**Housing and Development Group (HDG)**

**(Working Group to SELEP)**

**1st November 2022**

1. **SELEP Update**

Alex Riley updated the group on data and intelligence reports provided on the SELEP website Strategy Network Hub.

The group were also reminded that SELEP recently hosted its annual conference and AGM and a recording of the event is available to view on the website.

1. **DLUHC/HE Engagement Update**

Brian noted the fast-moving external environment at the moment with the group looking to understand the departmental priorities and how much the levelling up agenda will reassert itself.

It was noted that the 300k homes target was being talked about again but recent concern around confidence and uncertainty in the market will impact decision making and activity levels.

1. **Open Forum**

Mark updated the group that confidence remains the critical issue and it is beginning to impact sales with more RPs continuing contracted work but not looking to start anything else at this time. Labour and materials shortages also remain.

Jonathan concurred with this assessment and also made the point the commercial sector concerns regarding energy costs is also having an impact on day-to-day operations. The planning system is working but it is still very slow.

Simon noted that planning fees have gone up every four years and it has been five since the last increase, with a real reduction in local authority resources in the interim. Julia noted that statutory agencies were also slowing things up.

1. **Phosphates & Nitrates**

Nick updated the group that progress has been made but Southern Water have not yet reacted to this. Ashford is currently projecting that it will be in a position to give planning permissions by the end of this year.

Action: Provide shared learning from Otterpool Park on how the phosphates and nitrates issue was

1. **Stewardship and Estate Charging**

Questions were being sought for the New Homes Ombudsman on stewardship and estate charging concerns. The group does not want to duplicate any work and is working closely with HE and the TCPA.

1. **AOB**

Meeting closed.