

THE HOME BUILDERS FEDERATION



HBF UTILITY GROUP MEETING NOTES

Monday 15th January 2018
10.00am start

HBF House, 27 Broadwall, London, SE1 9PL

PRESENT

| | | | |
|---------------------------------|-------------------|------------------|-------------------|
| Dan Chapman | Croudace | Alex Szarawarski | Kier |
| Vimal Bhana | Barratt | Mathew Capper | UCML |
| Andrew Rodinson | GTC/BU UK | Tom Brough | GTC |
| Mark Cleary | MA Infrastructure | Simon Piggott | MA Infrastructure |
| Sam Yousef | Bellway | Ben Ambrose | Bellway |
| Gavin Thorne | Barratt | Isobel Craig | MA Infrastructure |
| Benjamin Bilski | DCMS | Chris Wood | Virgin Media |
| Adam Swaine | Triconnex | Donna Leeding | Openreach |
| Steve Wielebski (dialled in) | W A Consultancy | | |

IN ATTENDANCE

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|---------------|-----|------------|-----|
| Craig Ferrans | HBF | Ruth Scott | HBF |
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APOLOGIES

| | | | |
|-----------------|------|--------------|-----|
| Jonathan Davies | UCML | Robin Bishop | TDS |
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1.00 Welcome and Introductions

Action

1.01 CF opened the meeting and welcomed everyone. The group introduced themselves. Apologies were accepted from those listed above.

2.00 Review of scope and Terms of Reference

2.01 CF explained to the group the reason(s) the UG had been created.

This group will cover Gas, Electricity and Broadband.

The forum will provide the opportunity to review best practice and allow providers an open platform to discuss their services with the wider developer community and promote competition. HBF now see broadband as equally important as Gas and Electricity and its delivery is, therefore, just as critical.

2.02 CF ran through the draft ToR and asked the group on their thoughts, whether anything needed amending or adding on.

VB suggested merging the HBF District Heating Group with the UG.
CF to discuss this with the chair of the DH Group.

CF

A member recommended involving DNO's within the group meetings.

BB proposed that 'early engagement' should be included in the ToR, as this is a key issue.

BB also proposed that there should be something within the ToR to do with the consumer needs.

2.03 Other issues members raised were:

- Diversions and disconnections
- Break down barriers with the risk profile
- Focus on offsite manufacture and timings
- Realistic timescales given to members

2.04 AS suggested that the HBF Water Matters meeting takes place after the HBF Utilities meeting. CF to discuss this with the WM chair.

CF

3.00 Group discussion:

a. Gas service provision

3.01 In the last 24 months it has become common for small sites to require upstream reinforcements.

3.02 The cost difference between companies such as Cadent and Wales & West can be nearly 3 times more.

As a result of this it would be useful to invite Cadent to a future UG meeting, so they can listen to developers concerns.

CF

3.03 There has been an impact on gas, depending on grid connection, places such as Cornwall, Midlands and Leicester have seen the impact as well as companies such as Southern Gas.

b. Electric service provision

- 3.04 Car charging points in new builds have become a focus point on the agenda within recent times and crosses over into the HBF Future Performance of New Homes Group.

The key is to ensure a balanced and flexible optimised energy system that can also cope with the potential for a mix of electrical heating systems, electric vehicle systems with battery storage will be a challenge and one that we need to better understand as there is little information in that space.

- 3.05 It was discussed that National Grid & local DNOs should be invited to the next meeting, to discuss car charging points.

- 3.06 The use of battery storage is another issue that has been raised. HBF to talk with ENA (Electrical Network Association) regarding this. **HBF**

- 3.07 The legal process to get sub stations powered up can take 12 months, which is too long. It was suggested HBF present to Ofgem around trying to standardise the lease terms/legal process.

- 3.08 Some DNOs accept sub stations in basements while others don't, members need some clarity on this.

EMF have produced guidance on this. SP to send CF the guidance document to be circulated to the group. **SP**

c. Broadband and connectivity

- 3.09 BB from DCMS introduced himself and briefly explained the work himself and his team are undertaking.

The Barrier Busting Task Force are working on short term issues; live issues, medium term issues; best practice and developing an online portal tool with links to practical guidance and long term issues; policy changes.

DCLG are revising their Better Connected documentation.

- 3.10 TB explained the key drive for change is giving the customer's choice in broadband providers.

Customers need to be given more information on broadband choices and who to talk to when they're experiencing connectivity problems and other issues that are out of the developer's hands.

- 3.11 DL informed the group that Openreach now have a Duct and Pole Access (DPA) portfolio that lets other infrastructure providers share their existing duct and pole infrastructure, within their access network. This enables providers to deploy their own Next Generation Access (NGA) network, supporting Superfast and Ultrafast broadband connections and telephony services, for customers.

Openreach charge 71p per meter on the pipe/pole, which is a fixed Openreach price.

When asked if other providers would share one duct, the answer was mainly no. As a result of this Infrastructure providers would benefit from getting together to come up with a solution to open access ducts.

If providers were to share one duct, it will have to be discussed who would pay for the duct and who would manage it.

- 3.12 CF asked the group whether there is a training need around diversions & delays.

MC noted that costs seem to be increasing and there is no route to challenge the costs.

- 3.13 DL & TB agreed to share their process on diversions and provide clarity on specifically a) what is contestable and b) what can be carried out by a third party.

DL & TB

4.00 Any other business

- 4.01 IC asked whether the structure of the meeting worked in favour of the developers, or whether developers would like the first hour of the meeting to be just them then suppliers join, or something similar.

- 4.02 DCMS are looking into issues with permitting.

BB asked whether it's worth getting local authorities and architects etc involved in these meetings?

DCMS are putting together policy proposals and also creating an online connectivity portal.

- 4.03 It was noted that there weren't many developer attendees and that more needs to be done when involving developers and inviting them to this meeting. HBF to further promote the work of the group and seek to invite individual developer members.

5.00 Next Meeting Dates 2018.

- 5.01 Note that the date and timings may change due to discussions around joining the group with the Water Matters Group. See item 2.04

- Thursday 19th April 2018
- Friday 29th June 2018
- Friday 5th October 2018