

## ESSEX DEVELOPERS GROUP / SOUTH ESSEX HOUSING GROUP

Meeting held Thursday 12 December 2019  
Swan Nu Living

### Attendance:

Mark Curle (Chair - EDG)	-	Henderson Curle
Rob Charnock	-	Higgins Construction
Tim Chilvers	-	Anderson Group
Phil Murton	-	Iceni / Colne Housing
Sam Hollingworth	-	Strutt & Parker / BNP Paribas
Luke Riley	-	Swan
Phil Church	-	Peabody
Keith Carter	-	Estuary
Alice Patchett	-	Sanctuary
John Grisley / David Randerson	-	Castle Point BC
Trevor Burns	-	Basildon BC
Tina Dodd / Christine Lyons	-	Basildon BC
Emma George / Jody Bulman	-	Rentplus
Tony Battle / Graham Cox	-	Kind & Company
Lee Heley / Rod Cullen	-	Essex County Council
Alethea Evans / Lisa Bone	-	Essex County Council
Helen McCabe / Ryan Farmer	-	Thurrock Council
Brian Horton	-	SELEP
Paul Thomas	-	SELEP
Kevin Steptoe	-	Epping Forest BC
Caroline Reynolds	-	SECTA / Southend BC
Alastair Pollock	-	EDG / SEHG

1. Apologies	ACTIONS
James Firth - Strutt & Parker	
Jon Wilson / Leigh Norris - Essex Fire & Police Collaboration	
Rob Moore / Nhi Huynh-ma - Homes England	
Richard Bayley - NEGC	
Gwyn Owen / Daniel Taylor - Essex Housing / Essex CC	
Carl Glossop - Countryside Properties	
Steven Kay / Ruth Neave - Birketts LLP	
Michael Jenner - Croudace Homes	
Lee Melin - Hill	
Alex Harrison - Countryside Properties	
Tracey Walker - Legal & General AH	
Daniel Joyce / Lucy Johnston - Close Brothers Property Finance	
Anna Plucknett - Moat	
Sara Thakkar - Colne Housing	
Ian Butt - ASELA / Castle Point BC	
Tina Hinson - Colchester BC	
Mo Slade - Basildon BC	
Louisa Moss - Rochford DC	
<b>Welcome, Introductions and Actions from 24 September and 1 October housing group meetings.</b>	
To be noted:	

	<ul style="list-style-type: none"> <li>• AP provided an update on the re-appointment of the EDG Chair, confirming that as no formal expression of interest had been received following the mailing of the October minutes, partners were asked to agree to the re-appointment of Mark Curle (this was agreed unanimously by the Group).</li> <li>• Two new members have recently been endorsed by the Housing Chairs Group: Kind &amp; Company and Emergency Services Collaboration Group. Contact details are now on the Housing Essex Website <a href="https://www.housingessex.org/members-directory/">https://www.housingessex.org/members-directory/</a></li> <li>• Notting Hill Genesis were not renewing their membership.</li> </ul> <p><b>Action:</b> Further details about the new members will be circulated with the minutes.</p> <p>All other action items either completed or on the agenda.</p>	AP
2.	<p><b>Skills update – Caroline Reynolds, SECTA Construction Academies</b></p> <p>CR spoke about how SECTA is working across south Essex to support training and recruitment in the construction industry and its supply chain. The project was awarded £970k in December 2018 to support 650 clients by the 31st March 2020.</p> <p>Working through three hubs, based in Southend, Basildon and Thurrock, SECTA offers a range of training and other opportunities to construction companies often supporting their social value / inclusivity targets (e.g. women, apprentices, etc.)</p> <p>To date SECTA has registered over 800 trainees with 115 already in employment and over 150 looking for employment in the industry.</p> <p>The current project runs until 31st March 2020, closing 30th June 2020. Southend-on-Sea BC is currently investigating other funding options to continue the project post-June 2020.</p> <p>Partners are encouraged to get involved with the project by for example advertising any vacant roles through the programme, promoting opportunities to sub-contractors, seeking specific training.</p> <p><b>Q &amp; A:</b></p> <p>EDG will help chase up those who are not represented on SECTA.</p> <p>Women in construction cohort groups, has been working well.</p> <p>It was important to share information with sub-contractors.</p> <p>Partners were asked to lend their support by directly contacting the project lead to make the case for future funding beyond March 2020.</p> <p><b>Action:</b> Paper to be circulated with the minutes with further details on how to support the project and key contacts.</p>	AP

<p>3.</p>	<p><b>Harlow and Gilston Park Garden Town – Kevin Steptoe, Epping Forest BC</b></p> <p>KS role is to support collaborating authorities involved in the Harlow and Gilston Park Garden Town programme.</p> <p>This encompasses the following Garden Town Authorities: Harlow District Council, Epping Forest District Council, East Herts District Council, Essex County Council &amp; Hertfordshire County Council.</p> <p>17,000 new homes planned up to 2033, with a further 7,000 in the Gilston area beyond 2033. An overall planned total of 24,000 new homes.</p> <p>Programme incorporates garden community principles and garden town drivers. £400m Public Health scheme looking to re-locate into the area. Recognising importance of good quality housing and improving existing stock, particularly the impact that this has on health. CPO being used to acquire land for strategic infrastructure to support development.</p> <p>The programme grew out of the Local plan work, supporting evidence base and Duty to Cooperate requirements.</p> <p>Garden town board set up with a newly appointed Independent Chair. Co-located team also in operation, and a review panel to oversee vision and design guide. Bids including HIF are in with Government to support infrastructure. New junction 7a on M11 already agreed.</p> <p>Transport strategy supports modal shift, by for example incorporating dedicated space for public transport.</p> <p>Key timeline and build out trajectory included in presentation.</p> <p><b>Q &amp; A:</b></p> <ul style="list-style-type: none"> <li>• Stewardship - how would this be funded, could be raised through endowment funding from developers / commercial bodies and residential charges to sustain the programme over the medium long term. It was important to recognise challenges of ensuring continuity when individual move on, one option is to pay for officers to oversee and make it work.</li> <li>• Tenure - would ensure housing is tenure compliant at 40% affordable homes, need to work out mix in terms of rent and shared ownership.</li> <li>• Commuting rates - are balanced in terms of those travelling in and out of Harlow, but the wages provided locally are lower.</li> <li>• Places for People - is the majority land owner, keen to have long term interest in Harlow and Gilston Park Garden Town.</li> </ul> <p>Infrastructure - important to join up impact of Lower Thames Crossing, Bradwell B, ASELA 2050 vision and other Garden Communities. This would help improve the big asks to Government. SELEP could have a role to play here in terms of joining all the pieces together.</p> <p><b><u>Action:</u> Presentation to be circulated with the minutes.</b></p>	<p><b>AP</b></p>
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<p>4.</p>	<p><b>South Essex Joint Strategic Plan</b></p> <p>In IB's absence LH reported on 3 key work streams as follows:</p> <ul style="list-style-type: none"> <li>• Connectivity - with focus on how and why people, goods and data move across south Essex and into and out of the area and how will movement change given issues such as climate change and increased productivity and what does that change mean for infrastructure.</li> <li>• Productivity - how do we increase productivity of businesses, the public sector to meet new demands and build rates. Increasing productivity = increase tax revenues is a key driver. But key focus on data, skills and training, work hubs and the role of town centres etc. Pertinent to the housing sector is training the trainers, retention, and generally uplifting the construction workers and supply chain across all housing sectors and size of house builder.</li> <li>• Joint Strategic Plan - soft engagement likely to start in new year. Includes housing sector. Issues and options to be discussed fully in the summer leading to an end of year preferred options spatial strategy. Key issue - how do we accommodate 147,000 homes by 2050 which in context is a city the size of Coventry. But not just homes but jobs and not just B Class jobs, but those which maintain our communities - SMEs, public sector and service industry - timely infrastructure delivery and ensuring we have the workforce.</li> </ul> <p><b>Q &amp; A</b></p> <p>The need to provide housing for key workers particularly in the health sector was discussed, important to work with for example Public Health England to help support accommodation needs of such workers.</p> <p><b><u>Actions:</u> A further report back was requested for the next meeting.</b></p>	<p>AP/IB</p>
<p>5.</p>	<p><b>Place Marketing, Lisa Bone, Essex CC</b></p> <p>LB talked about the importance of Place Marketing. Marketing Essex is a new proposition, more strategic it will develop a brand or 'sense of place' for Essex and seeks to include promotion to investors, businesses, etc to attract people to Essex. Shift the focus from tourism to place marketing. Not a new concept; being done up and down the country. Involves mapping key opportunities, bringing key stakeholders together to create a story and narrative and challenge mis-conceptions.</p> <p>Emerging themes include: quality of life, sustainability / green agenda, relationship with London, mixed economy and building sustainable communities.</p> <p>To date, a stakeholder dinner hosted by Cllr Finch and Gavin Jones has successfully taken place and a new "This is Essex" campaign launched. Calendar created to promote Essex, being distributed at stations, also producing a film.</p> <p>Next steps are to set up a network for collaboration, undertake research and mapping and establish a vision for the county.</p>	

	<p>Number of benefits for partners including: To help develop the narrative of Essex and provide a strategic direction in the vision for the future and that you can use. The ability to communicate about your businesses to a much wider audience. Promotion will include marketing campaigns and networking events.</p> <p><b>Q &amp; A</b></p> <ul style="list-style-type: none"> <li>• Important to include existing marketing and place making initiatives being undertaken by LAs and other partners. Agreed that there would be no “re-inventing of the wheel”, purpose was to build on existing promotional activity.</li> <li>• Diversity across Essex was recognised as both challenging and important to incorporate in any future Essex wide place marketing. So too was the inclusion and promotion of garden communities as they are developed.</li> </ul> <p><b>Action: Presentation to be circulated with the minutes.</b></p>	<p><b>AP</b></p>
<p><b>6. Essex updates</b></p>	<p><b>Local Industrial Strategy – BH</b>  BH commented that further to a series of workshop sessions the SELEP Local Industrial Strategy was being drafted for submission by Christmas for co-designing stage with Government before publication March 2020.</p> <p>The plan will set out the long-term ambitions for the South East based on clear evidence and aligned to the National Industrial Strategy. It will help inform nation policy and impact of the UK Shared Prosperity Fund.</p> <p><b>Housing Delivery Test – AE</b>  AE provided an update on the Housing Delivery Test saying how the Essex Planning Officers Group (EPOA) had set up a group to look at unintended consequences of the Housing Delivery Test (HDT). Anticipating next report from Government shortly, after the Elections.</p> <p>Sub group has met with MHCLG and challenged some of the figures. Objective is to fine tune the projections for Essex and make the case to Government for a strategic deal across a wider area. Linking up with Kent also East Sussex is being encouraged. Keen to agree some freedoms and flexibility, also looking at barriers to delivery. It was agreed to retain HDT on the agenda for future consideration.</p> <p><b>Landlords Forum – AP</b>  AP reported that over 70 landlords attended the recent event which was run jointly between the SEHG and the National Landlords Association with support from Birketts.</p> <p>The event covered the key legal responsibilities of being a landlord, the impact of Brexit on mortgage finance along with investment strategies that landlords could follow to improve their portfolios and recent Government consultations and new legislative affecting for example S21 Evictions, the Tenant Fees Act and the Rogue Landlords Database.</p>	

	<p>A new initiative known as “Ready to Rent” was also launched by Local Authorities to help landlords comply with new and changing legislation to ensure their properties are safe for tenants. The offer includes inspections, advice / support and Ready to Rent Certification valid for three years.</p>													
7.	<p><b>Housing Market: Round table discussion on developers’ issues</b></p> <p>AP referred to two initiatives being developed through the Chairs’ Group:</p> <p>A proposal to fund a seminar in late February / early March on housing delivery and related issues, draft agenda, venue and date to be circulated early in the New Year - The Group agreed to support this.</p> <p>Providing part funding to support the local authority commissioning of further housing stock condition modelling work which would provide invaluable information about the state of the existing housing stock in local authority areas of Essex covering all stock (public and private). The Group agreed to support this initiative with further details being developed via the Chairs’ Group with a further report back.</p> <p>A request was made to partners for any other small-scale initiative that might be funded through the group.</p> <p><b>Action: A report back on both initiatives to be made in the New Year. Any other funding ideas to be emailed to AP for consideration by the Chairs’ Group.</b></p>	AP/ALL												
8.	<p><b>Date / venue / guest speakers / topics for next meeting (31 March)</b></p> <p>EDG members invited to suggest future agenda items for consideration by the Chairs group. These should be emailed to AP in the first instance.</p> <p>Importance of SME - Kind &amp; Co, will be 75 years in existence next year, opportunities exist to develop small sites. Good record of service delivery and acting quickly, getting things done. Recently developed a highly sustainable scheme, tenure blind, that would be carbon neutral, affordable; supporting the local economy and fuel poverty.</p>													
9.	<p><b>Date of Next Meeting</b></p> <p>SEHG - 11 February, 2.00pm at Southend BC offices, Civic Centre, Victoria Avenue, Essex, SS2 6ER.  EDG - 31 March, 13.30 at Higgins Construction, One Langston Rd, Loughton IG10 3SD, diary invites to be sent.</p> <table border="1"> <thead> <tr> <th></th> <th>Date</th> <th>Year</th> <th>Venue</th> </tr> </thead> <tbody> <tr> <td>EDG</td> <td>23 June</td> <td>2020</td> <td>CHP, Chelmsford</td> </tr> <tr> <td>SEHG</td> <td>28 April</td> <td>2020</td> <td>Moat, Dartford</td> </tr> </tbody> </table> <p>Partners who are hosting meetings were reminded to book the necessary meeting rooms.</p>		Date	Year	Venue	EDG	23 June	2020	CHP, Chelmsford	SEHG	28 April	2020	Moat, Dartford	
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