



AGENDA

SELECT COMMITTEE - AFFORDABLE HOUSING

Wednesday, 19th February, 2020, at 2.00 pm

Ask for: **Gaetano Romagnuolo**

Darent Room, Sessions House, County Hall,
Maidstone

Telephone **gaetano.romagnuolo@kent.gov.uk**
03000 416624

Tea/Coffee will be available 15 minutes before the start of the meeting in the meeting room

Membership

Mr R J Thomas (Chairman), Mrs P M Beresford, Mr T Bond, Mr D L Brazier, Mr P C Cooper, Mrs T Dean, MBE, Mr D Farrell, Ms S Hamilton and Mr D Murphy

Please note: that the unrestricted part of this meeting may be filmed by any member of the public or press present.

By entering into this room you are consenting to being filmed. If you do not wish to have your image captured please let the Clerk know immediately.

UNRESTRICTED ITEMS

(During these items the meeting is likely to be open to the public)

Item No

1 Apologies

14:00 – Bob Heapy (Chief Executive, Town & Country Housing), Kerry Kyriacou
14:45 (Executive Director of Development and Sales, Optivo) and Mark Leader
(Property Director, West Kent Housing Association) (Pages 1 - 4)

15:00 - Cllr Kevin Maskell (Housing & Health Deputy Portfolio Holder, Sevenoaks
15:45 District Council) and Gavin Missons (Housing Policy Manager, Sevenoaks
District Council) (Pages 5 - 26)

16:00 – Nick Fenton (Chairman, Kent Developers Group) (Pages 27 - 30)
16:45

EXEMPT ITEMS

(At the time of preparing the agenda there were no exempt items. During any such items which may arise the meeting is likely NOT to be open to the public)

Benjamin Watts
General Counsel
03000 416814

Tuesday, 11 February 2020

Kent County Council

Affordable Housing Select Committee

Biographies

Bob Heapy

Chief Executive, Town & Country Housing

Bob has been the Chief Executive of Town & Country Housing Group since October 2010. Bob recently lead on the merger of Town & Country with the Peabody Trust, which completed in May 2019 and secured the future of the Group.

Previously Bob was the Chief Executive of Enfield Homes and Chief Executive of the “Partners” brand, a joint venture between the Bank of Scotland and United House Construction delivering large scale PFI projects in London and the South East.

Bob earlier held Director positions at Family Mosaic, Moat Housing Group and the London Borough of Newham.

Bob is a Quantity Surveyor and Project Manager by profession and in his earlier career worked in construction in both the private and public sectors in the housing, transport infrastructure, manufacturing and pharmaceutical sectors.

Kerry Kyriacou

Executive Director of Development and Sales, Optivo

Kerry joined Optivo as Executive Director of Development and Sales in May 2018.

Kerry has extensive experience in housing, starting his housing career at Hyde, having previously worked in commercial development for a large multinational business.

The majority of Kerry’s housing career has been with Affinity Sutton/Clarion, where he worked for 17 years as Executive Director of Development and Sales, leading the organisation's development activities.

He left Clarion in August 2017 to become Interim Executive Director of Development at Metropolitan before joining Optivo. Kerry is also a qualified architect.

Optivo is one of the largest housing providers in the UK and a member of the G15 group of London’s largest housing associations. Optivo has over 45,000 homes across London, the South East and the Midlands.

Mark Leader

Property Director, West Kent Housing Association

Mark Leader has been a Director at West Kent since 2002 and has expanded the role from Development Director responsible for all new build and regeneration dealing with affordable rent, intermediate rent and shared ownership homes. Expanding the area of operation to all areas of Kent and Medway has led to building over 2,000 new homes.

Mark was the lead Director responsible for the Kent PFI – Excellent Homes for All working in partnership with Galliford Try.

Since 2015 he has been the Property Director with responsibilities for all of West Kent's existing 7,500 homes and future asset strategy.

Kent County Council
Affordable Housing Select Committee

Hearing Day 4

Wednesday 19th February 2020

Witness Guide for Members

Below are suggested themes and questions. They have been provided in advance to the witnesses to allow them to prepare for the types of issues that Members may be interested to explore. All Members are welcome to ask these questions or pose additional ones to the witnesses via the Committee Chairman.

Themes and Questions

Bob Heapy, Chief Executive, Town & Country Housing

Kerry Kyriacou, Executive Director of Development and Sales, Optivo

Mark Leader, Property Director, West Kent Housing Association

- Please introduce yourselves. Please provide an outline of Town & Country Housing, Optivo and the West Kent Housing Association, and your roles and responsibilities within them.
- In your view, are there any affordability and “viability” issues associated with affordable housing in Kent? If so, what can be done to resolve them?
- With regard to infrastructure and planning, is there anything else that KCC could do to promote the development of affordable housing in the county?
- In your view, how can KCC best support housing schemes in Kent’s rural areas?
- In your opinion, how best can KCC help to meet the housing needs of older residents and disabled people?

- To what extent do new housing developments comply to environmental standards?
- What more should KCC do, if anything, to support the development and provision of affordable housing in Kent?
- Are there any other issues, with relevance to this review, that you wish to raise with the Committee?

Kent County Council

Affordable Housing Select Committee

Biographies

Cllr Kevin Maskell, Housing & Health Deputy Portfolio Holder, Sevenoaks District Council

Kevin Maskell is a Sevenoaks District Councillor for Westerham and Crockham Hill. He is also the Deputy Cabinet Member for Housing and Health Portfolio, and the Chair of the Housing and Health Advisory Committee, at Sevenoaks District Council.

Gavin Missons

Housing Policy Manager, Sevenoaks District Council

Gavin has managed Sevenoaks District Council's Housing Policy Team since 2005 and is responsible for the development of a wide-range of housing and wider community-related policies/strategies.

Gavin also works with several social housing providers to enable the development of a wide-range of affordable housing types/tenures in the Sevenoaks District and, more recently, this has included the District Council's own newly-formed affordable housing company, Quercus Housing, which was set up to develop additional affordable housing schemes in the area – all of which is funded via Section 106 affordable housing developer contributions.

Gavin is a Chartered Member of the Chartered Institute of Housing.

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**Cllr Kevin Maskell, Housing & Health Deputy Portfolio Holder,
Sevenoaks District Council**

Gavin Missons, Housing Policy Manager, Sevenoaks District Council

- Please introduce yourselves and provide an outline of the roles and responsibilities of your positions at Sevenoaks District Council.
- Please provide key figures in relation to affordable housing in the Sevenoaks District.
- Please discuss the rural housing programme undertaken by Sevenoaks District Council.
- Please provide an outline of the modular housing scheme in the District.
- In your view, what are the key issues, both at national and local level, in relation to affordable housing?
- In your opinion, what more could KCC do, if anything, to support and promote the development and provision of affordable housing in Kent?
- Are there any other issues, with relevance to this review, that you wish to raise with the Committee?

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Sevenoaks District Council

KCC Select Committee on Affordable Housing (19/02/20)

Key housing facts/statistics in the Sevenoaks District

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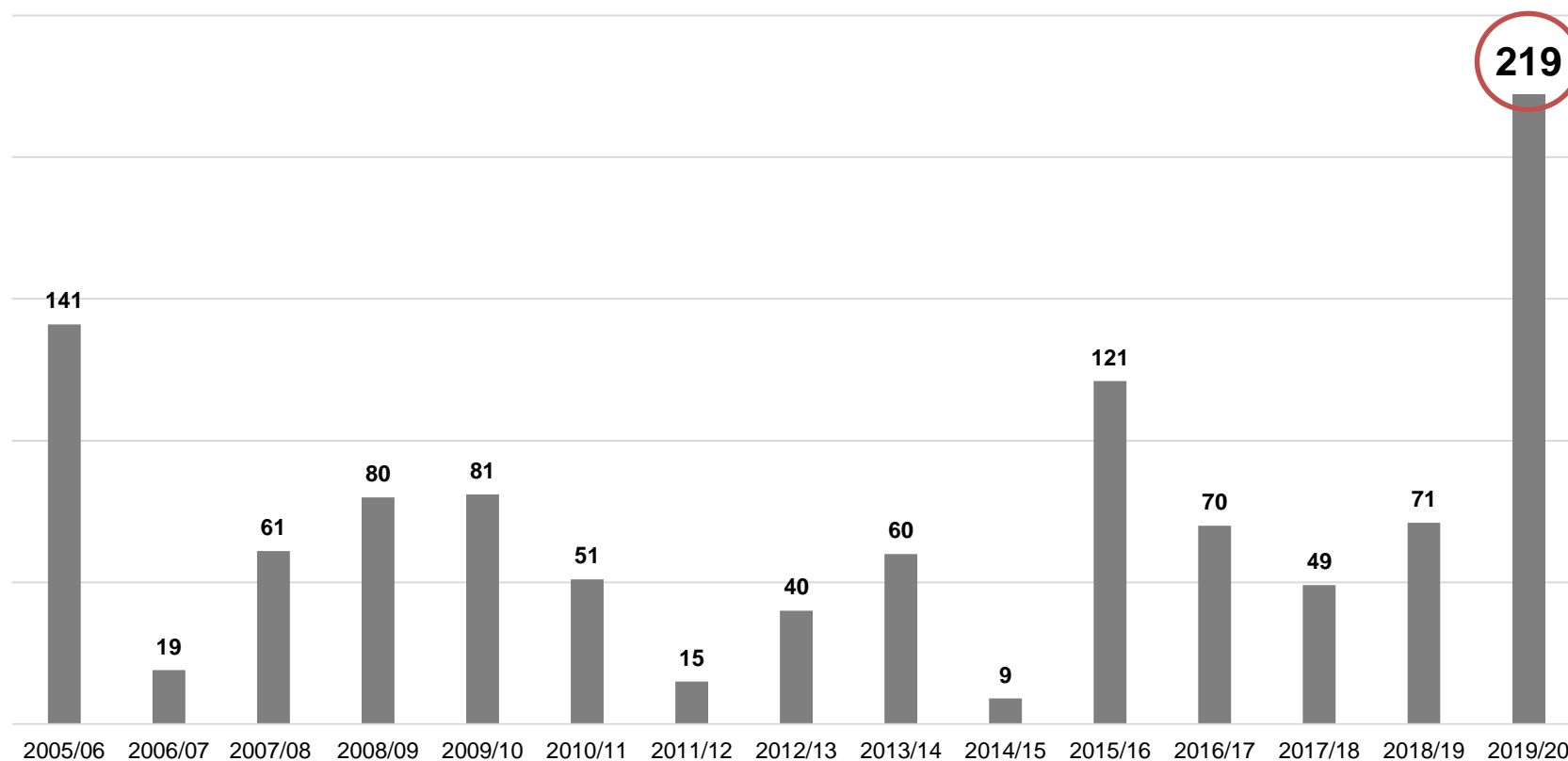
Total housing stock	50,762
Of which affordable	7,840 (15%)
Private rented stock	6,017 (12.3%)
Households on Sevenoaks District Housing Register	484
of which 1/ 2 bed need	81%
Housing association lettings to SDC nominees	357
Long term empty homes (6- months+)	484
of which brought back into use	8
Minimum income required for LQ/entry-level private rented housing	£43,248
Average minimum income required for LQ/entry-level purchases	£64,286
LQ house prices to LQ gross earnings	x13.4

Housing Strategy (adopted 2017)

‘Wellbeing Starts at Home’

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

Affordable housing completions (2019/20)



5 topical examples:

- 1) Achieved full 40% affordable housing contribution;*
- 2) District's first affordable modular housing scheme;*
- 3) 100% land-led affordable housing scheme;*
- 4) Quercus Housing's first acquisition of affordable housing; and*
- 5) Rural housing work programme.*

1) Oakley Park, Edenbridge

- 120 affordable units (40%)
- All built to ‘*Lifetime Homes Standard*’
- Targeting down-sizers
- Several phases through to 2021/22



2) The Mallards, Swanley

- The District's first affordable modular housing development
- Construction underway (due to complete in Q4)
- 22 x new units



3) Westerham House, Edenbridge

- 100% affordable housing development
- 36 x shared-ownership units
- Due to complete in Q4



4) Quercus Housing

- First purchase complete - Gladedale House, Westerham
- Now exploring smaller S106 sites
- QH now included in Draft Local Plan as ‘affordable housing provider’
- ‘Local Essential Workers’



5) Rural housing work programme

- Unprecedented level of interest/activity
- 9 projects underway
- Also provision for local ‘Essential Workers’ and older people
- New evidence-based programme



Key issues in the Sevenoaks District

- Strict planning restraints (93% Green Belt; 60% AONB)
- Limited developable land (S106; very few land-led schemes)
- Land/property values
- Housing affordability across sectors
- District-level geographical issues (Sevenoaks-v-Swanley, for instance)
- Out-migration (25-44s)
- Ageing population (55/65/85+)

Topical national issues

- Resales of shared-ownership housing
- Local connection
- Right-to-Buy (2)
- PRS
- Broad Rental Market Areas (BRMAs)
- Lifetime-v-fixed-term tenancies

KCC support/influence

Identifying land suitable for affordable housing development

- KCC land in villages to deliver rural work programme and support CLTs
- Small parcels of redundant land to support urban small sites programme
- Future KCC disposals/windfall development opportunities
- Redevelopment/refurbishment/conversion of existing properties
- Joint ventures
- Air-space and/or on-site (employer-led) development
- Influencing land owners (gifting etc)

KCC support/influence

Private rented sector

- 25% of private landlords estimated to leave sector this year (nationally)
- Institutional private rented sector (KCC investment?)
- Grant assistance (lobbying for return to renovation grant system)
- HA role

KCC support/influence

Other

- LHA rates need to increase (restricts use of PRS and also HAs' ability to increase revenue to offset development costs)
- KCC/NHS contributions (wide-ranging outcomes from affordable housing, including housing, health and wider community strategy)
- Purchasing properties (investment opportunity through long leases)
- Micro-housing (younger people)
- Time-limited developments
- Design (county-wide prototypes; scale; suppliers etc)

Looking forward

- Demographics (older people; out-migration etc)
- Local Plan (draft stage)
- Off-site S106 contributions (better planned/targeted)
- S106 financial contributions
- *Quercus Housing*
- Stock profile (larger; executive)
- Private rented sector (institutional)
- KCC role

Key types of affordable housing

- General needs (LTH/WC standard etc)
- Supporting facilities (e.g. lifts)
- Supported (including extra care)
- Designated 55+ (supporting downsizing strategy)
- Modular/micro housing
- Higher densities

End

Kent County Council

Affordable Housing Select Committee

Biography

Nick Fenton

Chairman, Kent Developers Group

Nick Fenton has over 40 years' experience in the private construction and development sector, working at senior director level, more recently Managing Director for Ward Homes/Barratt Kent. He is the Chairman of the Kent Developers Group as well as SELEP's Housing and Development Group, and has assisted in the implementation of similar groups across East Sussex and Essex.

Nick works closely with Brian Horton and his role is to influence, encourage and build partnerships to promote growth - including accelerating housing delivery in the public and private sector as well as commercial development and infrastructure. Nick is also a Board Member of Locate in Kent.

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Themes and Questions

Nick Fenton, Chairman, Kent Developers Group

- Please introduce yourself and provide an outline of the Kent Developers Group and your role and responsibilities within it.
- In your view, what are the main opportunities and challenges, if any, associated with affordable housing both at national level and in Kent?
- What more can KCC do to support the work of the Kent Developers Group and housebuilders in Kent?
- In what ways, if any, can KCC further support local SME developers to promote the delivery of affordable housing in Kent?
- In your opinion, how best can KCC continue to work in collaboration with organisations in the public and private sector to accelerate housing delivery in the county?
- Please discuss how KCC's prioritisation of land disposals could promote the provision of affordable housing across all tenures, including the young and elderly.
- Are there any other issues, with relevance to this review, that you wish to raise with the Committee?

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