

Delivering affordable housing in the Sevenoaks District

Progress Report (2020)

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Local policy context

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

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

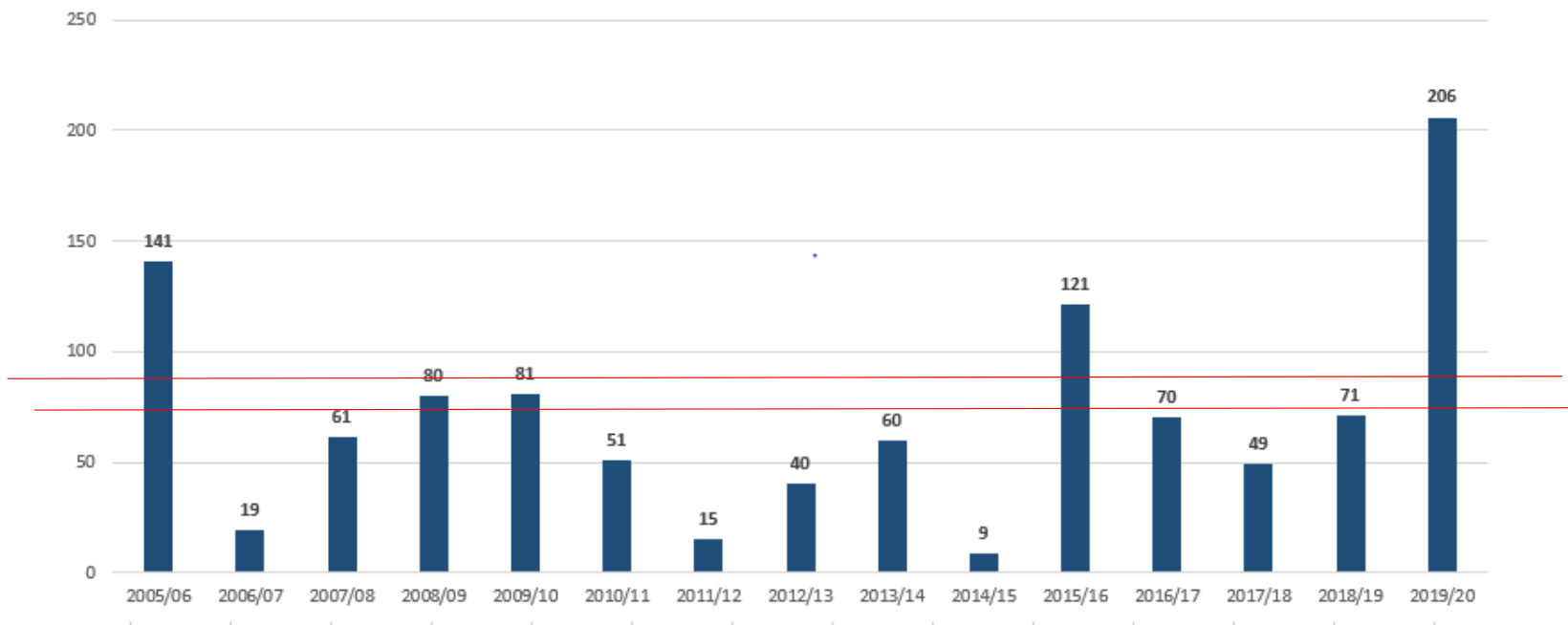
Community Plan (2019-22)

Theme: 'Sustainable Communities'

Summary of delivery in 2019/20

Delivered on s106 sites	155
Delivered on non-S106 sites	51
Delivered on 100% A/H sites	71
Delivered which meet the LTHS	107
Total	206

Looking back over the last 15-years



- Completed developments -

Ryewood, Dunton Green

Norman Court/Romney Court

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

21 x non-S106 provision

And more to come



Oakley Park, Edenbridge

Oakley Park

41 x shared-ownership homes

79 x affordable rented homes

40% S106 provision



Westerham House, Edenbridge

Westerham House, Edenbridge

36 x shared-ownership homes

40% S106 provision (x15)

60% non-S106 (x21)



Gladedale House, Westerham

Gladedale House, Westerham

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

10 x 1-bed shared-ownership apartments

17% A/H permitted at appeal

High-end apartments (changing approach)



The Mallards, Swanley

The Mallards, Swanley

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

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
- 9 x active projects underway
- Also provision for local ‘Essential Workers’ and older people
- Cross-subsidy
- New evidence-based programme (2020-2025)

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
- KCC's 'No Use Empty'
- SDC's enhanced option
- Hand-holding services
- Housing associations
- Other organisations, e.g. supported accommodation providers
- Potential holiday accommodation
- 2 x long-term empty homes brought back into use recently

Long-term empty homes

New action plan for 2021

- Developing early draft
- To set up HHAC sub-group to enable member input early on
- To look at more creative measures to improve outcomes
- To develop new case studies to better promote our enabling services
- To be brought to HHAC for approval in spring 2021
- To then inform new main housing strategy later in 2021/22

‘Social Housing White Paper’

- New 5-year affordable housing programme
- 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
- ‘New Homes Ombudsman’
- Funding to end rough sleeping
- Working closely with *Homes England* on future delivery programmes



- End -