

# 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**

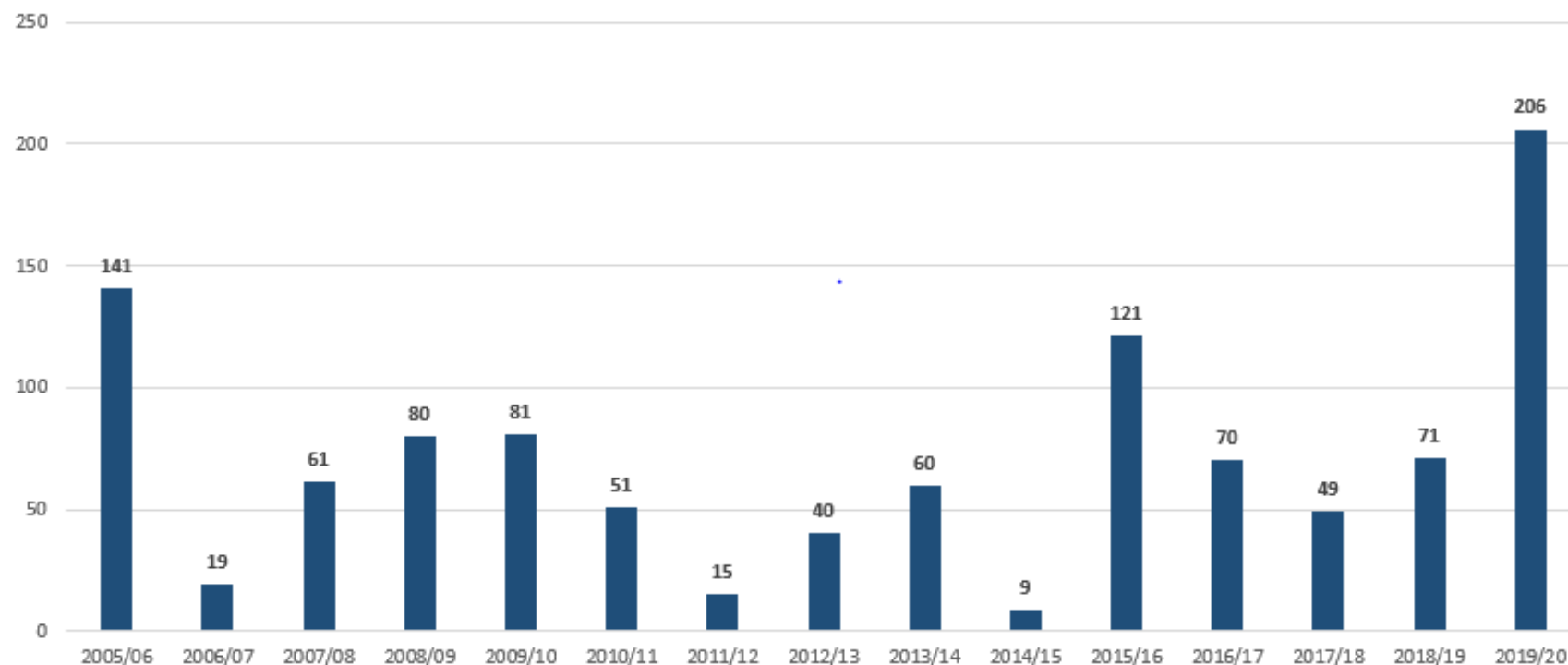
Note 1: This is to include existing property reconfigurations, long-term empty property acquisitions and any other forms of delivery that create net additions to the overall affordable housing stock.

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
- 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
- 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):**

- (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 -