

24 November 2020 at 5.00 pm

This meeting will be held virtually via Zoom,
and livestreamed here:

https://www.youtube.com/channel/UCIT1f_F50fvTzxjZk6Zqn6g

Despatched: 16.11.20



Housing & Health Advisory Committee

Supplementary Agenda

	Pages	Contact
7. Delivering affordable housing in the Sevenoaks District: Progress report (2020)	(Pages 1 - 30)	Gavin Missons Tel: 01732 227332

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

Should you need this agenda or any of the reports in a different format, or have any other queries concerning this agenda or the meeting please contact Democratic Services on 01732 227000 or democratic.services@sevenoaks.gov.uk.

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Delivering affordable housing in the Sevenoaks District

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- Progress Report (2020) -

Agenda Item 7

Local policy context

Housing Strategy 'Wellbeing Starts at Home' (2017-20)

Priority: 'To provide a good mix of decent and affordable housing'

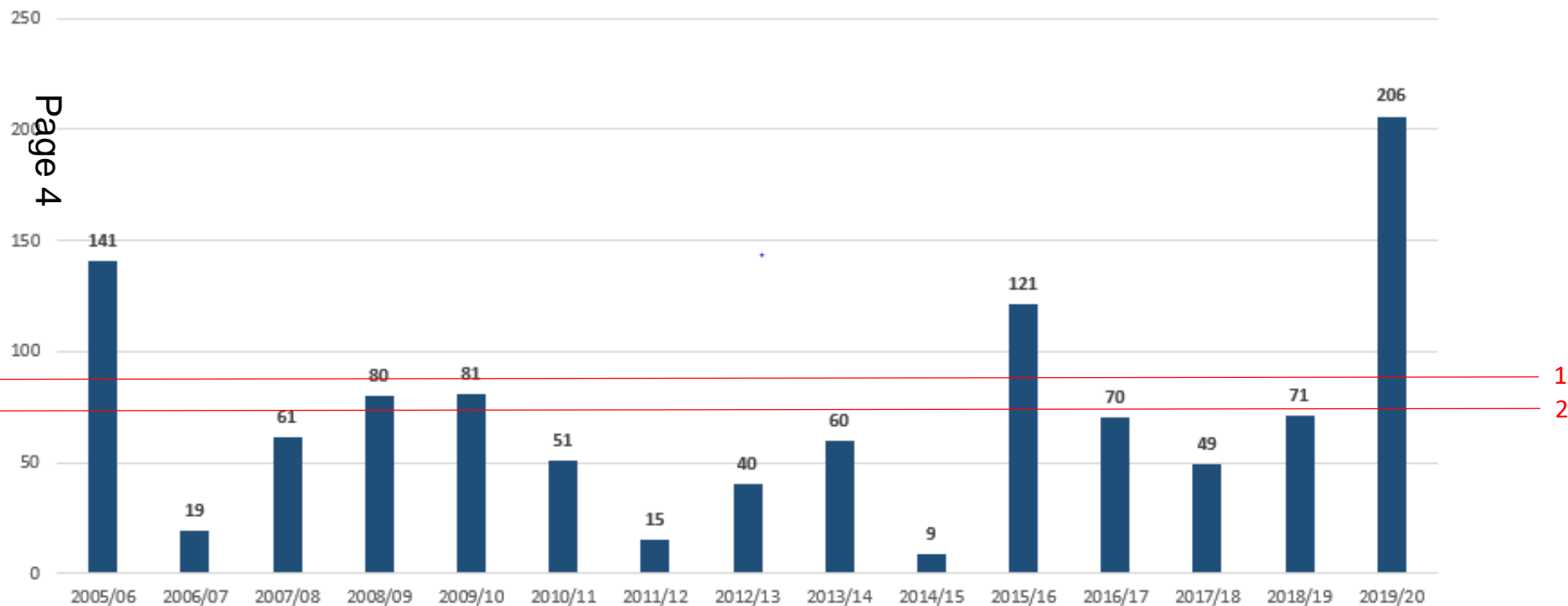
Community Plan (2019-22)

Theme: 'Sustainable Communities'

Summary of delivery in 2019/20

Delivered on s106 sites	155
Delivered which meet the LTHS	107
Total	206

Looking back over the last 15-years



- Completed developments -

Ryewood, Dunton Green

Norman Court/Romney Court

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35x 1- and 2-bed shared-ownership apartments

21 x non-S106 provision

And more to come



Oakley Park, Edenbridge

Oakley Park

Page 7
41 x shared-ownership homes

79 x affordable rented homes

40% S106 provision



Westerham House, Edenbridge

Westerham House, Edenbridge

Page 3

36% shared-ownership homes

40% S106 provision (x15)

60% non-S106 (x21)



Gladedale House, Westerham

Gladedale House, Westerham

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First *Quercus Housing* purchase

14 x apartments

9 x affordable rent (limited to LHA)



Downsview, Swanley

Downsview, Swanley

- 12 x affordable rented apartments
- 12 x shared-ownership apartments
- 3 x shared-ownership houses
- 3 x affordable rented houses



- Upcoming schemes -

Quinton Lodge, Sevenoaks

Quinton Lodge, Sevenoaks

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10x 1-bed shared-ownership apartments

17% A/H permitted at appeal

High-end apartments (changing approach)



The Mallards, Swanley

The Mallards, Swanley

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District's first modular affordable housing scheme (MMC)

11 x affordable rented homes

11 x shared-ownership homes



Fort Halstead

Fort Halstead

Potential for several affordable housing products
Supported housing opportunity
Local connection considerations (S/O)



The Dynes, Kemsing

Dynes

- Page 15
- District's first purpose-built extra care scheme
- 51 x multi-tenure apartments
- Open market; shared-ownership; affordable rented
- Local marketing campaign ahead of completion



Other enabling activity

- Community Land Trusts (CLTs)
- Self-build
- Sub-dividing larger social housing
- Other reconfiguration/refurbishment
- Conversions from commercial to residential
- Small sites programme
- Joint ventures and new providers

Quercus Housing

- Gladedale House, Westerham
- High Street, Swanley
- Long-term empty homes
- Potential TA accommodation - Main Road, West Kingsdown
- Small sites programme
- S106 developments



- **Limited funding, however (new planning rules)**

Rural housing work programme

- Three consecutive annual ‘*Rural Housing Week*’ events
- Consequent unprecedented level of interest/activity
- 9x active projects underway
- Also provision for local ‘Essential Workers’ and older people
- Cross-subsidy
- New evidence-based programme (2020-2025)
- Recently agreed that Housing Policy and Chief Planning Officer will provide a free meeting to rural HAs at pre-app stage to save money

Planned delivery in 2020/21

Shared-ownership	30
Social rented	2
Affordable rented	15
Total	47

In the pipeline for 2021/22 and beyond

Shared-ownership	53
Social rented	27
Affordable rented (LHA)	96
Intermediate rented	2
Total	178

'genuinely affordable'



The Emerging Local Plan

- 5% fully wheelchair standard
- Encourage lifts in flatted developments
- Cross-subsidy on rural exceptions sites
- Local connection
- CLTs
- Higher densities
- Self-build
- Locally-defined 'Essential Worker' definition
- Off-site contributions

Some of the future challenges

– 93% Green Belt	– Local Housing Allowance	– Stock rationalisation
– 60% AONB	– HA finances (post CV-19)	– Local connection priority
– Lack of SDC land	– Land/property values	– Changing demographics
– Lack of HA land	– Limited capital funding	– Right-to-Buy (2)
– Rising homelessness	– Growing SDHR	– New planning rules

Housing association partners

West Kent HA (LSVT partner) -

- New Chief Executive and Management Team; new strategic vision
- Keen to do more work with the District Council

Other providers -

- Further HAs working in this area in recent years
- Different business models/risk profiles
- Different specialties, e.g. rural, extra care, mental health etc
- Actively exploring additional HAs
- Unit number threshold issue

Long-term empty homes

Improving our evidence base and options for assistance:

- Annual mail-out for Council Tax purposes
- Quercus Housing/Quercus 7
- ICC's 'No Use Empty' and SDC's enhanced option
- Hand-holding services
- Housing associations
- Other organisations, e.g. supported accommodation providers
- Potential holiday accommodation, e.g. airbnb
- 4 x long-term empty homes brought back into use recently
- Generates New Homes Bonus (NHB)

Long-term empty homes

New 'Long-term Empty Homes Strategy' for 2021

- currently developing first draft (to share in Jan/Feb)
- to look at more creative/enhanced measures to improve outcomes
- To develop new case studies to better promote our enabling services
- To be brought to HHAC for approval/adoption in Summer 2021
- To then inform new main Housing Strategy later in 2021

‘Housing/Planning White Papers’

- New 5-year affordable housing programme (2021-26)
- Emphasis on home ownership and social rented housing
- Removal of S106
- ‘First Homes Scheme’
- New ‘Help to Buy’ scheme launching 01/04/21
- New national shared-ownership model
- ‘Future Homes Standard’
- Densifying in existing residential areas
- Reforming ‘New Homes Bonus’
- Single Housing Infrastructure Fund
- Funding to end rough sleeping
- Working closely with *Homes England* on future delivery programmes

‘Housing/Planning White Papers’

- From 04/21, all S/O on S106/CIL developments will have to use new S/O model which allows buyers to purchase in 1% shares
- No maintenance responsibilities for first 10-years
- 10-year rule transfers across to new owners within set period
- Transitional arrangements for pipeline schemes
- No valuation required at each increase; instead, to use local ‘House Price Index’ information
- New ‘Right to Shared-Ownership’ on rented homes under new programme
- New ‘Charter for Social Housing Residents’
- Extra protection for tenants and extra responsibilities for HAs
- New ‘Regulator of Social Housing’
- New ‘Code of Practice’
- Building safety aspects

‘Housing/Planning White Papers’

- No ‘Starter Homes’ requirement
- Support for ‘Build-to-Rent’ as private affordable housing - 20% discount should be included as affordable housing
- Smaller undeveloped sites within existing settlements will also receive greater policy support
- NME - 25% of affordable housing
- Home ownership for people with Long-term disabilities (HOLD)
- Older Persons’ Shared-Ownership (OPSO)



- End -

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