



**Kent County Council – Affordable
Housing Select Committee**

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Affordable Products & Planning

- Planning requirements differ across Kent based on local evidence
- Good delivery of shared equity products
- Challenges with delivering social rented schemes
- Local plan policy not always in line with NPPF due to timescales associated with adopting a plan
- S106 agreement timescales
- Design quality

Help to Buy

Homes bought under Help to Buy since 2013

Ashford	807
Canterbury	202
Dartford	1,714
Dover	525
Folkestone & Hythe	266
Gravesham	252
Maidstone	886
Medway	614
Sevenoaks	232
Swale	920
Thanet	158
Tonbridge & Malling	906
Tunbridge Wells	133
KENT	7,615

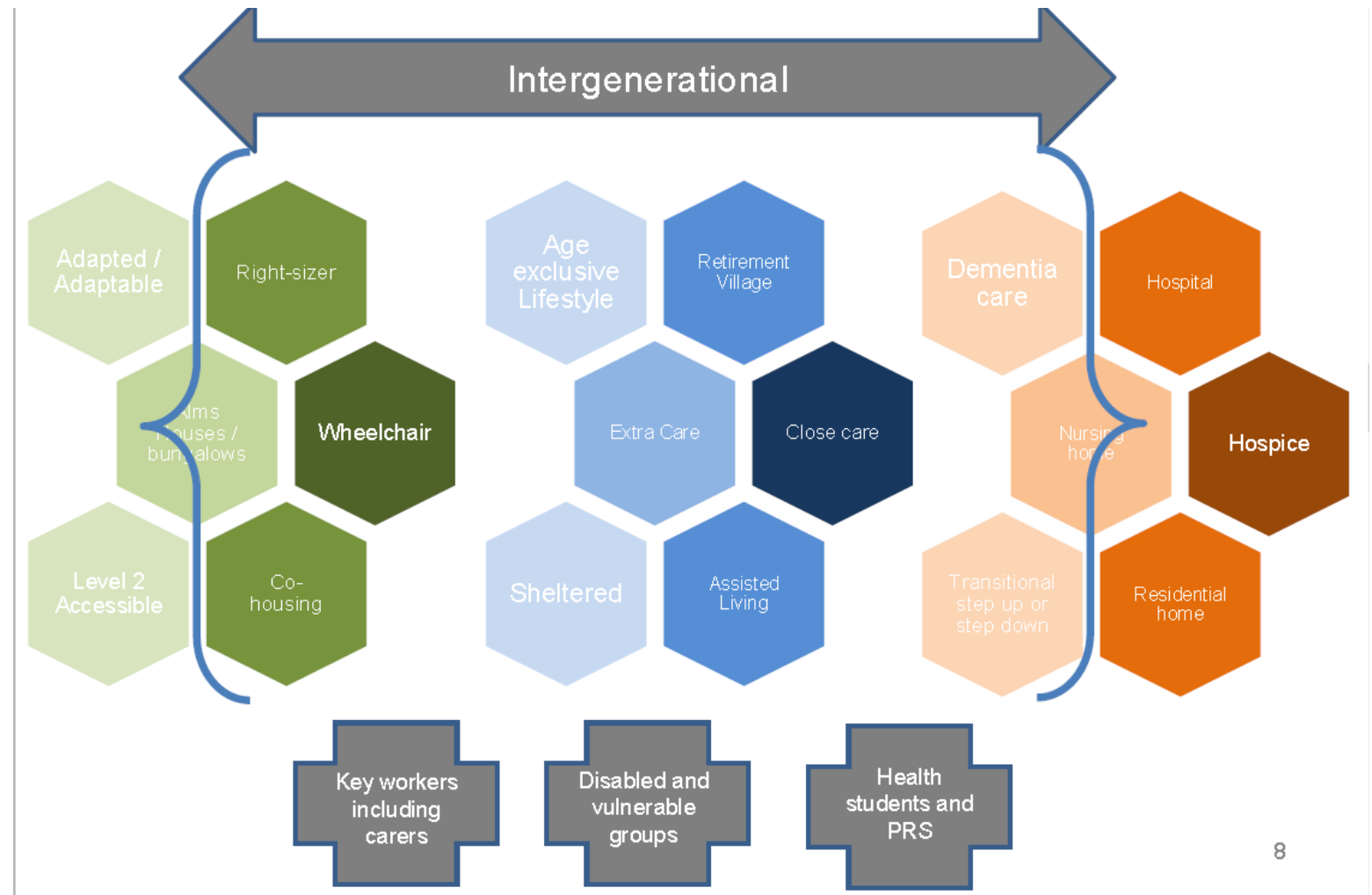


SOURCE: Ministry of Housing, Communities and Local Government

Specialist Housing

- Adult Social Care are consulted on planning applications requesting provision such as wheelchair accessible units
- Potential for customisation of affordable housing by working with local authorities
- KCC role in older persons accommodation

Specialist Housing Spectrum



Geography and Viability

- Greater need in urban areas close to or in town centres but sites have viability challenges
- Policy is often met in rural locations as viability is better
- Smaller schemes less attractive to RPs – difficulties with management and villages too distant to get economies of scale in terms of management costs
- Some schemes secure off-site commuted sums but calculation around this is not always consistent and sometimes authorities may struggle to spend monies

Thank you

Are there any questions?