**Housing and Development Group (HDG)**

**(Working Group to SELEP)**

**Tuesday 3rd December 2019**

**10:30-12:30**

**Moat Homes, Dartford, Kent**

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| Nick Fenton | Chair |
| Brian Horton | SELEP  |
| Alex Riley | SELEP |
| Steve Nunn | Moat  |
| Paul Thomas | SELEP Housing Board Champion |
| Jonathan Buckwell | Chair DES/ DHA Planning |
| Jemma Little | Haven Gateway Partnership |
| Tina Hinson | Colchester BC |
| Helen McCabe | Chair South Essex Housing Group |
| Jo Ellis | TCHG |
| Mark Curle | Chair Essex Developers Group/ Galliford Try |
| Alistair Pollock | South Essex Housing Group/Essex Developers Group |
| Jeremy Potter | Chelmsford City Council |
| Simone |  |
| Duncan |  |

1. **Introductions and Apologies**

Chair thanked those present for attending.

Apologies were noted from Coby Tomlins, Dave Harris, Geoff Pearce, Ian Piper, Ian Vipond, Lee Heley, Mark Pullin, Richard Bayley, Tracey Kerly, Julia Wallace, Rebecca Smith.

1. **Review & agree Notes and Action Points of previous meeting**

**The group agreed that the notes were a fair reflection of the previous meeting.**

Action Points:

* The action relating to Ashford presenting on commercial development will now occur in February.
* There have been a range of meetings and interactions relating to the Thames Estuary action point.
* When Ebbsfleet’s estate management model is ready it will be shared with the group.

It was noted that colleagues from Kent that sit on the Rural Working Group are close to finishing a new Rural Housing Planning Protocol, this will be shared with the group as well as with the Essex and East Sussex Developers Groups.

1. **Review and Update Terms of Reference**

Brian Horton presented an updated version of the Terms of Reference for approval.

The changes were relatively minor, with the initial ambitions remaining the same. Garden communities that are recognised by Government have been added to the membership through an open invite.

It was noted that once the Local Industrial Strategy was signed off the Terms of Reference will be revisited.

**The group approved the updated Terms of Reference.**

1. **I-Construct/ FutureProof**

Jemma Little updated the group on the progress of the I-Construct and Future Proof projects.

I-Construct

This is an ERDF funded project focussed on promoting innovation in the construction industry. It covers the entire SELEP area and primarily focuses on SMEs.

The project is currently in the final contract stage with MHCLG and they hope to do a formal launch in the spring of 2020.

FutureProof

A proof of concept report was recently completed, and the proposed model of flexible finance was found to be sound.

There is currently a bid in to Innovate UK which relate to the legal structure and securing an investor for the development. The next phase of the project will be looking for a pilot site. Match funding of 30% is also being sourced.

The next stage is promoting the model and securing further investment.

1. **Local Industrial Strategy**

Alex Riley delivered a presentation to the group on the current approach to the Industrial Strategy.

**Action: This presentation has been shared with the group and any comments/feedback are welcome, please send this to Alex Riley.**

The group made the following comments:

* Research funding should be mission-focused and R&D spend could be thought about more strategically under the current themes of the LIS e.g. garden communities.
* There should be more emphasis on innovation at a strategic level e.g. approaches to contracting, business models, approach relating to the Construction Sector Deal.
* There should be a Risk Strategy and Exit Strategy as part of the Implementation Plan.
* More clarity is required on the LEP approach to skills and how this could be more coordinated across levels.
* This is an opportunity to showcase how we can innovate in construction leadership.
* Affordable housing within inclusive and sustainable communities should be a central pillar of the Building Communities for the Future strategic opportunity.
1. **Housing Delivery Test (Essex Approach)**

Jeremy Potter provided the group with a presentation on the current approach from Essex to the Housing Delivery Test.

It was noted that MHCLG are seeking a ‘strategic proposition’ with areas to avoid situations where local authorities end up with the presumption of further development.

There is an issue around land supply in the greenbelt and how local authorities are incentivised in this area. There should also be further guidance in terms of high-density urban development and quality, with the air quality question linking to this.

There is awareness that Kent is doing similar work and there have been discussions about potentially pulling the Essex and Kent work together with a wider ask. It was also suggested that this scope be widened to East Sussex.

It was suggested that if a methodology has been established the other counties could follow the same approach.

Live table of housing delivery should be available in early 2020.

It was suggested that Essex, Kent and East Sussex join up through the developers and planning groups. Noting that a joined-up narrative across this scale would have more purchase with central government.

**Action: Jonathan Buckwell will send over the work to date that has taken place at East Sussex on this point.**

1. **Open Forum on Developers Issues**

Brian noted that Homes England were not present at the meeting due to the election period. Post-election the group will re-engage with them.

It was noted that the Conservative Manifesto commitment around a ‘Right to Shared Ownership’ has issues with both legal and transactional costs. There is concern from the sector about lenders approach to this type of tenure.

Work is progressing on the Kent & Medway Planning Protocol. This will be shared with all partners when ready.

Natural England have noted the increased phosphate levels in the water system in North Kent which has impacted development.

Brian noted a recent conversation with Adam Brian, CEO of SELEP, noting that they are excited with progress to date on the Local Industrial Strategy. The aim remains to have this agreed with government by the end of March 2020.

**Actions:**

* **The group will send any feedback on the Local Industrial Strategy presentation to Alex Riley (ALL)**
* **Jonathan Buckwell will send over the work to date relating to the Housing Delivery Test that has taken place in East Sussex. (Jonathan Buckwell)**
* **The Kent Rural Housing Planning Protocol will be shared with the group when ready (Brian Horton)**
* **Ebbsfleet’s Estate Management Model will be shared with the group when ready (Ian Piper)**