

Housing and Development Group (HDG)

(Working Group to SELEP)

Tuesday 17th September 2019

10:30-12:30

Moat Homes, Dartford, Kent

Brian Horton	SELEP – (Deputising as Chair)
Alex Riley	SELEP
Steve Nunn	Moat
Helen McCabe	Chair South Essex Housing Group
Mary Gibbons	CHP
Mark Pullin	KPOG/ Ebbsfleet DC
Mark Curle	Chair Essex Developers Group/ Galliford Try
Alastair Pollock	South Essex Housing Group/Essex Developers Group
Peter Wright	Harlow & Gilston Garden Town
Helen Russell	SELEP
Hannah Wilson	Homes England

1. Introductions and Apologies

Chair welcomed attendees and the following apologies were noted from:

Nick Fenton, Jemma Little, Tina Hinson, Coby Tomlins, Katherine Harvey, Neill Tickle, Julia Wallace, Ian Piper, Sarah Finnegan, Andrew Palmer, Carole Nickelson, Christopher Moore, Frank Klepping, Ian Vipond, Jo Ellis, Jonathan Buckwell, Paul Thomas, Rebecca Smith, Richard Bayley, Tracey Kerly.

2. Review & agree Notes and Action Points of meeting held on 5th March 2019

These were reviewed and agreed as a true record.

The actions were recognised as either complete or in the process of completion.

3. Local Industrial Strategy (LIS) Workshop Session

Key points from the workshop are detailed below:

What are the main opportunities and barriers for new housing development?

- The scale of the opportunity is crucial – around 40-45% of the new garden communities are in the South East LEP geography.
- There is a missed gap in terms of showcasing schemes and having emerging examples to make people aware of what is possible.

- Ebbsfleet is leading on the health on wellbeing element but this is still a challenge to sustainable quality growth.
- Transport is a challenge, particularly with developments near existing communities that rank high on the indices of deprivation. There is a challenge in ensuring people are attracted to the centres of new communities and no go outward to nearby places for education, leisure etc.
- We will need to make the case to government that infrastructure needs to be ahead of development.
- There is an issue around new infrastructure lifting house prices and causing displacement.
- Land pricing is key – ensuring developers do not overpay for land.
- Work with landowners to have sensible conversations around value to bring developments forward.
- FutureProof is an example of a new financial and tenure model to bring developments forward.
- Absorption rate is critical i.e. if the aim is to increase supply you need more developments.
- There is a danger of fewer tier 1 developments and lower productivity which tempers innovation.
- Off-site construction is part of the solution but we need to ensure that we have variety and sense of place in housing typology – not “cookie-cutter” homes.
- Get more SMEs into development – barriers in terms of procurement. Public land can help with this. The affordability of development finance is also a barrier – links to the IConstruct project. A phased development approach can also assist SMEs.

How do we approach the future of living?

- EV and charging points - a question about if this means charge points at houses or not.
- Smart ticketing.

So do we have the skills base needed to deliver?

- We don't have the current skills base. Labour is going to go to the large schemes and we're already losing this to London.
- Making the construction sector more appealing to young people is key.
- There is also a gap in terms of planners, architects and specialist consultants.
- FE is struggling to recruit teaching staff for these subjects.
- Apprenticeship levy underspend – could have a potential ‘ask’ of government in routing this funding back to the LEP to support this type of skills shortage.
- Could there be a partnership arrangement with developers around funding a teaching resource?

What will help attract inward investment?

- We need to better way of describing the opportunity both domestically and internationally – almost develop a brand similar to Northern Powerhouse/Midlands Engine.

How do we help facilitate the future of work?

- Future ways of working will be more flexible, there is scope for the creation of hubs/clusters in these new communities.
- Collaborative working environments.
- Also scope to have provision without tying it to a particular sectoral opportunity.
- There is potential to commission some work to better understand the creation of workspace/curated retail space.

Future Meeting Dates

3 December 2019	10.30am	Moat
25 February 2020	10.30am	Moat
16 June 2020	10.30am	Moat

Rollover Action Log from June 2019 Meeting:

1. The Ashford Council example will be added to the agenda of the next HDG meeting. **(BH)**
Deferred to December meeting.
2. Facilitate a meeting on this with the key contacts connected to Thames Estuary 2100 where there is a shared opportunity. **(BH)**
Outstanding action.
3. Ian Piper to put forward the Ebbsfleet estate management model as an example. **(Ian Piper)**
To be shared when in place.