

28 September 2021 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

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# Housing & Health Advisory Committee

## Presentations

	Pages	Contact
7. <b>Mental Health Update</b>	(Pages 1 - 6)	Kelly Webb Tel: 01732227474
10. <b>Introduction to Affordable Housing</b>	(Pages 7 - 12)	Rebecca Wilcox Tel: 01732227272

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](mailto:democratic.services@sevenoaks.gov.uk).

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# Mental Health Update

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Kelly Webb, Health & Communities Manager

Agenda Item 7

# Mental Health Strategy

Our Mental Health Strategy was launched on 1 June as part of Mental Health Awareness Week. The strategy covers:-

## Good Mental Health

What can be done to prevent mental ill health

SDCs commitment to improving mental health

Our partners

Cllr Fleming launched a video on You Tube on 1 June.

The strategy was put on all desks and sent to staff in that week and posted in member pigeon holes as well as e-mailed

On 21 June we did a special Mental Health Grapevine

# Mental Health Strategy

- [https://www.sevenoaks.gov.uk/info/20069138/health/510/mental\\_health\\_and\\_wellbeing](https://www.sevenoaks.gov.uk/info/20069138/health/510/mental_health_and_wellbeing)

<https://www.youtube.com/watch?v=XSGffCHkFmU>

# Kent & Medway Healthy Workplace Awards programme



- Task & Finish Group set up incl Health & Communities Team, Human Resources & Communications in April 2021
- Met with the Kent & Medway Co-ordinator in May to go through our pledges. Can take organisations up to 18mths to complete
- Bronze - submitted June 2021 and passed July 2021
- Silver - submitting 1 September
- Gold - Submitting 1 September
- Platinum - Aiming for beginning of November 2021



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# Affordable Housing - An introduction

Rebecca Wilcox  
Head of Housing

24 August 2021

# A little history lesson



- Housing Act 1919 – The “Addison” Act
- Housing Act 1930 – Mass slum clearance
- Post-war prefabs
- 1951-1954 – The peak of council housebuilding
- 1965-1966 – The rise of the tower block
- 1980-1999 – Right to Buy and the reduction in council housing
- 1988 – 2019 – Housing associations, ALMOS, LSVTS and Decent Homes
- Localism Act 2011- the return of council house building?
- October 2018 – HRA Debt Cap removal

# So what is affordable housing?



There is no agreed definition of affordable housing!

So what is the most common referred definition of affordable housing?

The National Planning Policy Framework

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

# So what is affordable housing?



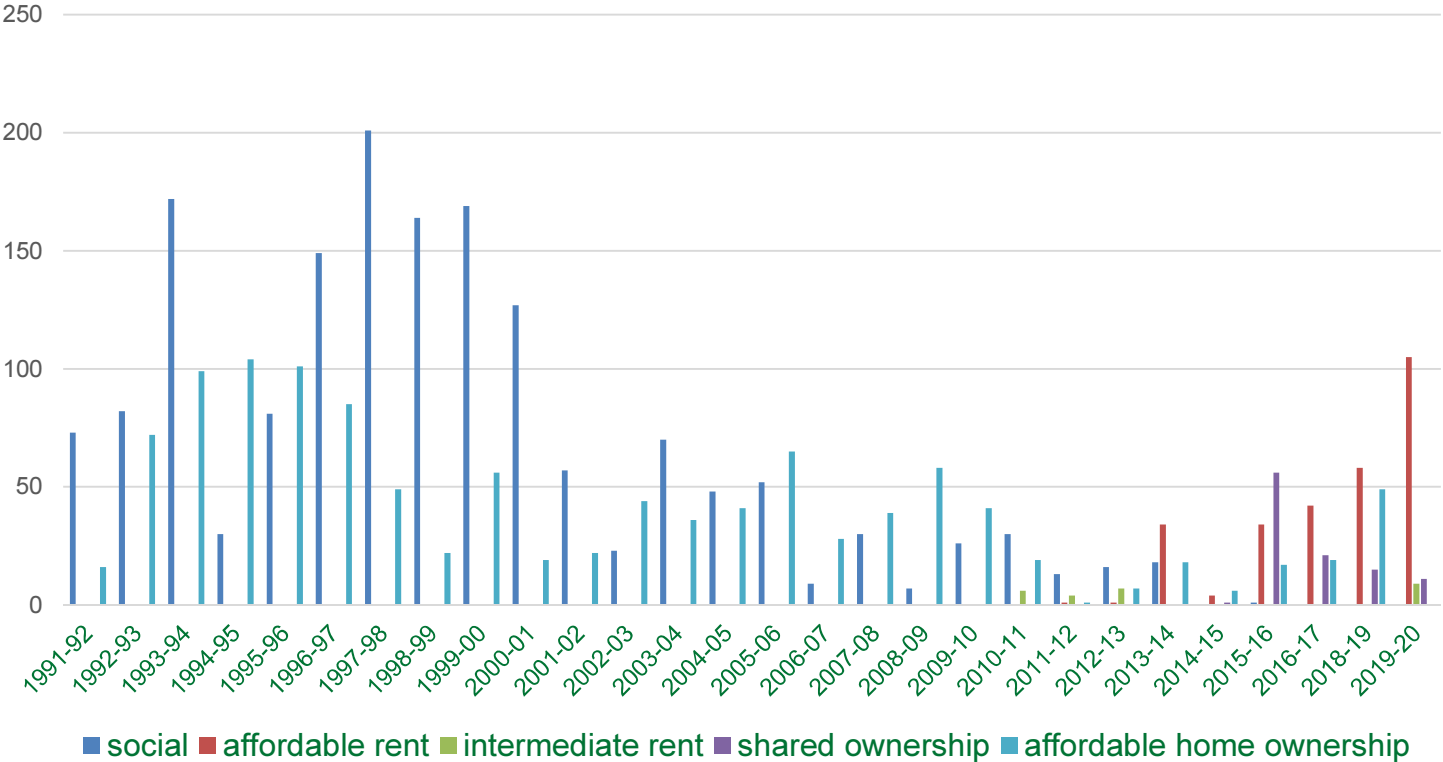
- **Social rent** – set in accordance with the Governments rent policy for Social Rent
- **Affordable rent** – at least 20% below local market rents inclusive of service charges (or commonly described as up to 80% of local market rents)
- **Intermediate rent** – normally 20% lower than market rents with tenancy of a minimum of 6 months up to a maximum of 5 years and the applicants must be working (household salary thresholds may vary)
- **Starter homes** – devised by the Conservatives Government in 2015 to date none have been developed.
- **Discounted market sale housing** – sold at a discount of at least 20% below local market value
- **Shared Ownership** – where the buyer purchases a % of the property and pays rent on the remainder at 2.75% - owners are able to staircase out to full ownership
- **First Homes** – discounted open market value first time buyer homes with the maximum purchase price of £250k outside of London
- **Help to buy** – Equity loans – this is a new scheme (2021-23) for first time buyers

# Ways to deliver affordable housing



Section 106	Homes England	Community Land Trusts
Registered providers	Local authority development companies	Best use of stock
Rural exception sites	Cross subsidy	Partnership arrangements

Completions per annum per type of unit





# Questions?

