**Draft KHG Housing Strategy and Enabling Sub Group 22 February 2024 Microsoft Teams Call**

DRAFT

**Present**; Mark James, Thanet and chair; Helen Whitehead, KCC and new vice chair and deputy leader and Cabinet Member for housing at Thanet; Brian Horton, chair of KHG and advisor to SELEP; Liz Crockford, Sevenoaks; Lisa Webb, Medway; Tessa O’Sullivan, RACE; Perry DeSouza, Dover; Samuel Aligbe and Kimba Layton, Folkestone and Hythe; Tobi Phillips and Stuart Clifton, Tunbridge Wells; Becky Walker, Swale; Tim Cooke, Thanet; Louise Leggett, Medway; Gillian Aylett, Tonbridge and Malling; Hayley Bassett, Canterbury; Donna Michael, Ashford; Helen Miller, KHG;

**Apologies received before the meeting:** Sarah Williamson, Dartford; Sue Phipps, Canterbury; Ashley Jackson, Lyn Forster, Thanet; Richard Hall, Canterbury; Sarah Holmes, Gravesham; David Jeffery, Southern Housing; Rachel Collins, Dover;

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| Reference | Notes/Outcome | Who  | Action/Decision |
| Matters arising from November 2023 | HM circulate Rentplus presentation – doneAll send your questions for Rentplus to KLAshford looked at Rentplus for s106 site where there were no RPs who could take on the small number of homes. They were asked for a deed of variation. Planning and Legal felt the product did not meet NPPF standard and Ashford Borough Council took the homes on. Brian there have been similar conversations in Essex and Sussex groups. Rentplus do engage with the developers groups. Organisations will be making decisions on a case by case basis. There may be a place for this kind of service. All look at draft on how to deliver K&M Housing Strategy and send your comments on how to deliver it – comments receivedMJ, KL, LS and ST - Update on sessions with HSEG, planners and developers, |  |  |
| Cross Authority Working in housing planning for the neurodivergent population (HW2 & A2) | Helen Whitehead from KCC talked about cross authority working in planning housing for neurodivergent populations and her presentation will be circulated. Some clients can move into general needs homes and others have care and support needs to be able to move from hospitals to a community setting. She is writing a strategy to address the needs to move people from hospital to homes. This should provide a blueprint for providing suitable homes and should reduce the likelihood of people reaching crisis. She suggests a more integrated approach with the local authorities and providing more social housing for people with a variety of needs to help people to become autonomous. LHA should know about people leaving hospitals more than a year ahead to allow for joint planning. The quality of our housing enables us to access health, education, and other services. The stability of the home is even greater for people with learning difficulties and autism. Properly planned homes can reduce the amount of ongoing support needed. People with sensory needs may benefit from being placed in smaller, mixed communities. Statutory responsibility for health and social care sits with KCC and for housing with LHAs. We need to work together on commissioning and delivering the services needed. Helen wants to take a One Public Estate approach to address the specific needs of vulnerable people. KCC have worked with private providers but can result in a split between accommodation and support. If working with social housing providers the tenants could have a life time home. The clients support needs can change and that can change the packages they need. She would like to talk about the assets KCC has to create social housing with LHAs that includes the needs for neurodivergent people.Across Kent 67 people are in hospital who are ready for discharge. KCC will map this to LA and identify their needs. They need care organised alongside the home and that can be a challenge. Helen is creating a dynamic housing needs assessment which will be completed when a person is admitted to hospital. This will include their local connection. This could help create a planned approach and reduce emergency homelessness applications.Brian, some LHAs have HRA and are building their own homes, but some do not so are reliant on s106 and RPs. It would be useful to have a conversation with Homes England to bring the different agencies together to identify and address needs. Helen has been working alongside NHS disposals and capital grants and not worked with HE much yet. She is working with this cohort now but may be working with other cohorts later so will need to look at creating and funding social housing that works more with social care. Local Letting plans could also support neurodivergent people and those who care for them. Helen would welcome discussing this with housing associationsKCC is still bring land forward via One Public Estate and it may be useful to have a meeting with BH, HW and MJ on this, perhaps focusing on Thanet first.Helen is creating a business model to identify what funds could be saved if organisations worked together. Tessa works on community led housing. This can include co-housing and housing cooperatives. They looked at a project for young autistic people that was affordable. They wanted to look at setting up a co-housing approach. They would have had a low score on a housing register. Lack of funds was the main block. Stuart at TW they have two separate schemes and the provider has difficulties finding referrals for clients. Have a meeting to help create the links between the services and the commissioners. Donna Ashford have a development forum for their housing providers. It would be useful to have this presentation for them. Ashford are working with Coral Living and hope to create a home for people with general needs and neurodivergence. Donna Ashford can also struggle to contact the right person at KCC when they have a vacancy in homes that are designed for specific groups of people. All please liaise with Helen Whitehead when you have a vacancy in specialist accommodation. | HMBHMJDM | Circulate HW’s presentationMake introductions for HW to HEArrange meeting for HW, MJ and BH on thisInvite HW to present on this topic at an Ashford developers forum |
| Delivering the [Kent and Medway Housing Strategy](https://www.kenthousinggroup.org.uk/protocols/kent-medway-housing-strategy-2020-2025-a-place-people-want-to-call-home/) | Defer to next meeting |  |  |
| Update on RACE | Tessa O’Sullivan, they’ve completed surveys and continue with more. They are also taking private commissions for surveys. They are refining the methodology to increase response rates. They are using more supporting data in their reports, including from Kent Homechoice and housing registers. In Sevenoaks the housing allocations team identified the households with a connection to the relevant parish and emailed the link to the survey to them. These are key people to engage in the survey. It would be very helpful if members of this group would speak with their colleagues running the housing register to seek whether they can support in this way. They have a couple of [webpages](https://www.kenthousinggroup.org.uk/race/) on the KHG website. They also want to support communities who wish to create their own housing. Liz the housing register team at Sevenoaks assured her that it was easy to send the link to the relevant households on their register. Their planners are happy to accept this range of data. The RACE is funded to April 2025. The steering group seeks your ideas on how funding can be provided after that date. This is an essential service that we do need to continue. | AllAll | Please liaise with your colleagues who run the housing register to ask if they could send a link to the surveys when needed.Send any ideas on how to fund the RACE service from May 2025 to Liz |
| SELEP and DLUHC  | Brian Horton, SELEP ends on 31st March. LEP functions go to county level and KCC. They are looking into how to transition into a south east housing and development group. [SELEP Future of Local Growth in the South East Event - White Label Event Registration (wlevents.org.uk)](https://wlevents.org.uk/event/selep-future-of-local-growth-in-the-south-east-event/)They are planning for the next roundtable and using the phrase ‘market failure’ to show the difficulties experienced. BH will send the next date out soon. Samuel RPs do not want to take s106. F&H can acquire a limited amount. HE do not fund s106 in Kent and that causes issues around viability. BH we need to use the market failure route to encourage HE and DLUHC to consider funding s106. When LAs take s106 in allows affordable housing but does not give additionality. Becky, Swale is not stock holding so cannot take homes into their HRA. Some RPs would take affordable homes on but want grant. Liz could people share committer papers to show how they will take forward affordable housing not via s106. At Sevenoaks, when a developer can show they’ve tried 3 RPs it can cascade to commuted sums.KCC are still seeking developer contributions on 100% affordable homes which squeezes viability and reduces affordable housing deliver. CIL exempts 100% affordable sites. BH we should engage with senior KCC colleagues, like Claire Pamberi and Tom Marchant on thisLisa Medway have 3 sites where the developers were struggling to get RPs interested and Medway are considering taking them out of s106 to enable them to get grant on it. This is being done by deed of variation. They’ve worked with planning on this and they are pragmatic and solution focused.  | AllBHLC | Share any papers sharing the rationale for affordable housing not via s106Engage with CP and TM on developer contributions on 100% affordable housing sites. Send BH an outline of the issue for him to raise with KCC |
| Planning joint sessions with HSEG, developers and planners | Defer to next meeting |  |  |
| KHG’s events | [Consumer Standards event](https://www.kenthousinggroup.org.uk/events/consumer-standards-event/) 13th March at mhs homes. To book email sharon.irvine@ashford.gov.uk [Conference](https://www.kenthousinggroup.org.uk/khg-conference-2024/) 5th March at Detling Showground. To book visit [KHG Conference 2024 - Kent Housing Group](https://www.kenthousinggroup.org.uk/khg-conference-2024/)  |  |  |
| Seeking a vice chair | Helen Whitehead has volunteered and was welcomed aboard as our vice chair.  |  |  |
| AOB | Dates of 2024 meetings are; 14th May; 22nd Jul; 22nd Oct all 9.30-11.00Please email Mark or Helen with any topics for the next meetings.  |  |  |