

14 June 2023 at 7.00 pm
Council Chamber, Argyle Road, Sevenoaks



Housing & Health Advisory Committee

At the above stated meeting the attached presentations were tabled for the following items

	Pages	Contact
8. Role of the Advisory Committee and Key Challenges	(Pages 1 - 4)	Sarah Robson Tel: 01732227129
9. West Kent Housing Update	(Pages 5 - 12)	Sarah Robson Tel: 01732227129

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

Should you need this agenda or any of the reports in a different format, or have any other queries concerning this agenda or the meeting please contact Democratic Services on 01732 227000 or democratic.services@sevenoaks.gov.uk.

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Housing and Health Advisory Committee

Responsibilities and Challenges

June 2023

People and Places

Chief Officer: Sarah Robson

Housing (Alison Simmons)

Areas of Responsibility

Issues and Future Challenges

Housing Strategy and Enabling

House prices are 40% higher than the county average

Housing Standards

Lower than average level of private rented accommodation (approx. 13% of residents live in the PRS).

Housing Needs

Above average level of older people in District and set to grow significantly, particularly amongst 65+ and 85+ groups.

Homelessness

673 applications live on Sevenoaks District Housing Register waiting for social housing.

Housing Register/Allocations

Empty Homes

Have to cap Affordable Rents to Local Housing Allowance (LHA)

Gypsy and Traveller sites

maximise revenue to forward-fund developments.

Disabled Facilities Grant

West Kent Housing Association is the main housing association operating in the District.

Energy Efficiency

Impact of inflation, cost of living, high rents, private landlords leaving the market, affordable housing provision create a high demand for social housing and increase homelessness.

Fuel Poverty

Increased service demands from resettlement schemes (e.g. Homes for Ukraine, Afghan scheme)

HERO

Resettlement schemes

shunt to SDC.

Health (Kelly Webb)

Areas of Responsibility

Sevenoaks District Health and Wellbeing Strategy and Action Plan

One You healthy lifestyle advisors service

Mental Health Strategy (internal/partners)

Homes for Ukraine Scheme (with Housing team)

Partnerships:

Health Action Team

Integrated Care Partnerships and Health & Care Partnerships

Local Children's Partnership

Issues and Future Challenges

deprived wards in Kent and the South East there is affluence next to poverty, issues of rural isolation and areas in need of regeneration.

Impact of cost of living on communities.

Long-term impact of Covid on health and wellbeing, mental health, resilience.

Kent on community / cost shunt to SDC.

One You Funding from

service is wholly funded by external funding

New Integrated Care Partnership structures and governance taking time to bed in.

WEST KENT HOUSING
ASSOCIATION
&
SEVENOAKS DISTRICT
COUNCIL

Annual Liaison
Meeting
14 June 2023

Tracy Allison, CEO

We have 8,200 homes. All rented below market rent with 74% rented at c40% below market.
72% of the people we housed in 2021/2 are struggling, claiming benefits.

Headlines 2022

Overall Customer Satisfaction; 4.3 out of 5

Achieving arrears of 2.17% (sector average of 3.1)

Responsive repairs service: Improving satisfaction rating at 4.34 out of 5.

Complaints 357 (down), Compliments 436

Launched new communities offer: reshaped team to better support our residents, particularly those in financial hardship.

This included new team dedicated to providing intensive housing management support and a new fuel poverty role.

75% of our homes already meet EPC band C.

approach, prioritising homes to benefit households most at risk from fuel poverty.

Delivered 148 new homes and have 389 in construction

Reconfirmed

Finalist at UK Housing Awards for development Faversham

Winner at Kent Housing Group awards
- excellence in development and regeneration
- Julie Terry, Housing Professional of year.

Communities Offer: success measures

From Summer 2022:

Cost of Living concerns- ability to heat homes will impact likelihood damp, mould.
Identified all properties that could be at high risk. Surveyor visits, Green Doctor advice.
Dedicated role. Key measure tracked by Board.

From December 2022:

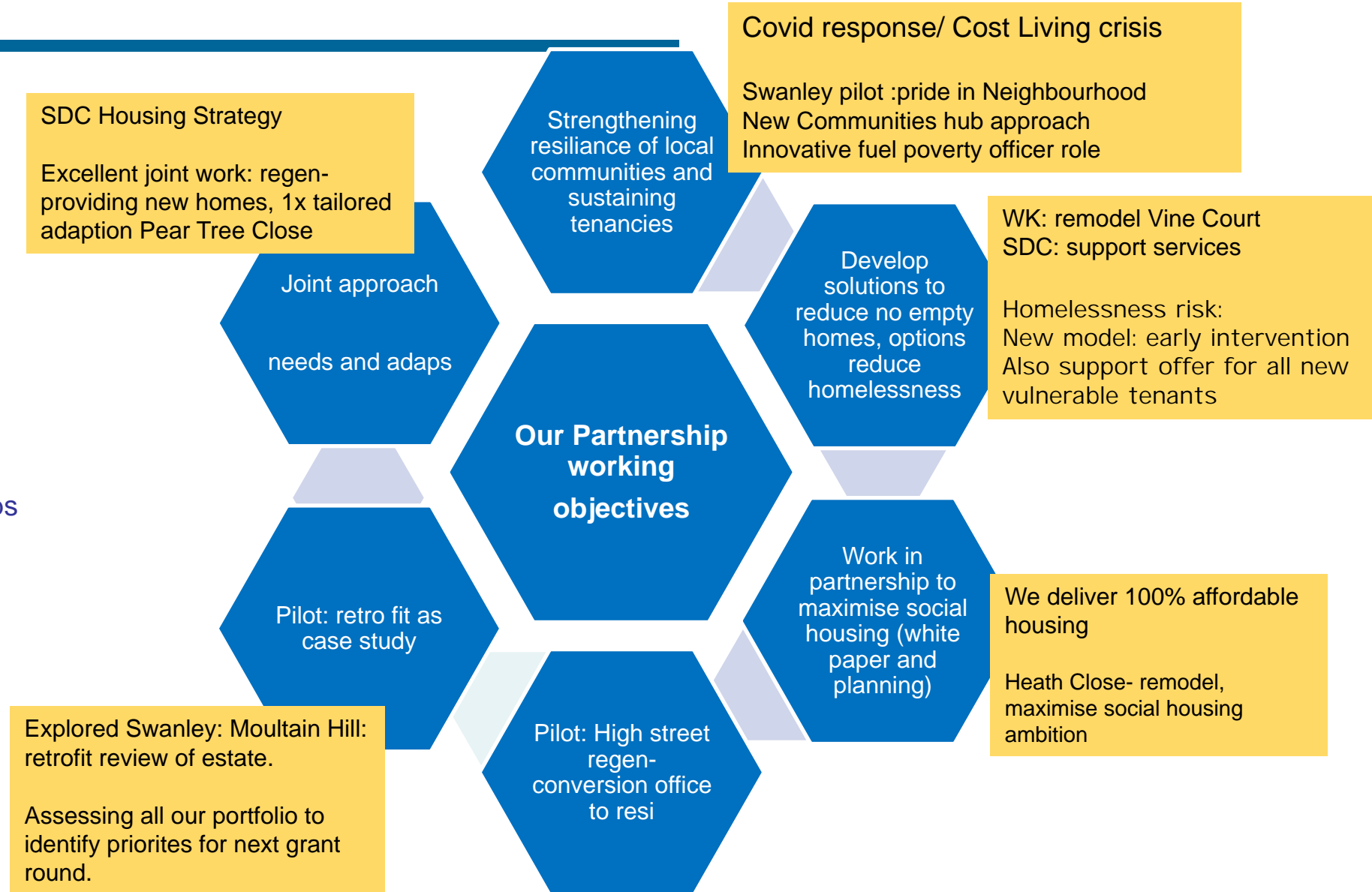
cases

Where problems found, supply monitors so residents can be aware of humidity
Joined up working with tenancy support- early signs, referrals process working well
Review the use of dehumidifiers and other solutions such as window stickers

Strategic Partnership Agreement 2020-2023

Delivering on our common ambition for;

Tackling homelessness and temporary accommodation
Providing new homes for vulnerable / low-income groups
Pathways from social and affordable rent into home ownership.



Vision for a Partnership Approach for new homes in 2021-progress

SDC strategic decision:
Seek to maximise social value potential?

If so; site sequencing potential
Scope; for 400-500 new homes over 5-8 years

