



MINUTES OF PREVIOUS MEETINGS 27.1.17 AND 1.12.16

NB: Minutes of December 2016 Executive are being taken at this meeting following the decision to replace SEEC's March 2017 Executive by an open forum Q&A session with Housing Minister Gavin Barwell on the 'Fixing our broken housing market' white paper.

PART A: MINUTES OF THE SEEC ALL-MEMBER MEETING

Friday 27 January 2017, Church House Conference Centre, Deans Yard, Westminster, London SW1.

- 1. Welcome, apologies, declarations of substitutes and declarations of interest**
 - 1.1 Nicolas Heslop welcomed members and explained that this SEEC business section of the meeting had been shortened to allow more time for a housing & infrastructure workshop scheduled for 11am. Apologies and substitutes are attached. There were no declarations of interest.
 - 2. Minutes of SEEC AGM, 30 June 2016 and matters not arising elsewhere on the agenda**
 - 2.1 The minutes of the last all-member meeting were agreed as a true and accurate record.
 - 3. SEEC response to DCLG's Housing White Paper and barriers to delivery/ Funding proposals to bridge the South East infrastructure gap: Next steps**
 - 3.1 Nicolas Heslop explained SEEC representatives had met Housing Minister Gavin Barwell MP on 19 January, along with Wider South East partners including London Deputy Mayor Jules Pipe and East of England LGA leaders. Feedback from the meeting highlighted that the Housing White Paper was expected in early February and would include an emphasis on councils having local plans in place, acknowledgment of the problem of unimplemented planning permissions - as raised by SEEC - and would contain challenges for both local authorities and developers. The failure of CIL to provide enough infrastructure funding and the powers councils need to enforce developer S106 contributions were also discussed. A follow up joint letter will be sent to the Minister with further details on barriers to delivery. SEEC had also launched its Unlock the Blockers [report](#) with recommendations to Government to tackle housing and infrastructure needs in the South East. The SEEC-LGA Housing event following the All-Member meeting will look at these issues further.
 - 3.2 Discussing priorities for responding to the housing white paper once it is published, members raised points including:
 - Potential for planning delivery agreements which impose deadlines for delivery and penalties such as council tax or inviting in other developers if deadlines are missed. Care would be needed as Ministers want to avoid deterring developers from coming through with new applications.
 - CIL allocations not going far enough to support local infrastructure needs.
 - Ensuring developers don't overpay on sites, to guarantee they can deliver the affordable housing quota on a development.
 - The need to gather contributions for affordable housing from small sites and office conversions.
 - Housing companies being an alternative way of councils driving housing delivery themselves.
 - Fast tracking compulsory purchase orders for sites that aren't delivering.
 - Local Housing Allowance (LHA) doesn't work for many residents as social rents at 80% of LHA are not affordable due to the high costs associated with the South East.
 - Stock holding authorities could lose half their homes unless Government changes its policy re right to buy and stops forced sale of high value council-owned homes.
 - Key workers unable to buy in high cost areas could create a future crisis in skills provision.
 - Strategic development of large sites - split into plots to allow SMEs to access the market, increase competition and speed up delivery.
 - The need for stability in the planning system to let all get on and deliver.
- ACTION 1: SEEC to respond to the Housing White Paper once published, building on Unlock the Housing Blockers recommendations and other points raised at the SEEC-LGA Housing event**
- ACTION 2: Circulate a link to SEEC's Unlock the Housing Blockers [report](#)**
- ACTION 3: Circulate a [copy](#) of the Wider South East letter sent to Gavin Barwell MP following January's meeting**

4. Latest SEEC activity report & updates

4.1 Nicolas Heslop summarised SEEC's recent work:

- The draft Data Dashboard was highlighted as an informative piece of work, providing evidence to help members make the South East's case to Government and other decision makers. Member views on the latest draft were invited, before it is sent to Ministers.
- SEEC Members met Louise Ellman MP, Chair of the Transport Select Committee to suggest the committee hold an inquiry on investment needed to support the UK's global transport gateways, including those in the South East and Heathrow. A written proposal has now been sent.
- The 2016 Wider South East summit on 9 December had over 100 delegates in attendance. Clear messages were sent to the Mayor on existing pressures in the South East, need for effective engagement in shaping the new London Plan/any implications for the South East, and calls for the Mayor to review his approach to blanket protection of London's Greenbelt if he cannot meet London's housing needs in its boundaries through intensification/other actions.

ACTION 4: Members to send draft Data Dashboard comments to Nick Woolfenden by 10 February. Circulate a link to the [final dashboard](#) once published

ACTION 5: Circulate the [proposal](#) sent to Louise Ellman MP

ACTION 6: Circulate notes of the Wider South East Summit

5. Any Other Business

5.1 Chairman reminded members the SEEC-LGA housing and infrastructure workshop event followed at 11am, with over 90 leaders and senior officers registered to attend.

6. Confirmed forward meeting dates:

- 23 June 2017 – SEEC AGM and All-Member meeting
- 13 October 2017 – SEEC Executive
- 24 November 2017 – Wider South East Summit
- 1 December 2017 – SEEC Executive

The meeting closed at 10.45

Signed:

Nicolas Heslop, Chairman

SEEC ALL-MEMBER MEETING 27 JANUARY 2017: ATTENDANCE LIST

Name	Organisation	Signature / Apologies / Substitute
Gillian Brown	Arun District Council	Yes
Gerry Clarkson	Ashford Borough Council	Apologies
Carole Paternoster	Aylesbury Vale District Council	Yes
Clive Sanders	Basingstoke & Deane Borough Council	Apologies
Paul Bettison OBE	Bracknell Forest Council	Apologies
Simon Cook	Canterbury City Council	Apologies
Barry Wood	Cherwell District Council	Apologies
Myles Cullen	Chichester District Council	Yes
Isobel Darby	Chiltern District Council	Apologies
Jeremy Kite MBE	Dartford Borough Council	Apologies
Paul Watkins	Dover District Council	Yes
Angela Glass	East Hampshire District Council	Yes
Gill Mattock	Eastbourne Borough Council	Apologies
Keith House	Eastleigh Borough Council	Apologies
Stuart Selleck	Elmbridge Borough Council	Apologies
Clive Woodbridge	Epsom & Ewell Borough Council	Apologies
John Cubitt	Gravesham Borough Council	Apologies
Paul Spooner	Guildford Borough Council	Sub – Tony Rooth
Roy Perry	Hampshire County Council	Yes
Stephen Parker	Hart District Council	Yes
Peter Chowney	Hastings Borough Council	Apologies
Michael Cheshire, MBE	Havant Borough Council	Apologies
Ray Dawe	Horsham District Council	Apologies
Paul Carter, CBE	Kent County Council	Apologies
Ron Maskell	Lewes District Council	Apologies
Garry Wall	Mid Sussex District Council	Sub- Jonathan Ash- Edwards
Vivienne Michael	Mole Valley District Council	Apologies
Barry Rickman	New Forest District Council	Apologies
Van Coulter	Oxford City Council	Apologies
Ian Hudspeth	Oxfordshire County Council	Apologies
Tony Page	Reading Borough Council	Apologies
Dr Lynne Hack	Reigate & Banstead Borough Council	Yes
Simon Dudley	RB of Windsor & Maidenhead	Apologies
Peter Waddell	Runnymede Borough Council	Apologies
David Clifford	Rushmoor Borough Council	Sub- Barbara Hurst
Peter Fleming	Sevenoaks District Council	Yes
David Monk	Shepway District Council	Yes
Ralph Bagge	South Bucks District Council	Yes
John Cotton	South Oxfordshire District Council	Apologies
Ian Harvey	Spelthorne Borough Council	Apologies
David Hodge	Surrey County Council	Yes

Moira Gibson	Surrey Heath Borough Council	Yes
Andrew Bowles	Swale Borough Council	Sub- Gerry Lewin
Martin Fisher	Tandridge District Council	Sub – Peter Bond
Chris Wells	Thanet District Council	Apologies
Nicolas Heslop	Tonbridge & Malling Borough Council	Yes
David Jukes	Tunbridge Wells Borough Council	Apologies
Julia Potts	Waverley Borough Council	Apologies
Bob Standley	Wealden District Council	Sub – Ann Newton
Roger Croft	West Berkshire Council	Apologies
James Mills	West Oxfordshire District Council	Sub – Colin Dingwall Jeff Haine
Stephen Godfrey	Winchester City Council	Apologies
John Kingsbury	Woking Borough Council	Apologies
Keith Baker	Wokingham Borough Council	Apologies
Katrina Wood	Wycombe District Council	Sub – David Johncock
Speakers		
Other Attendees		
Heather Bolton	SEEC	Yes
Nick Woolfenden	SEEC	Yes
Emma Sutton	SEEC / SESL	Yes
Ian Mackie	SEEC	Yes
Neil Border	SESL	Yes

PART B: MINUTES OF THE SEEC EXECUTIVE MEETING

Thursday 1 December 2016, Engineering Employers' Federation, Broadway House, Tothill St, London SW1.

Present: Nicolas Heslop (Chair)
David Monk (Secretary/ Treasurer)
Ralph Bagge
Paul Bettison
Myles Cullen
Kim Forward
Hilary Hibbert-Biles
Keith House
Gerry Lewin
Peter Martin
Keith Mans
Ann Newton
Carole Paternoster
Chris Townsend
Clive Woodbridge

In Attendance: Heather Bolton, SEEC
Nick Woolfenden, SEEC
Neil Border, SESL
Emma Sutton, SEEC/ SESL
Ian Mackie, SEEC
Mona Seghal, LGA
Timothy Wheadon, Lead Chief Executive
Lisa McCance, Programme Director, Shared Intelligence

1. Apologies, declarations of substitutes and declarations of interest

1.1 Keith Mans substituted for Roy Perry, Gerry Lewin substituted for Andrew Bowles, Kim Forward substituted for Peter Chowney and Hilary Hibbert-Biles substituted for Ian Hudspeth. Apologies came from David Neighbour, Paul Carter, Lynne Hack and Stephen Parker. Declarations of interest were made by Nicolas Heslop on skills, relating to his work for the Edge Foundation and their support for the Baker Dearing Educational Trust.

2. Hard choices: making informed decisions on South East services and investment following the Autumn Statement

2.1 Lisa McCance from Shared Intelligence highlighted trends in future demand to help members consider how they might plan for future spending including:

- Employment and economy – highlighting a shift in the demand for skilled workers, the amount of people retiring exceeding those entering the workforce, working patterns becoming more flexible and the changing sectors of employment in the South East, with more people in the South East being employed in professional occupations and less in administration roles. These changes can all affect education and skills provision and business bases.
- Housing and Infrastructure – the high cost of housing in the South East is a concern and commuter distances are increasing but in some areas car ownership was falling. These changes will impact on transport and infrastructure capacity in the South East.
- Lifestyle – there are increasing care requirements for the ageing population and potential for health related technologies. The shift towards the use of the internet is impacting on service delivery.

2.2 In discussion, members raised points including:

- Changes in the mix of businesses and how skills can match future business needs.
- How business rates are captured as business bases and property uses change.
- Increases in tech industry start-ups, the digital dimension and the need for high speed broadband capacity.
- Concerns around housing growth, commuter areas and how it will impact on rail capacity. Falling car ownership is not recognised in more rural parts of the South East.
- Technology and its impacts on society and how it's changing the way people work and use services – i.e. paperless working in offices.

- Impacts of internet shopping on the high street and the changing mix of retail shops.
- South East ageing population and filling the funding gap for care services.
- How health applications and wearable technology could have long-term benefits to residents' health, reducing costs long-term.

2.3 Paul Bettison shared his concerns about the Government's initial indications of Local Growth Funding (LGF) to LEPs, with provisional allocations being substantially less than original bids. In discussion, members highlighted:

- Local disappointment with provisional allocations in several places.
- The effects allocations will have on areas' ability to deliver critical infrastructure plans.
- The business communities' disappointment with provisional allocations, leading to them questioning the purpose of LEPs and their future involvement.
- LGF allocations seeming to be weighted in favour of areas with Mayors or a combined authority, undermining the role of LEPs elsewhere.

Members agreed to write to Government on LGF expressing their concerns.

ACTION 1: SEEC to circulate Lisa McCance's [slides](#)

ACTION 2: SEEC to consider writing to Government to encourage greater use of health apps

ACTION 3: SEEC Executive to write to Government asking for a review of provisional LEP funding and [circulate the letter](#) to all SEEC members for them to raise with local MPs

ACTION 4: SEEC to consider letter to David Gauke MP Chief Secretary to the Treasury on the lack of funding arrangements for the South East, including social care gaps, transport and highways funding.

3. **Infrastructure: possible options for bridging the South East funding gap**

3.1 The joint SEEC-SESL commissioned LGFutures report looked at South East infrastructure needs and how these could be funded. In discussion, members highlighted:

- The need to maintain New Homes Bonus at 2019-20 levels and relax rules that only allow five developer contributions to be pooled for any one project.
- The importance of councils trying to find their own funding solutions, for example via existing prudential borrowing powers – low rates of repayment if spread over 30-40 years. However there were some concerns about the potential risks associated with borrowing and maintaining repayments.
- Government could help by allowing councils to negotiate an equity share in new housing.
- Calls for local authority discretion to set council tax relating to need.
- The need for business rates retention to be fairer with baseline resets in line with local authority need.
- The ability to tax the increase in land value once planning permission is granted.
- Possibility of roof taxes set at significant levels to fund large scale/ strategic infrastructure needs.
- Potential for one or more South East infrastructure funds.
- Bespoke deals with developers to increase housing and infrastructure delivery.

ACTION 5: SEEC to [write to Government about housing infrastructure funding](#) ahead of the forthcoming white paper expected early 2017, potentially jointly with SESL

ACTION 6: SEEC and SESL to draft a proposal for member discussion on a package of proposals to raise infrastructure funding.

4. **London's growth: how will it affect the South East?**

4.1 The Wider South East Summit will take place on 9 December to discuss the new London Plan ahead of formal consultation early next year. In discussion, members noted their disappointment at the lack of engagement from the London Mayor himself. Concerns were also raised around negative impacts for the South East from growth corridors, existing transport problems, pressure to build on the Green Belt and Thames Barrier closures causing South East flooding.

4.2 SEEC will submit a response to the London Mayor's high level vision document called A City for All Londoners.

ACTION 7: Circulate agenda and joining instructions to members registered for the Summit

ACTION 8: Members to provide input by 9 December for a [SEEC response to A City for All Londoners](#).

5. Minutes of SEEC Executive Meeting 30 September 2016

5.1 The minutes were agreed. There were no matters arising.

6. Information updates: Latest SEEC activity report

6.1 Members welcomed the updates on SEEC's recent work set out in the meeting paper.

- SEEC Chairman will meet with Gavin Barwell MP on housing in January 2017 with London and East of England representatives.
- A group of SEEC members met Louise Ellman, Chair of the Transport Select Committee in November on South East transport investment needs.
- SEEC's housing barriers report is currently being prepared ahead of the Housing Workshop taking place on 27 January 2017.
- SEEC, jointly with SESL, produced an on the day member briefing for the Autumn Statement.
- SEEC will explore out of area homelessness placements and associated pressures on services.
- SEEC will respond to the 'Schools that work for everyone' Department of Education consultation.
- Members endorsed SEEC's subscriptions and outline budget for 2017-18.

ACTION 9: SEEC to submit a written paper to the Transport Select Committee proposing an inquiry into the Economic Value of Transport Gateways. Member suggestions should be sent to Heather Bolton by 16 December

ACTION 10: Housing case studies for the barriers report to be sent to Nick Woolfenden by 9 December

ACTION 11: Homelessness and out of area placement examples to be sent to Heather Bolton

ACTION 12: Schools funding and places information to be sent to Emma Sutton by 6 December.

7. Confirmed forward meeting dates:

- 27 January 2017 – All-member Meeting (inc housing workshop with LGA)
- 24 March 2017 – SEEC Executive (shared date with SESL)
- 23 June 2017 – SEEC All-member and Annual General Meeting (SEEC only date)
- 13 October 2017 – SEEC Executive (shared date with SESL)

8. Any other business

8.1 Members endorsed the appointment of Cllr Peter Martin (Conservative, Surrey CC) as an ex-officio member of the Executive Committee, as a Wider South East Political Steering Group representative.

8.2 The meeting closed at 3.30pm.

Signed:

Nicolas Heslop, Chairman