

09 February 2021 at 5.00 pm

Housing & Health Advisory Committee

At the above stated meeting the attached presentations were shown for the following items

	Pages	Contact
7. Proposals for a New Housing Strategy	(Pages 1 - 12)	Gavin Missons Tel: 01732 227332
9. West Kent Housing Association update	(Pages 13 - 18)	Sarah Robson Tel: 01732227129

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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Updating our Housing Strategy - Proposed plan of action -

Local policy context

- Housing Strategy 'Wellbeing Starts at Home' (2017-20)
- Community Plan (2019-22)
- Emerging Local Plan

Current strategic priorities

1. To provide a good mix of decent and affordable housing
2. To improve the quality and use of the existing housing stock
3. To meet the needs of vulnerable and low-income households

Proposed timetable

Initial research, consultation and evidence gathering	Jan - Apr
Work up a long-list of tactics to deliver against identified priorities	May - Jun
Hold an initial HHAC consultation to reduce down to a short-list to inform a new Housing Strategy	Jul - Aug
Development of draft housing strategy and wider consultation	Sep-Nov
Development of draft homelessness action plan and wider consultation as a separate project element	Sep-Nov
Approval process (HHAC, Cabinet and Full Council)	Dec*
* Subject to future committee schedules, not yet known	

Proposed affordable housing target

Target 1 - Delivery of new affordable housing in the Sevenoaks District

60.4 pa (65/35% R/I) x 5-years = **302 units**

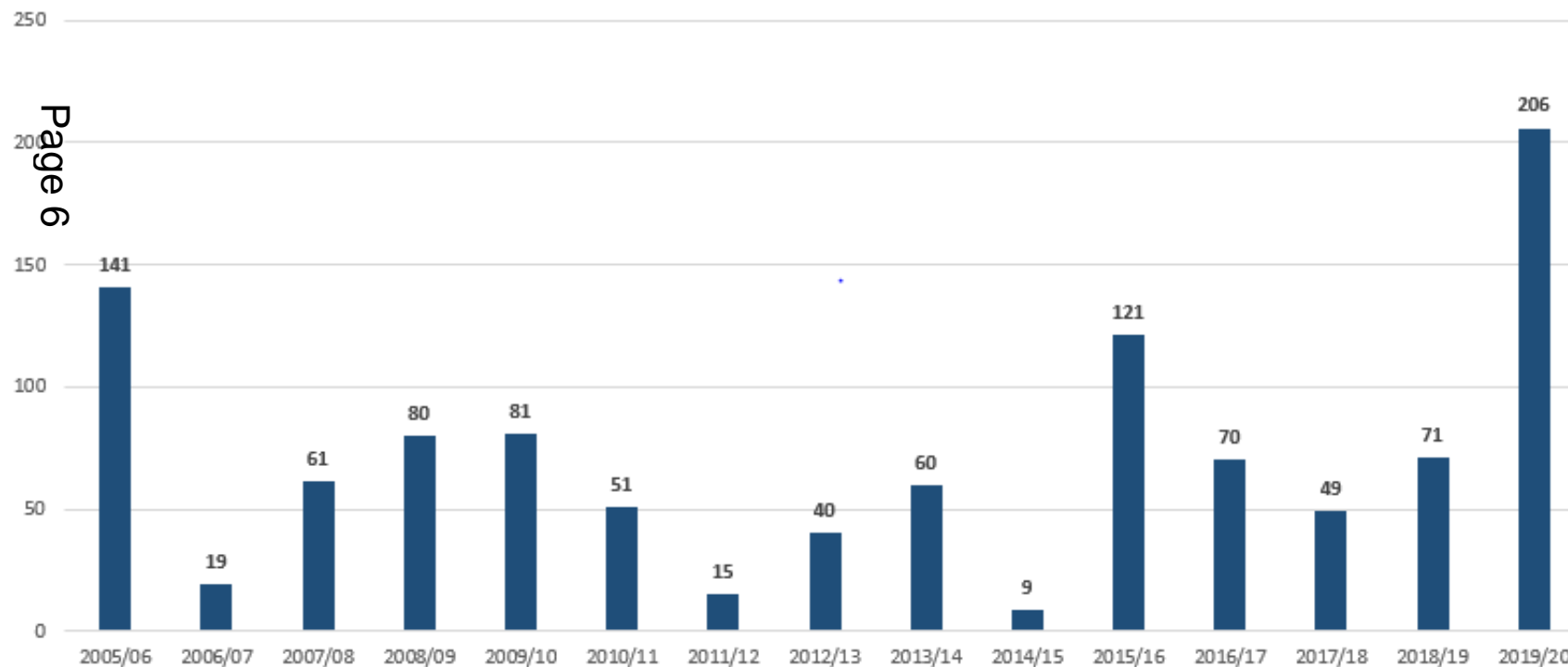
Note 1: This is to include existing property reconfigurations, long-term empty property acquisitions and any other forms of delivery that create net additions to the overall affordable housing stock.

Note 2: Supported housing types/numbers to be determined by the 'Kent Social Care Accommodation Strategy' and completed unit numbers to be included in the target.

Target 1(a) - Percentage of new affordable housing which is 'genuinely affordable'

Note 1: This is to include units which are either social rented or affordable rented capped at the relevant Broad Market Rental Area (BRMA) Local Housing Allowance (LHA) rate (see end note for detailed explanation).

Recap on previous years



West Kent Homelessness Strategy

- Statutory requirement every 5-years
- Previously developed in partnership with TMBC and TWBC as a sub-regional strategy
- External consultants commissioned to develop each 5-year edition (at a cost)
- Last edition included more general housing strategy

Proposed approach

- To develop a District-level homelessness action plan included as a new two-part housing strategy
- ^{Page 8} In doing so, there would be less confusion as to which each housing-related strategy covers
- Instead, one document would cover everything
- The District Council would not have to fund external consultants this time round, helping to save money

Proposed approach (cont)

- We would still link in with sub-regional work and, importantly, better show how the homelessness element links into our own main housing strategy
- ^{Page 9}Propose to keep all as concise as possible for ease of reference (along the lines of the current Community Plan)
- All to once again have a focus on health (*‘Wellbeing Starts at Home’*)
- To produce and make publicly available a background paper for the more detailed information

Report recommendations

Recommendation to Housing and Health Advisory Committee (HHAC):

- (Page 10)
- (a) That Members agree to the proposed timetable for the development of a new housing strategy;
 - (b) That Members agree to develop a new homelessness strategy in-house and concurrently with the main housing strategy;
 - (c) That Members agree to make use of existing and other secondary housing intelligence to avoid the commissioning of external consultants; and
 - (d) That Members agree to introduce a new affordable housing target to be monitored and reviewed by HHAC as a standing item.

- End -

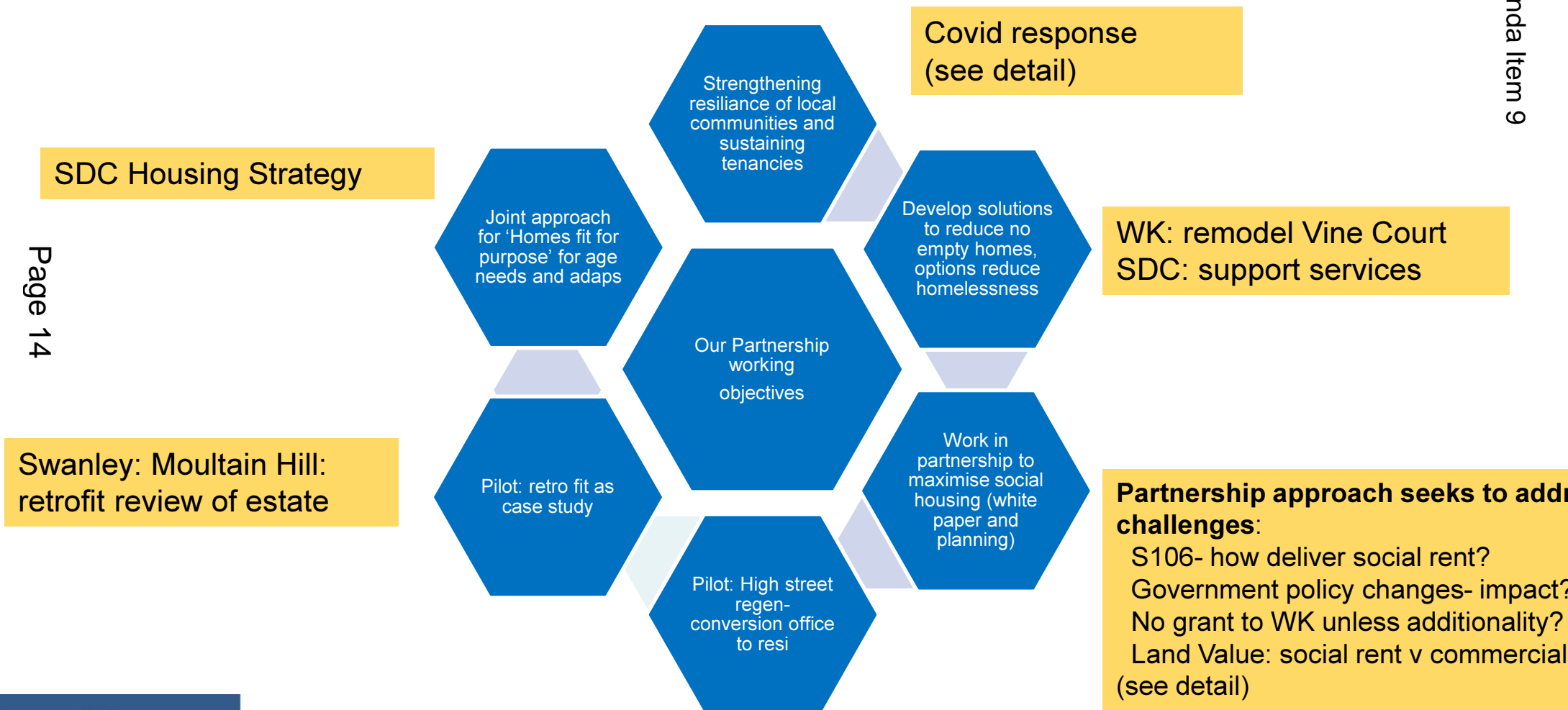
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HOUSING & HEALTH ADVISORY COMMITTEE

9 February 2021

CEO Tracy Allison
Housing Director Cathy McCarthy

Partnership working: update



Maximise Social Housing: The Challenge

For SDC: a continual tension between the balance of securing highest capital value from council owned sites, against the desire to provide more affordable homes (low-cost rent and sale).

For WK: a desire to deliver more affordable homes in the area with the constraint of high land values and high competition from private developers delivering for sale private residential.

These 'either/or' decisions have long been a factor in the lower provision of new affordable housing for local people in the Sevenoaks District, where land values are much higher than elsewhere in Kent. The contraction of resources and available finance during 20/21 is going to make these decisions increasingly acute.

The solution will require the engagement and leadership of both organisations to find the right balance between disposing of a site to the highest bidder verses delivering affordable homes and our common ambition for;

- Tackling homelessness and temporary accommodation
- Providing new homes for vulnerable / low-income groups
- Pathways from social and affordable rent into home ownership.

Potential for Partnership Approach

SDC strategic decision:
Seek to maximise social value potential?

Social value reduced

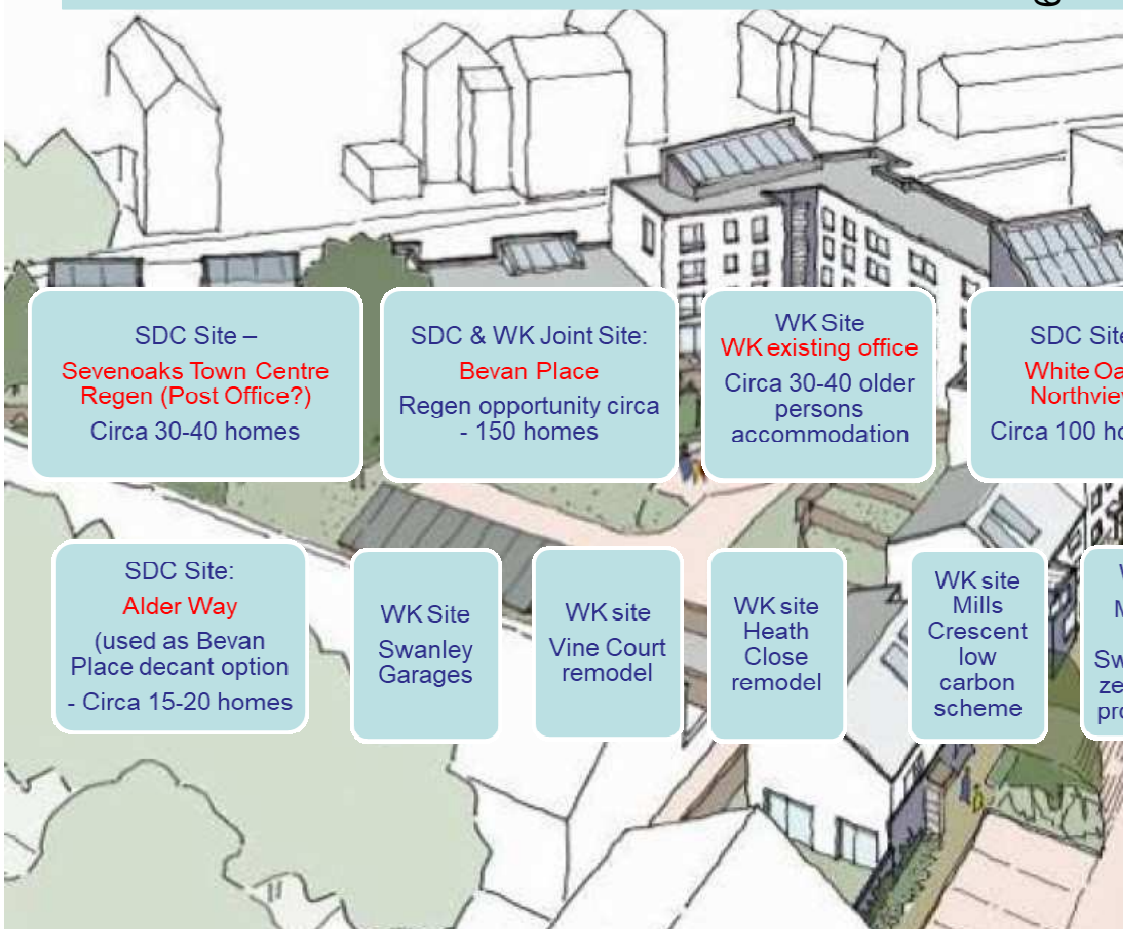
- Offer to the open market
- Reduce affordable homes/S106 obligations (Increased % of market sale homes)
- Accept commuted sums in lieu of S106
- Allow private sector to increase density and dumb-down design quality
- Minimum green specification

Social value increased

- Work in partnership to achieve our objectives
- Increase % affordable/social tenures (beyond s106 requirements)
- Exceptional design quality
- Increased green specification
- Includes community and skills initiatives

Land value down

If so; site sequencing potential
Scope; for 400-500 new homes over 5-8 years



Covid-19
our response
and recovery

Lockdown 3



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WestKent

...s to live. Space to grow.

Agenda Item 9

Housing and Community

