**Present:**

Roy Allen, Peter Chisnall, Josie Close, Clive Walter (by WebEx), Peter Smith unable to attend due to rail disruption.

The meeting had been set-up to hear/discuss the ideas of Josie Close (recently returned to the UK from HK)

 and keen to link to fellow EI members on issues related to major Local Plan housing developments in East Essex.

**Proposal tabled by JC:**

To discuss the *collaboration* of E.I. professionals with *other building professionals* to link into, and *influence,* the planning and development processes to achieve *quality, high performance and desirable/acceptable* new homes in rural contexts.

**Broad-ranging discussion covered:**

National Planning Policy Guidelines to Local Plans (2013-37)

Response to Climate-change/Sustainability issues as referenced in NPPG.

Major new home development within East England + designated development land 3yrs ahead of action

Public resists development – insensitive planning, low quality design & construction, infrastructure inadequate

Cartel of house-builders with purchasing power

Relative lack of power of local district authorities.

Government lost focus\* – minister?

Other interested parties – agricultural, waste & water companies, specialist technology providers (ADG, CHP) ++

**Consider:**

House-builders:

 Links to NHBC, major builders + promote small/medium-scale LOCAL builders.

 Raise knowledge/experience of new (tried & tested) technologies & materials

 NHBC awards to promote standards (BREAM/LEED/PassivHaus)

Client bodies:

 Pension Funds, Not-for-Profit, Housing Association/Trusts, Investment Funds – long term view + quality

Design + Construction Professionals:

 Chartered Surveyors, Planner, All Engineers, Building Design + Landscape – inclusive approach

Local Authorities:

 Identify where/how they can be supported in order to achieve acceptable outcome

Public:

 Invite participation in process – make new development more acceptable

Expertise from elsewhere?

 Australia, Denmark, NZ, Netherlands, Germany ++

Major influence: - Poundbury?

**Proposal:**

Conference\*

 Attendance of members from all professional institutes + above-named groups

 Input from supportive & inspiring reps from above groups, include student voice

 Keynote speaker to ‘pull’ attendance (Poundbury ref again)

 Link to Uni’s for support + location (include student participation)

 Aim for autumn 2017/link into premises availability/

**Action from you all please:**

 Your advice on inspiring, progressive & positive speakers. (Name + contact details + content)

 Your links to draw-in the other institutes & organisations at highest levels – CEO’s, Presidents…..

**Reaction/Another meeting?**

 **?**

**Background:**

Government dropped **Zero Carbon Hub**, withdrawn **Code for Sustainable Homes**, abandoned **Zero-Carbon Targets** (new homes) postponed revisions to **Building Regs Part L,** scrapped **2019 Zero-carbon Target** (non-dom. Buildings)