

Sevenoaks District Council

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

Key housing facts/statistics in the Sevenoaks District

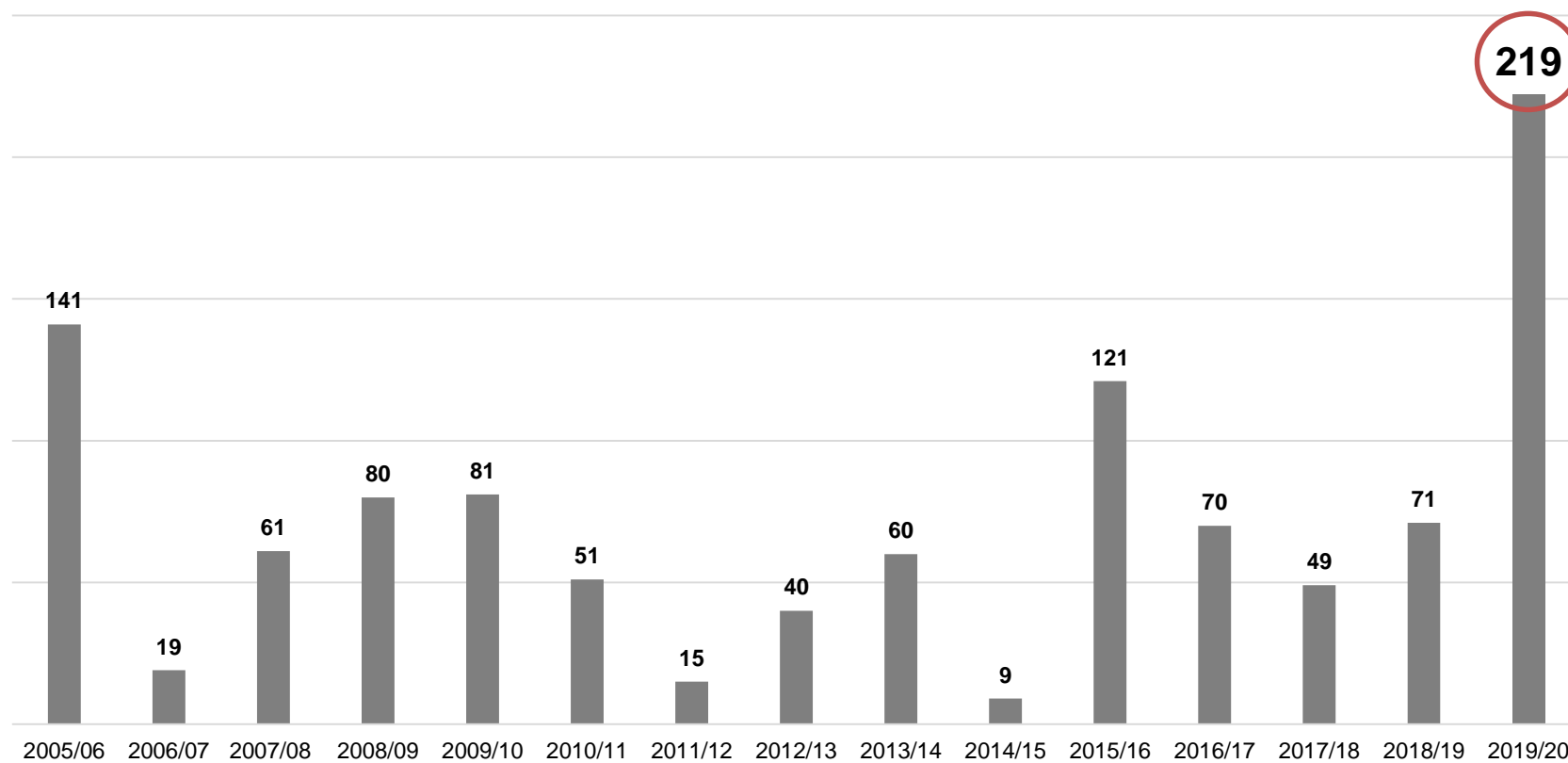
Total housing stock	50,762
Of which affordable	7,840 (15%)
Private rented stock	6,017 (12.3%)
Households on Sevenoaks District Housing Register	484
of which 1/ 2 bed need	81%
Housing association lettings to SDC nominees	357
Long term empty homes (6- months+)	484
of which brought back into use	8
Minimum 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