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LOCAL ENTERPRISE
PARTNERSHIP

Board – 21 October 2022

Housing & Development



Brian Horton
SELEP - Strategic Housing Advisor

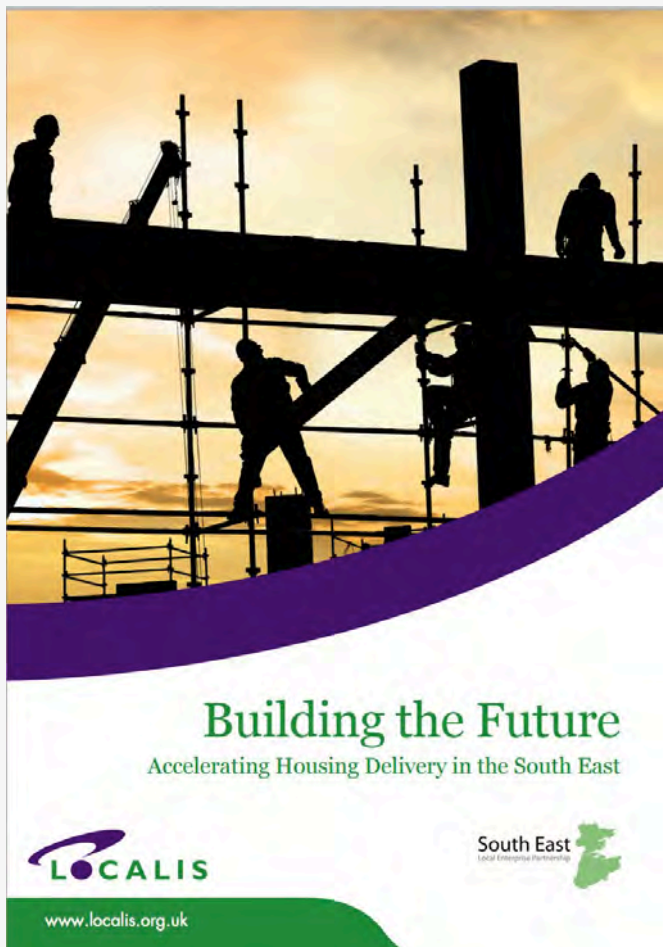




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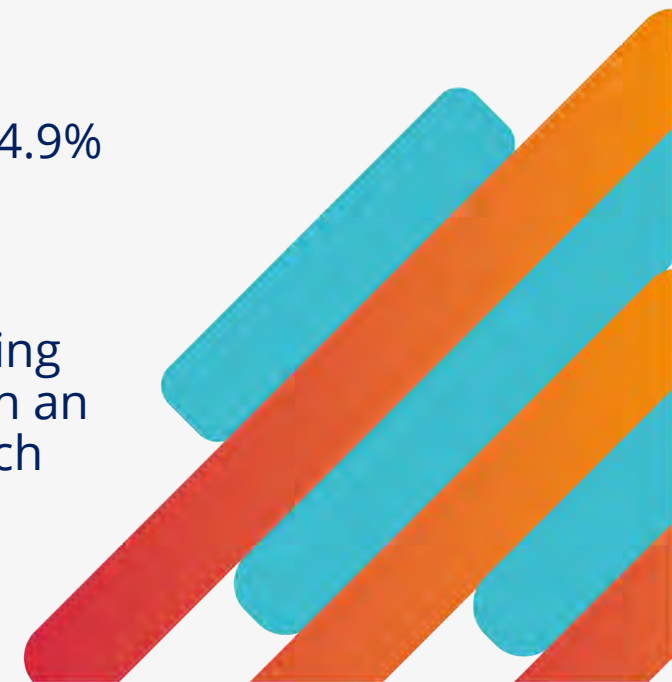
Accelerating Housing Delivery in the South East

- From its inception SELEP in the SEP established an ambition to **accelerate housing delivery**.
- In July 2014, SELEP published '**Building the Future**' its wider Growth Deal ambitions in a joint publication with localist think tank Localis launched by Lord Heseltine.
- SELEP has invested in infrastructure and in using **soft influence** to promote a permissive environment for good growth.



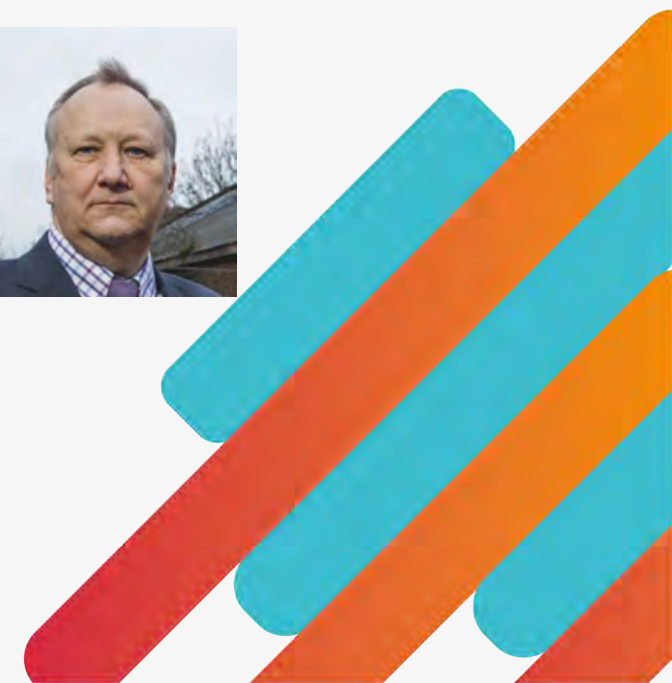
Accelerated Delivery: Housing and Good Growth

- The SEP set an objective of delivering **100,000 new homes by March 2021**. A 50% acceleration in the rate of delivery.
- SELEP is proud to confirm that this target has been exceeded, with the final delivery being **110,100 net new homes** completed over the life of the plan.
- This is expected to have generated over **340,000 jobs**.
- Despite a difficult year in 2020/21, housing delivery across SELEP contracted by 4.9% compared to a national contraction of 10.8%.
- Housing delivery across SELEP remains strong with the highest number of housing starts and housing completions nationally for a LEP area outside of London, with an average annual of nearly 17,000 new homes delivered in the three years to March 2021, which was a 7.2% share of England's new housing. (Source: DLUHC, net additional dwellings, 25 November 2021.)



Housing and Development Working Group (HDG)(1)

- The **HDG** is a business led forum and is uniquely placed in the SE to promote opportunities to boost **housing** and **commercial development**.
- SELEP supported the existing developer group and pioneered the introduction of new groups, widening the opportunity for joint working with business through new **Developer forums** in **East Sussex** and **Essex** (based on the successful **Kent Housing and Development Group**).
- The Chairs now meet each other regularly, facilitated by SELEP, to exchange ideas and information and share best practice, through the **HDG** and informal Chairs meetings.
- SELEP support agenda planning for **DES**, **KHDG** and **EDG**, and follow up actions from the increased number of virtual and hybrid meetings post-C19.





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SELEP HDG

Membership:

Chair: Nick Fenton – KHDG

Vice Chair: Mark Curle – EDG

KHDG – Kent Housing and Development Group

EDG – Essex Developers' Group

DES – Developers East Sussex

KHG – Kent Housing Group

EHOH – Essex Housing Officers Group

ESHOG – East Sussex Housing Officers Group

EHOH – Essex Housing Officers Group

SEHG – South Essex Housing Group

EPOA – Essex Planning Officers Association

KCP – Kent Chief Planners

ESPOG – East Sussex Planning Officers' Group

NHF – National Housing Federation

DLUHC – Department Levelling Up Housing and Communities

Homes England

LTC – Lower Thames Crossing

SELEP Garden Communities in the DLUHC Programme

SELEP Board Champion – Liz Gibney

(Open Invite to SELEP Chair, Vice Chairs, Chief Executive and previous Board Champion/s)

Secretariat:

SELEP – Brian Horton / SELEP – Alex Riley

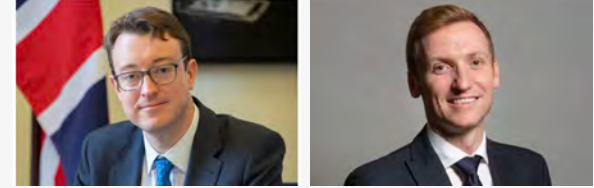




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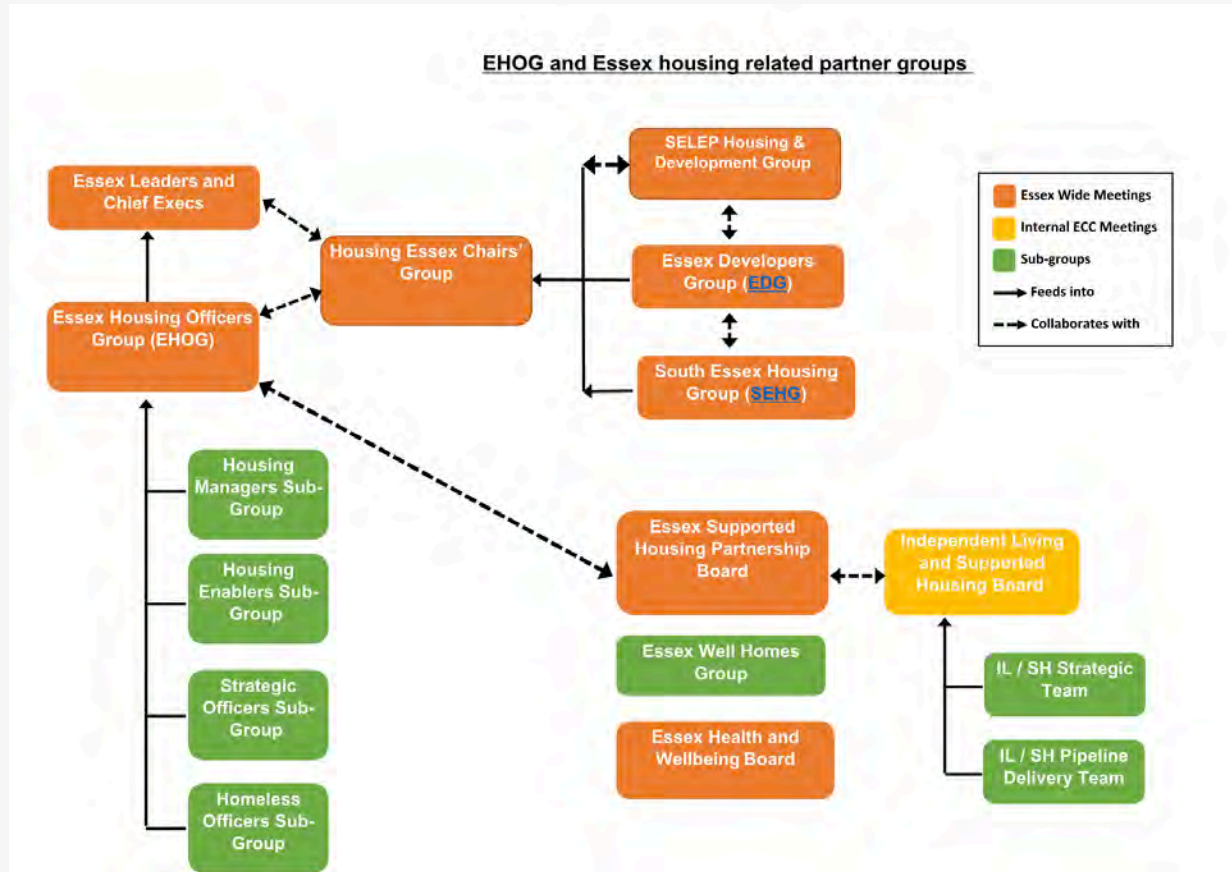
Housing and Development Working Group (HDG)(2)

- SELEP supported sectoral contribution to county-level post C19 recovery actions.
- We used this platform of collaborative working to get and maintain the attention of Government, with an **ongoing C19 engagement** with MHCLG now **DLUHC** and **Homes England** - SoS (Robert Jenrick) and Minister of State (Chris Pincher) and the **APPG for SME Housebuilders**. We were working on Michael Gove and Stuart Andrew (**Greg Clark** and **Marcus Jones**) – now **Simon Clarke** and **Lee Rowley**.
- **SELEP convene** and supports the **agenda planning** to help guide the monthly **DLUHC/Homes England** Housing and Development SELEP area market intelligence virtual meetings.





Thought Leadership and Representation?



- Providing a conduit for regular feedback and briefings to Kent Housing Group, Essex Housing Officers Group, South Essex Housing Group and East Sussex Housing Officers Group on the external policy environment and market intelligence, we also update on the DLUHC/Homes England engagement.





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Thought Leadership - The New Different?



- Working with SELEP colleagues on understanding what the new different means for the housing and commercial sectors, communities and working on an ongoing thought leadership position based on this work, our Garden Communities as exemplars and the '15 Minute City' concept.



The Garden Communities (GC) LEP

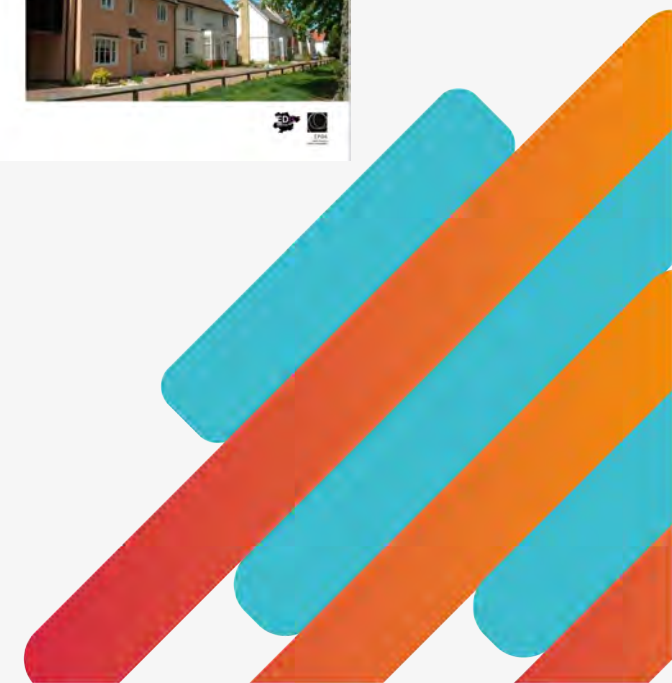


- The SELEP operating area is leading the country in delivering the government's GC programme, with **9 of 43** Garden Towns and Villages supported by DLUHC planned for the area.
- Plus Ebbsfleet Garden City.
- SELEP works closely with its GC's through its Housing and Development Group and our **Major Projects Group (MPG)**, which comes together to understand collective labour demand, the skills and employment development needed to address existing construction skills deficits and to meet future demand including sustainable construction.
- The MPG brings together our GC's with other major projects to collectively to ensure that we maximise the benefits across the major infrastructure projects in our area, and have the necessary skills and supply chain to deliver.
- £15 million funding for 2022-2023 to support delivery of thousands of new homes in 'beautiful, green garden communities across England'.
- **£3,259,000 of the £15m to SELEP area GC's - >20% of the national allocation.**
- Part of a £69 million programme to deliver up to 16,000 homes per year from 2025, creating almost 200,000 jobs and boosting the economy.
- Builds on the government's plans to level up the country, regenerate underused land and bring forward beautiful new developments.
- **Building Garden Communities Conference - 24 May 2022 and 26 April 2023.**



County Level Planning Protocols...

- Council planners and developers can often seem at odds when it comes to the planning system, particularly in meeting the housing shortage.
- However, across Kent, Essex and East Sussex, the Developers, Local Authorities and the LEP have come together to draw up a shared commitment to boost housing and jobs growth through improved performance and joint working.
- Chief planners and developers have engaged with Council Leaders and Chief Executives with a shared narrative about the issues they both face and potential solutions, which make it an attractive option.
- We are now promoting further development and implementation of the Protocol's to reflect priorities of Levelling Up and Growth.





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Housing Revenue Account - HRA Debt Cap

- SELEP advocated for and with our district council partners for a relaxation of the HRA debt cap.
- The SELEP HDG in partnership with Ashford Borough Council and the Kent Housing Group enabled private off the record briefings to then MHCLG officials on the benefits of relaxing borrowing controls.
- On 29 October 2018, the government confirmed that the HRA debt cap would be removed with immediate effect.
- Savills have estimated that removal of the cap could see 100,000 additional council homes delivered.

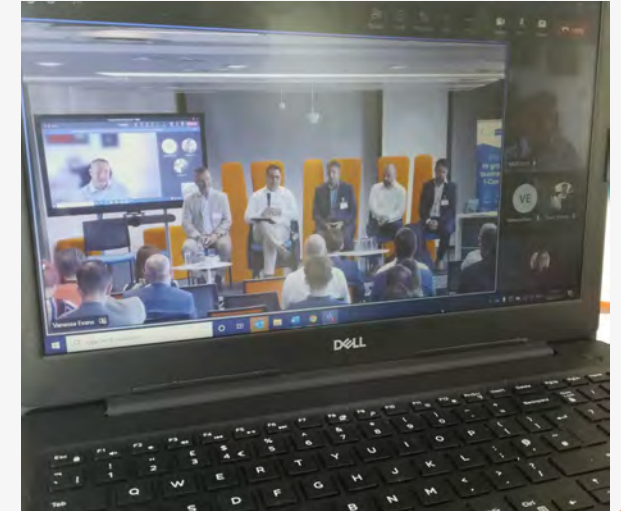




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- The LEP is also working with partners including Haven Gateway on **I-Construct**, a business-led project launched in 2020, to drive change in the construction industry to bring innovative new approaches to the sector, tackle the **skills shortage** it is experiencing, promote the benefits of **new offsite methods of construction** and **encourage smaller builders to grow their housing output**.
- The Housing & Development Working Group accepted an invitation from I-Construct to act as its stakeholder consultative forum.

I-Construct



SELEP Strategic Housing Advisor 2021/2022 (1)

- Worked with the SELEP lead Board Champion, Chair of the SELEP HDG and other colleagues from the SELEP team to maintain a regular conversation with business leaders on market conditions, **identify barriers to delivery** and assist in the **identification of solutions** in the housing and commercial development sectors.
- Provided a **SELEP single point of contact** for DLUHC, Homes England, Local Authority and business on **Housing and Development issues**.
- Gathered **market intelligence** on Housing and Development to feed into the regular engagement meetings with **DHLUC/Homes England** and provided feedback and support to facilitate the sharing of **best practice** and learning across the network of housing and development partnership forums.
- **Advised** and **supported** the Chairs and secretariat for **DES, KHDG** and **EDG** in agenda planning, priority setting and follow up actions from the increased frequency of the now largely virtual and hybrid meetings.



SELEP Strategic Housing Advisor 2021/2022 (2)

- Acted as SELEP client for the **Garden Communities Events and Conference** with White Label in partnership with KHDG and EDG.
- Provided **SELEP HDG representation** and supported work across the **SELEP working groups** with crosscutting work themes to the SELEP HDG including Coastal, Rural, Clean Growth and Major Projects Group.
- Represented SELEP and contributed to the work of the **SME Housebuilder All Party Parliamentary Group (APPG)**.
- Chaired and facilitated roundtable **thought leadership** events with business, local and national politicians and thought leaders.
- Supported the Chair of the **SELEP HDG** in agenda planning, preparation and follow up actions for the more frequent cycle of virtual meetings.



Potential focus 2022/2023?

- Continue to **support the strategic housing and development** agenda.
- Influence the national policy agenda through direct engagement with government, supported by **business insights, robust data and market intelligence**.
- Participate in and inform the debate on key policy areas such as **Growth Plan 2022 – Investment Zones and Levelling Up** and the most significant challenges/opportunities identified by our **network** at a SELEP area level.
- Continued focus on **advocacy and levelling up** for **SME's**.
- Continued focus on resourcing of planning and convening planners and developers for briefings with DLUHC to **support plan led good growth**.
- HDG to continue to convene local partners to support the **SELEP Delivery Plan** and Economic Recovery and Renewal Plan, including in particular: Strategic Priority 3: **Communities for the Future** (e.g. Garden Communities, thought leadership/the new different etc.)
- Work collaboratively across the expanding **SELEP Strategy Network** to support a cross cutting approach including coastal communities, creative high streets, clean growth, rural and the work of our Major Projects Group.





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