

# Delivering affordable housing in the Sevenoaks District

- Progress Report (2020) -

# Local policy context

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

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

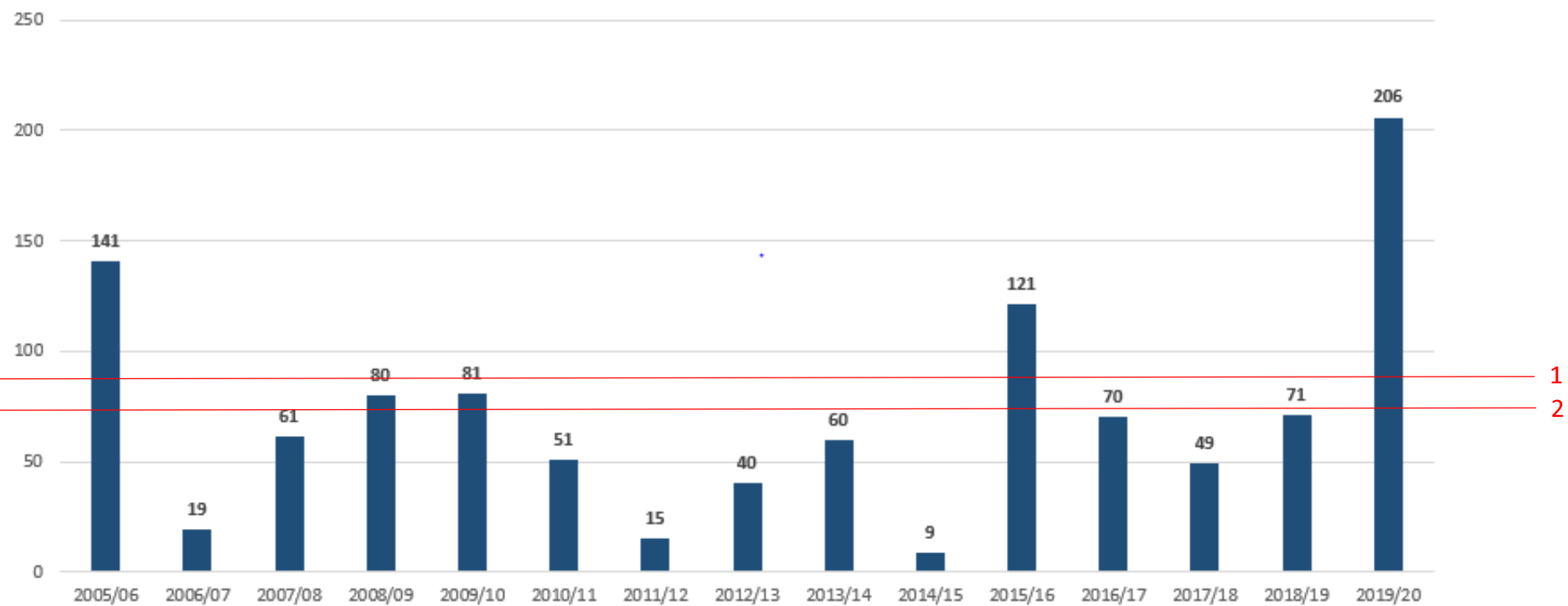
Community Plan (2019-22)

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

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)
- 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
<b>Total</b>	<b>47</b>

# In the pipeline for 2021/22 and beyond

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

'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' 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
- MME - 25% of affordable housing
- Home ownership for people with Long-term disabilities (HOLD)
- Older Persons’ Shared-Ownership (OPSO)



- End -