

Affordable Housing

- delivering associated strategy -

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National context

- England facing substantial housing shortage
- House price inflation continuing to outpace salary growth
- Increasingly fewer private sector housing options
- Private sector stock deterioration
- Increasing housing need across UK (much more acute in SE)
- Move from capital to revenue-based social housing system
- London's overspill to home-counties (need and demand)

Local context

- Very few development opportunities in the District
- Significant land values
- Property prices amongst highest in UK
- More expensive stock profile
- 93% Green Belt
- 60% AONB
- London; M25; Gatwick; Heathrow; Thames Gateway; HS1

S106 affordable housing contributions

- Significant source of funding to deliver housing strategy here in the Sevenoaks District
- Financial planning gains secured through Core Strategy on housing developments of between 1-4 dwellings
- Large proportion of local housing development falls within this range
- Time-limited funding, so how do we spend to best effect?

Key approach (1)

Simply fund housing development elsewhere

- Find and secure sites/land suitable for housing development
- Compete with private developers with more to spend
- Planning process
- Development (CSH Level 3 / HCA Space Standards etc)
- Timescales (very long process)
- Does remain a key tactic, however

Key approach (2)

Be more creative with local housing strategy

- Measures other than direct on-site provision
- Make much better use the existing housing stock
- No longer restricted by planning rules
- Often more time and cost-effective
- Other positive knock-on effects (wider outcomes in CP)
- Properly review options and weigh-up benefits of each
- Place less reliance on new development

Creating new opportunities

- Bridging gaps in funding (development viability issues)
- Maintaining and preserving much-needed affordable stock
- Remodelling existing stock/schemes
- Helping low-paid working households access affordable housing
- Creating match-funding opportunities
- Addressing wider effects of housing affordability, e.g. fuel poverty
- Introducing/testing tactics not yet tried
- Introducing modern versions/variations of previously-used tactics

A HOME
OF YOUR
OWN



A wide-range of benefits/outcomes

- Complemented other shared-ownership products (Help-to-Buy)
- Achieves what Help-to-Buy can't
- Introduced greater choice (not just new-build social housing)
- Brings private sector housing into social sector
- Negates land requirements and development process
- Balancing local housing market/neighbourhoods
- Freeing-up existing social housing stock
- Freeing-up existing lower-end private rented stock
- Stimulating local housing market (transaction chains x 5)
- Helping younger and economically-active households
- Preventing out-migration in search of cheaper housing elsewhere
- Supporting local lower-paid workforce
- Much less impact on SDC staff and associated resources
- Will help future households through recycling of funding

Case Study

- Alex and Susannah rented in the District for the past 8-years with their three young children
- Wanted to buy a home in the area so their children could stay at their local schools
- Due to local house prices, were close to giving up on the prospect of ever owning a property (stuck in social housing)
- Purchased 3-bed house in Westerham (£230k/65%)
- Children continue to attend their school
- Can grow up in a safe and familiar rural environment
- Susannah also works at another pre-school in the town
- Retained a key member of the local workforce
- Over-crowded family living in WKHA home moved into vacant Moat home
- A homeless family then moved into vacant WKHA home
- Effective use of social housing stock - homes more suited to households



Runner-up in National Housing Awards 2013

Runner-up (Highly Commended) in First-Time Buyer Awards 2014



Unlocking Empties

- Complement No-Use-Empty loan scheme (local variation)
- Assist people onto the housing ladder
- Free-up social housing and/or lower-end private rented
- Bring long-term empty homes back into use
- Create more lower-end market housing for the future
- Achieve a wide range of outcomes through the one housing strategy tactic
- Delivery through 2014/15 and 2015/16 (3 x £15k test cases)
- Again, will help future households through recycling of funding



Potential to achieve significant community outcomes

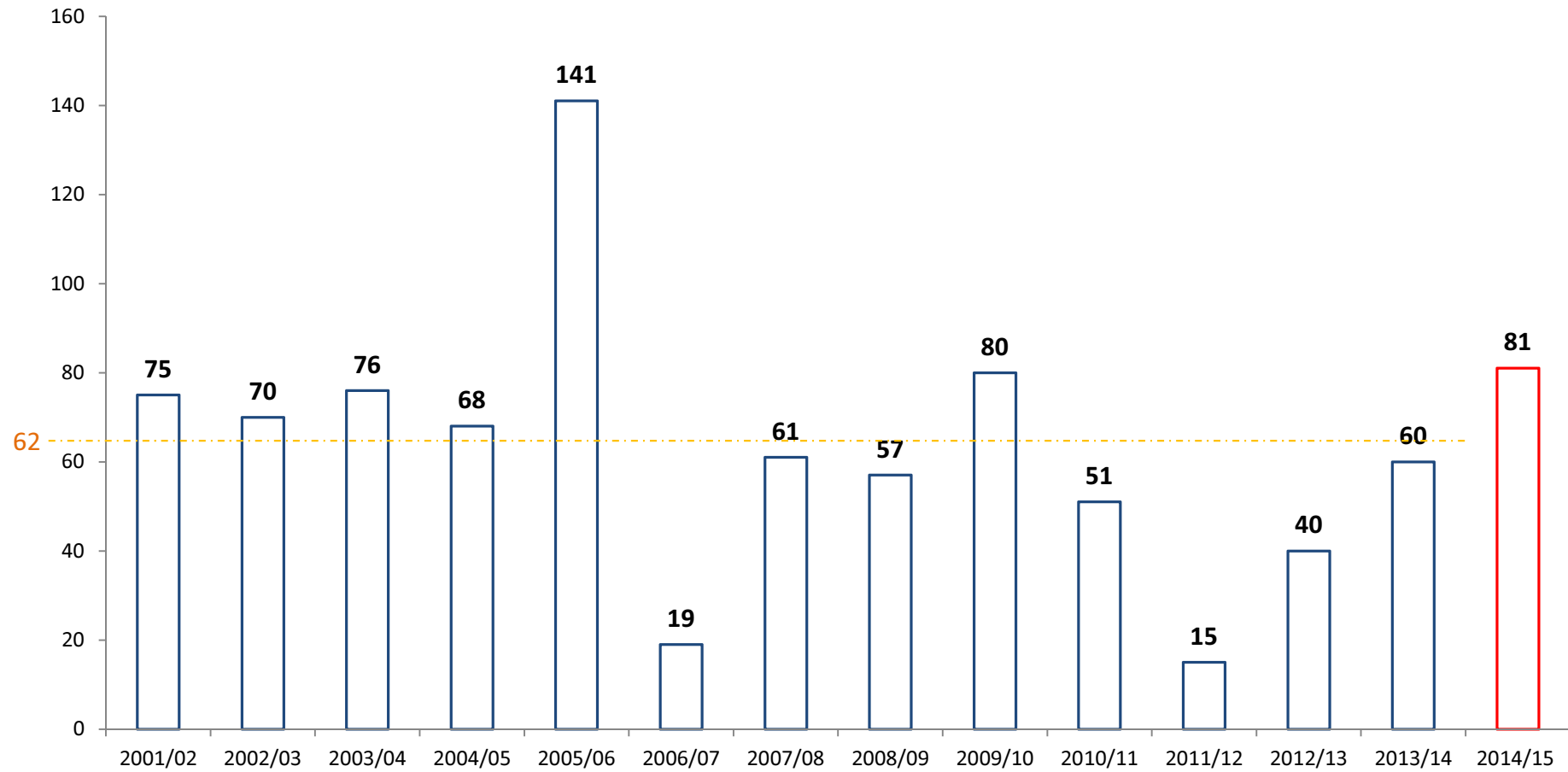
Maintaining and preserving key housing stock

Sevenoaks Almshouses

- Much-needed affordable housing in Sevenoaks Town
- Within walking distance of shops/amenities
- Residents have good on-site support
- Bungalows in Weald Village
- Good management in place
- Organisation has consequently invested additional money into the scheme



Delivery of affordable housing (01-13)



Some example social housing projects

Halstead Place School, Halstead	SR / IR
Shurlock Avenue, Swanley	AR
Well Road, Otford	SR / SO
Crowhurst Lane, W Kingsdown	SR / SO (RES)
Eden Valley School, Edenbridge	SR / SO / AR
Bonney Way, Swanley	AR / SR (OP) / AR (GN)
Searles Court, Swanley	SR
r/o Garden Cotts, Leigh	AR / SO
Fawkham Road, W Kingsdown	AR
Chiddingstone / Chidd Causeway	SR / AR

Potential strategy tactic for the future

Cross-subsidy housing development models

- A move away from core activities
- Alternative to traditional funding routes
- Private rented/market sale
- Generate cross-subsidy to fund affordable element
- Homes to meet 'need' and 'demand'
- Social purpose / maintain healthy balance sheets

Income, spending and planned projects

In summary, as at 25/04/14:

- Received in the bank: **£1,858,792**
- Of this, **£1,030,114** committed/spent on approved projects
- Total uncommitted funds: **£828,678**

Update from previous committee

- Tenants' Incentive Scheme (TIS)
- Under-occupation Strategy (adopted 2012)

End