GOV.UK (www.gov.uk)](https://www.gov.uk/shared-ownership-scheme/finding-shared-ownership-home) website is a way to find the providers. People can also use their share to buy property portal. They plan to run events for buyers in Kent in 2024. Share to Buy is flexible about the stage of development when the provider wishes to advertise the home. Share to Buy would be willing to take a Kent approach. They’ve taken a county approach for Cornwall. The mortgage interest rates for shared ownership do tend to be higher but the deposit is lower.Nick welcomed members to contact him with any questions. He offered to give a short update to forward round before each meeting. | HM | Circulate NL’s share to buy presentation |
| RACE | Liz, Alison and Mark have managed to ensure a Rural and Community Housing Enabling service can continue, called RACE. Tessa O’Sullivan gave an update on the service that she and Kirsty will be providing. This started on 1st June and will run for 2 years. The surveys and methodology will be a little different. There will be a updated webpage on [KHG website](https://www.kenthousinggroup.org.uk/rural-and-community-housing-enabling-service-race/) soon and there has been a [press release](https://www.kenthousinggroup.org.uk/new-drive-to-provide-affordable-rented-homes-in-rural-areas-race-launched-by-kent-housing-group/) They will be contacting all the parish councils for rural housing week.The steering group meets twice a year and you are all welcome to join and contact Tessa to join this.The first housing needs survey will go out in September. They will use postcards that ask people to complete a survey online if they have a housing need and this should reduce the costs. For those unable to go online a paper survey can be sent. The reports will be more concise.The surveys are prioritised for LAs and HAs who have contributed to the service. If capacity allows then other surveys can be done at a cost based on the size of the parish. Community Led Housing will be supported by advice and signposting. They don’t have access to all projects done via the previous organisation. All are welcome to contact Tessa with questions.Brian highlighted the colossal amount of work that Mark, Liz and Alison made to bring RACE into existence and is pleased KHG can provide hosting. Stuart Clifton asked whether there is a rate card for survey costs. Tessa said there will be a standard calculation for that which will be updated soon. Please contact Tessa for a quote.  | All | Contact Tessa if you’d like to join the steering group |
| Housing and Health, the Ashford Scheme and roundtable discussion | This is deferred to the November meeting |  |  |
| Homes England Update including new strategic plan | Becky Ashley shared a presentation that will be circulated.HE has a new [Strategic Plan](https://www.gov.uk/government/publications/homes-england-strategic-plan-2023-to-2028/homes-england-strategic-plan-2023-to-2028-accessible-version) for 2023-28. They are the Housing and Regeneration Agency with a focus on social justice and levelling up. She outlined the 5 strategic objectives;Homes People NeedCreating vibrant and successful placesHousing and regeneration sector that works for everyoneSustainable homes and placesHigh quality homes in well-designed places. She set out how HE will help partners and what they seek from partners. **The Affordable Homes Programme 2021-26**Becky outlined the flexibilities under this and encouraged members to liaise with them early so can seek creative solutions. She outlined the support available for the affordable homes programme. 2022-23 National Statistics were released this week.Value for money for estate regeneration will be via CME showing a business case on set template and with plans. They need to separate out replacement and new stock in the applications. Work must start by March 2025 and completions for march 2026. Ian highlighted that the completion timescales are tight and Becky acknowledged this comment. The standard value for money test will be used. Applications cannot be done retrospectively but do speak to Becky if part way through a scheme. Becky provided a link to the government guidance [Apply for affordable housing funding - GOV.UK (www.gov.uk)](https://www.gov.uk/guidance/apply-for-affordable-housing-funding) | HM | Circulate Becky’s presentation |
| Update of sessions between HSEG/planners/Developers | Mark James explained that a group has meet and a scenario has been created around 100% affordable schemes and another will be worked on. More feedback will be given in November |  |  |
| Update on CAKEDOG | Mark James shared a presentation that will be circulated. Councils Across Kent (East) Development Officer Group decided to work together to address challenges across east Kent. They made a successful bid for funding to Housing Advisers Programme and received £20K to address the shared concerns. They will look at skills sets, pooling resources, etc. They will produce a strategy framework document and find routes for joint procurement.  | **HM** | Share MJ’s presentation on CAKEDOG |
| Modern Methods of Construction | Ashley Jackson and Ian Scott shared a presentation on Westwood Acres in Broadstairs. This includes 140 L&G modular homes giving good thermal and sound insulation and 13 non MMC homes. L&G had invested a lot into their factory and the modules were fully assembled and fitted out in the factory. This should allow a very fast construction process and the programme should be around 18 months faster than traditional construction. The foundations and roof is traditional construction. It is an 100% affordable scheme with 57 for social rent and 96 for shared ownership fully funded for HE.Many homes are completed and sales are going well despite the challenging mortgage market. Some Shared Ownership can become intermediate rent if sales become an issue and this flexibility from Thanet District Council is valued. T&CH said Thanet DC was easy to work with, customers did value a sustainable home.Challenges included;L&G’s withdrawal from MMC so hard to see how MMC will continue at scale and so reasonable costsEPC not as favourable on ASHPs as could be. No EV charging points were provided and people are beginning to expect them on new build homes. Ashley said Thanet have local lettings plan for most sites. They kept Members on board all way through and accepted a 100% affordable scheme. The estate is not really surrounded by other homes, more commercial area. T&CH did lunch and walk around and planners also taken out. It is popular.The delays on reserved matters came from planning with an element of revisiting matters already agreed. Ian explained that these homes are timber frames that are quite air tight so have mechanical extraction and that will address indoor air quality and humidity. Feedback from residents is good and people are warm and comfortable. No formal monitoring has begun. ILKE’s status may be challenging going forward.Mark thanks Ian and Ashley for their presentation and welcomed any other members to present on any developments that provide learning for other members.  | **HM** | Share IS’s presentation on Westwood Acres |
| Delivering the K&M Housing [Strategy](https://www.kenthousinggroup.org.uk/protocols/kent-medway-housing-strategy-2020-2025-a-place-people-want-to-call-home/)  | Deferred to next time |  |  |
| AOB | The next meeting is on 6th NovemberPlease email Mark, Kimba or Helen with any topics for the next meetings.  |  |  |