



Direct Dial/Ext:
e-mail:
Ask for:
Date: 17th February 2020

Dear Member

SELECT COMMITTEE - AFFORDABLE HOUSING - FRIDAY, 21 FEBRUARY 2020

I am now able to enclose, for consideration at next Friday, 21 February 2020 meeting of the Select Committee - Affordable Housing, the following report(s) that were unavailable when the agenda was printed.

Agenda Item No

4 **Tarun Bhakta (Assistant Policy Officer, Shelter) (Pages 1 - 14)**

Yours sincerely

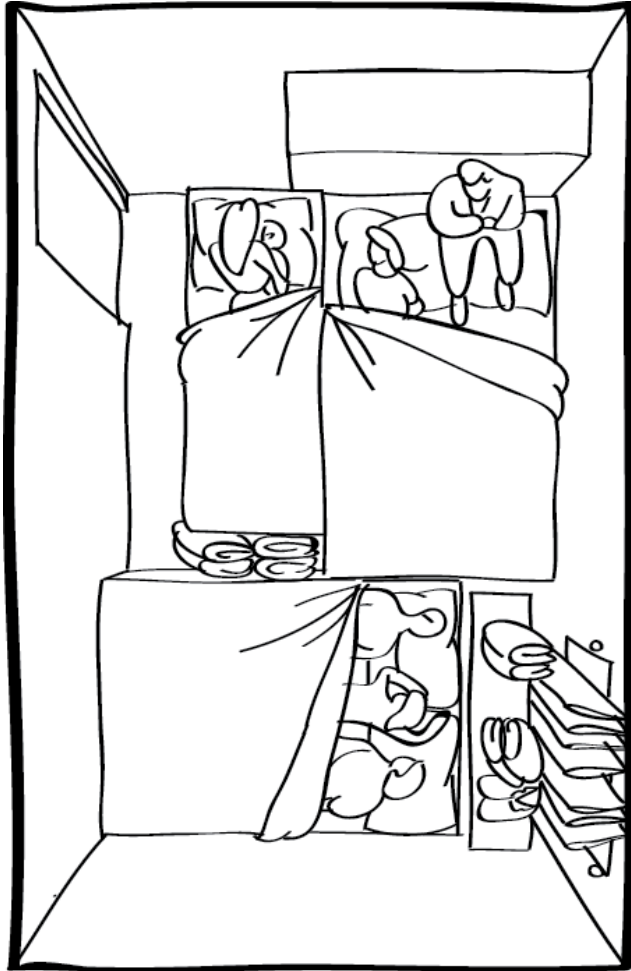
A handwritten signature in black ink, appearing to read 'B. Watts', is written over a faint circular stamp.

Benjamin Watts
General Counsel

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Kent County Council Affordable Housing Select Committee: Shelter submission

The housing emergency in Kent



314 households homeless and priority need per quarter

1,293 households in temporary accommodation

15,335 on district housing waiting lists

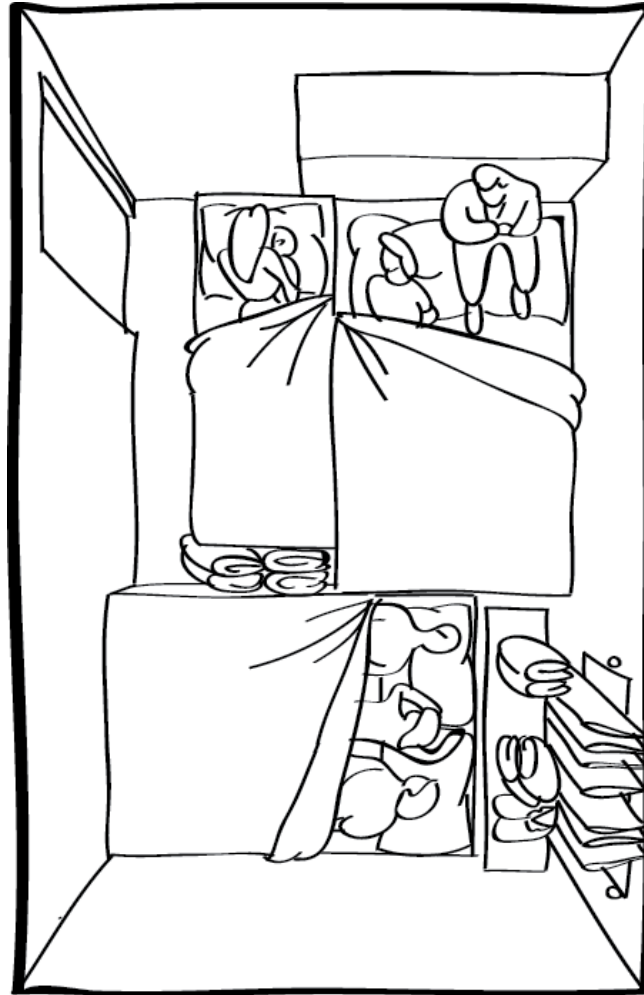
Key drivers of the housing emergency

Page 3

INADEQUATE WELFARE SAFETY NET

LACK OF RENTERS' RIGHTS

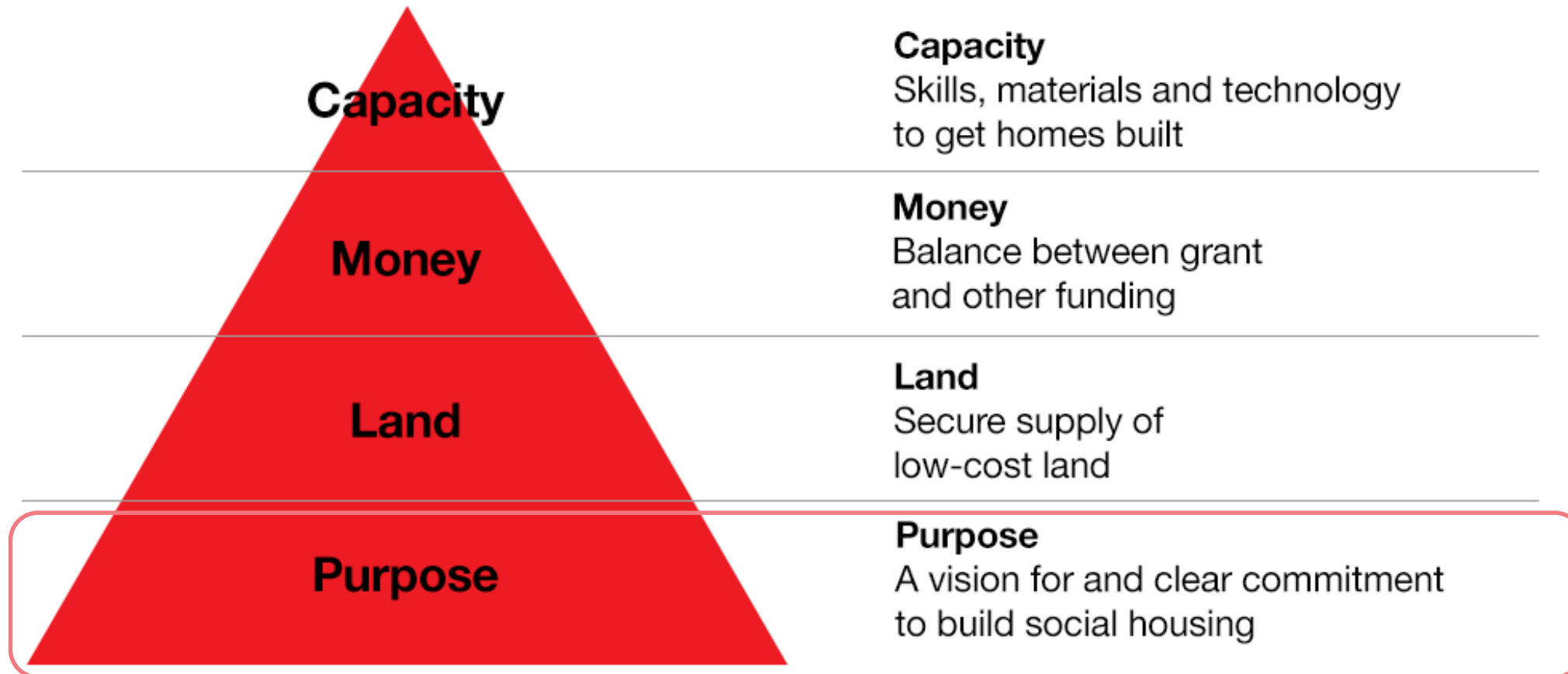
SHORTAGE OF SOCIAL HOUSING



Shelter

What do we need

Four key ingredients needed to build social housing

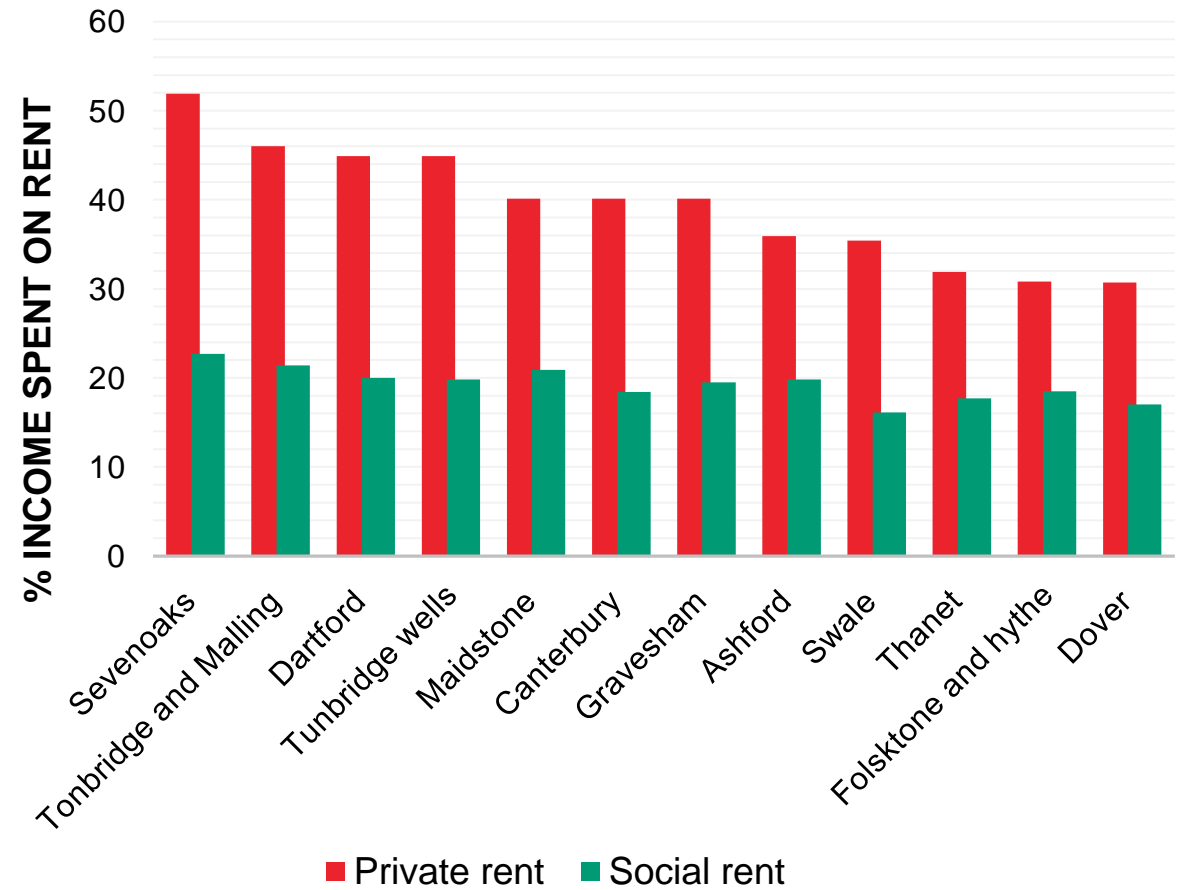


Affordability

Page 5

Market rent is not set by local incomes.

Social rent is.



Affordability

Homeownership unattainable for many

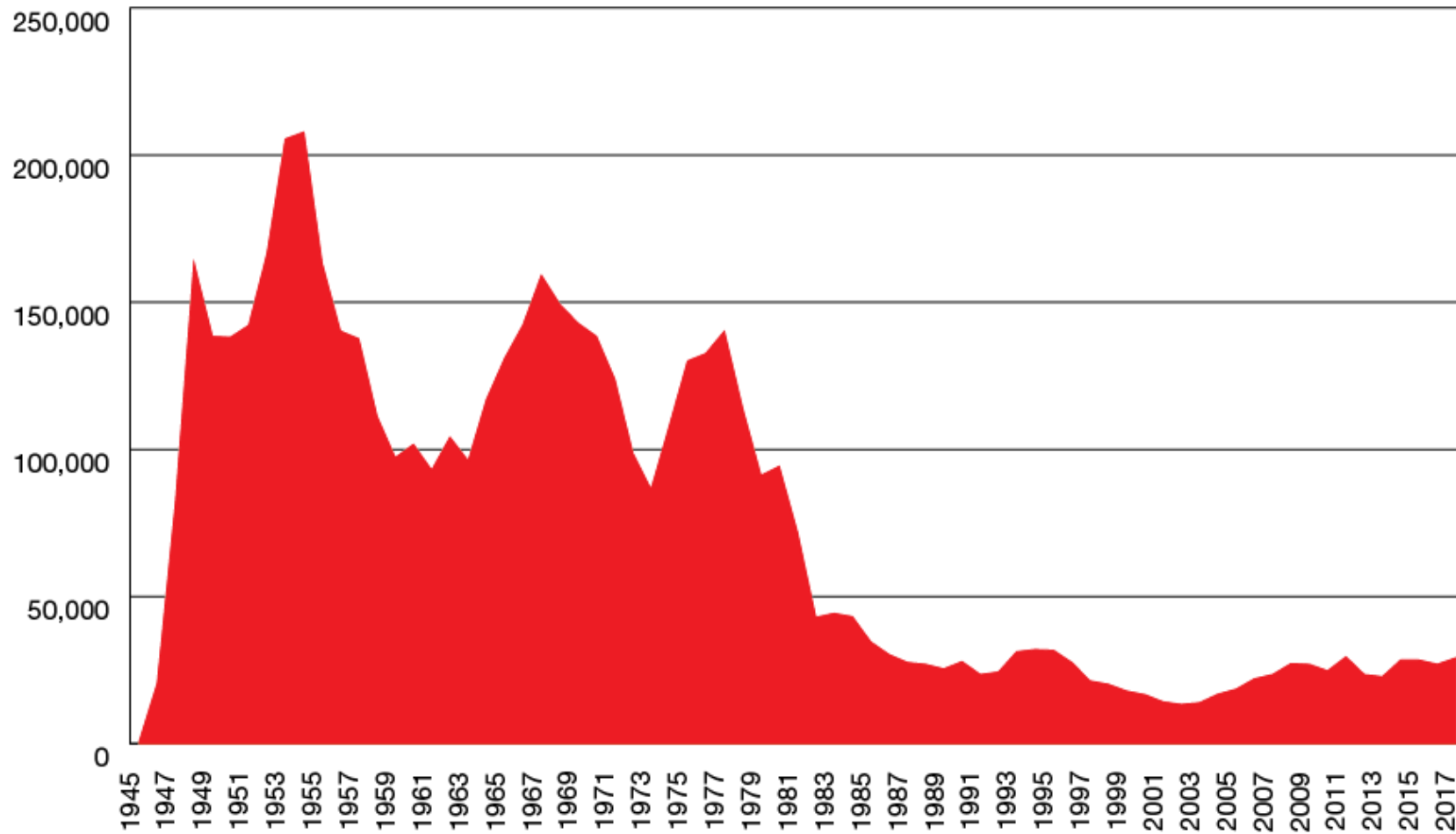
- **Lack of savings for deposits**
- **High housing costs despite low interest rates**
- **Difficulty keeping up with repairs and maintenance**

Page 6



40-years of undersupply

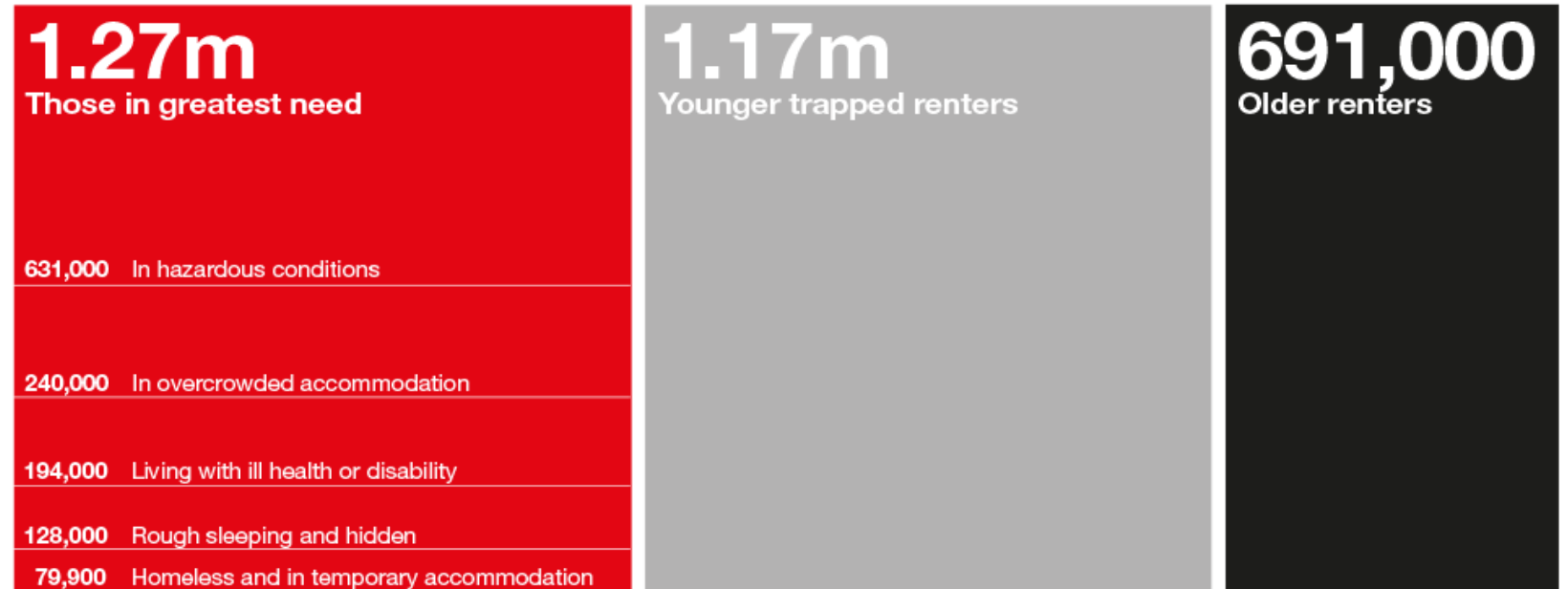
New build annual social housebuilding completions since 1945



Housing need and local economies

“They were just a way people who worked locally could live locally”

Page 8



- Rural local authority (Shelter research)

Housing need and health

“Social and economic differences in health status reflect, and are caused by, social and economic inequalities in society”

- Marmot (2010)

Page 9

£1.45bn cost to the NHS of bad housing.

1 in 5 adults report mental health difficulty relating to housing problems.



The impact of housing problems on mental health

April 2017
shelter.org.uk



Shelter

Shelter

Standards and the climate emergency

Social housing delivery to meet ambitious targets



Goldsmith Street, Norwich

- 105 homes for social rent
- Built to (and beyond) Passivhaus standard
- Out of Norwich's HRA and Right to Buy receipts
- Build cost only 10% above building regs
- **On council owned land**

Vision

Oversight

Leadership

Shelter

Our ambitious solution

3.1 million new social homes in 20 years

1.27m

Those in greatest need

631,000 In hazardous conditions

240,000 In overcrowded accommodation

194,000 Living with ill health or disability

128,000 Rough sleeping and hidden

79,900 Homeless and in temporary accommodation

1.17m

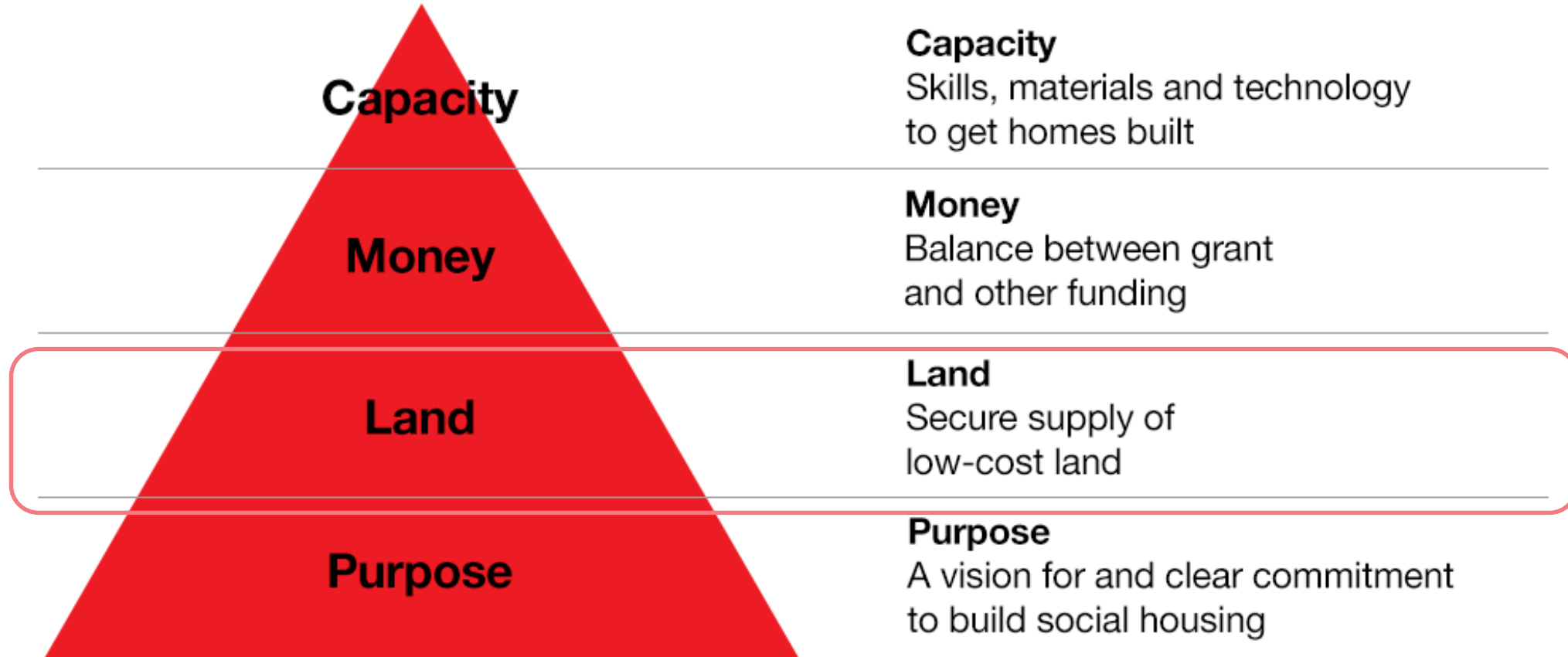
Younger trapped renters

691,000

Older renters

What does Kent CC have?

Page 12



The role of land in social housebuilding

Biggest factors preventing building more homes

Availability of land



Lack of subsidy or grant



Access to finance



■ Number 1 barrier ■ Number 2 barrier ■ Number 3 barrier

Source: Savills Housing Sector Survey

What does Kent CC have?

Page 14

