

Hemel Garden Communities (HGC) Delivery Board

Minutes

14th July 2023, 12:00pm

Attendees	Bob Lane OBE (Chairman)	Hemel Garden Communities
	Councillor Ron Tindall	Dacorum Borough Council
	Councillor Sheron Wilkie	Dacorum Borough Council
	Councillor Stephen Boulton	Hertfordshire County Council
	Councillor Chris White	St Albans City & District Council
	James Doe	Dacorum Borough Council
	Amanda Foley	St Albans City & District Council
	Christine Traill	St Albans City & District Council
	Colin Haigh	Hertfordshire County Council
	Adam Wood	Hertfordshire LEP / Herts IQ
	Tina Barnard	Hertfordshire LEP
	Fionnuala Lennon	Homes England
	Neil Iredale	Homes England
	Phillipa Zieba	Hemel Garden Communities
	Nathalie Bateman	Hemel Garden Communities
	Laurence King	Hemel Garden Communities
	Toby Roads	Hertfordshire County Council
	Jamie Alderson	Hertfordshire County Council
Apologies	Sarah McLaughlin	Hertfordshire County Council
	Issy Spence	Hemel Garden Communities
	Claire Hamilton	Dacorum Borough Council

Attachments

- Item 2 – Draft HGC Delivery Board Minutes 31st March 2023
- Item 3 – HGC Programme Director’s Update Report
- Item 3 – Appendices
 - Appendix A: Programme Plan Timeline
 - Appendix B: Risk Register
 - Appendix C: Vision Survey Infographic
 - Appendix D: HGC Team Structure
 - Appendix E: Procurement Plan
- Item 4 – HGC Finance Paper
- [St Albans City & District Local Plan Regulation 18 Consultation](#)

Item	
1.	<p>Welcome and apologies</p> <p>The chairman welcomed all to the meeting and introduced Cllr Tindall (Leader of the Council at DBC) and Cllr Wilkie (Portfolio Holder for Place at DBC). Cllr Tindall and Cllr Wilkie thanked the chairman for the warm welcome and thanked their predecessors, Cllr Williams and Cllr Anderson, for their work on the HGC programme and contributions to date.</p>

2.	<p>Previous minutes sign off 31st March 2023</p> <p>The previous meeting minutes were agreed.</p>
3.	<p>Programme Director's Update</p> <p>The programme plan timeline (Appendix A) shows the key guidance and strategy workstreams, alongside capital projects delivery and engagement to Spring 2024, and the interrelationship with the Local Plans programmes and the Chilterns AONB boundary review.</p> <p>The team have focussed on policy development to support the Local Plans processes, as well as the development of supporting evidence studies and guidance such as the Framework Plan, Transport Vision & Strategy, Green Infrastructure Plan, Historic Study and landscape assessment.</p> <p>DLA produced a draft Framework Plan evidence document and HGC hope to meet with TCE in September to continue discussions around how that document will be used to support the Local Plans' evidence in due course.</p> <p>P Zieba summarised workstream highlights for the Framework Plan, Transport Vision & Strategy and the Infrastructure Delivery Plan.</p> <p>P Zieba provided an update on the transformation projects:</p> <ul style="list-style-type: none"> • Solar Bulk Buy 2022: over 13,000 registrations; forecast installations of around 1,500; net receipt c. £90k. • Solar Bulk Buy 2023: all 10 HCCSP authorities to participate • Nickey Line: Phase 2 resurfacing project implemented • Grand Union Canal: commenced, completion due in August • Buncefield Quietway: Phase 3 commenced, completion due 2023 • Parklets: options being considered <p>The Councillor Review Group membership has been reviewed following the May 2023 Local Elections and an engagement activity plan has been developed.</p> <p>A HGC and Hemel Place Placemaking for the Future event will take place on Monday 17th July with external panellists and experts. This will be followed by a series of workshops covering key HGC themes. Further events, including site visits will be planned over the coming months.</p> <p>P Zieba outlined the Local Plans' programmes. SADC Regulation 18 will be published on 12th July and close on 25th September. DBC Regulation 18 is expected to take place later this year.</p> <p>The joint policies and site allocations provide guidance to developers and land owners within the growth areas, and strategic sites and opportunity areas within the town. They are supported by a key projects map to show where the transformation is expected, the Framework Concept Plan and the Position Statement. As workstreams are progressed the policies will be refined and the Position Statement updated.</p>

Next steps include supporting the shaping of Dacorum Borough Council HGC Policies, updating Position Statement for DBC Regulation 18 Local Plan Consultation and completing workstreams to meet Regulation 19 timescales.

P Zieba outlined the following top rated risks in the HGC risk register:

1. Withdrawal of Government / Homes England support for the Garden Communities Programme
2. Withdrawal of Partner / Investor / Key Stakeholder support
3. Chilterns AONB Boundary Review
4. Development of a Sustainable funding strategy
5. Delivery of mode share shift to support growth proposed

HGC are continuing close engagement with The Crown Estate to provide assurances to the programme.

Cllr Tindall noted the mitigation action for withdrawal of Government/Homes England support and suggested the risk item remains red due to the uncertainty around government.

The board congratulated St Albans on the publication of their Local Plan Regulation 18 consultation. DBC are confirming the timescale for taking DBC Local Plan forward and options will be reported to SLT next week. **Action: J Doe will update the chairman and P Zieba on DBC Local Plan Regulation 18 timescale following that meeting.**

J Doe provided an update on the Maylands Masterplan work – consultants are due to be appointed shortly and the work is being taken forward in partnership with Herts IQ.

J Doe noted the mode share shift share to support growth risk. A separate piece of work is ongoing and Dacorum are taking an active look at electric bikes around Hemel Hempstead and other options to feed into the transformative piece of active travel.

A Wood congratulated the HGC team on the comprehensive delivery programme and asked what flexibility is built into the plan to accommodate changes that are hard to predict?

P Zieba thanked A Wood and explained the team have been working hard around flexibility and we will continue to monitor that and ensure the programme is as flexible as possible.

Cllr White noted SADC are following existing NPPF housing figures. If there are changes to the NPPF SADC will absorb that as the plan moves forward to Regulation 19 consultation.

The chairman highlighted the upcoming placemaking event on 17th July to bring new councillors up to speed on the HGC programme and the inter-related Hemel Place programme.

	<p>The chairman noted the Chilterns AONB boundary review as key risk for the programme.</p>
4.	<p>HGC Finance Paper</p> <p>P Zieba provided an update on expenditure for financial year 2022/23 and outlined the proposed budget for 2023/24. Following recruitment to a number of previously vacant posts staffing costs are forecast to increase in 2023/24. This will facilitate the delivery of a number of technical studies.</p> <p>Cllr Tindall asked whether there will be further funding opportunities from DLUHC and Homes England?</p> <p>F Lennon explained the government are considering the garden communities programme to see what funding opportunities are available for this financial year. There will be a Homes England funding opportunity this financial year and this has been discussed with the HGC team.</p> <p>A Wood noted there are some vulnerabilities in the figures and asked whether HGC could be charging project management fees to deliver projects which may be a good opportunity to explore.</p> <p>C Haigh appreciated this is a budget projection and there are funding opportunities available to fund capital projects.</p> <p>J Doe added DBC have been awarded funding through the UK Shared Prosperity Fund.</p> <p>The following recommendations were agreed:</p> <ul style="list-style-type: none"> - Board to note the 2022/23 Programme delivery and year end financial position as set out in the HGC Finance Paper. - Board to endorse the HGC Programme and budget for 2023/24. - Board to note the indicative budgets for future years set out in the HGC Finance Paper.
5.	<p>Homes England update & funding bid</p> <p>See above (item 4).</p>
6.	<p>AOB</p> <p>DBC will move to next stage of the Hemel Place Strategy this autumn which will tie in the HGC Delivery Board with the wider place strategy. The Town Centre Vision will be reported to DBC Cabinet on Tuesday 18th July.</p> <p>DBC are looking to put in place more permanent measures to fully lift the planning moratorium.</p> <p>The next meeting date is Tuesday 3rd October 2023.</p>