

# **Housing Strategy (2017)**

**- Progress Report (Number 3) -**

**Gavin Missons**

**Housing Policy Manager**

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- 2) To improve the quality and use of the existing housing stock*
- 3) To meet the needs of vulnerable and low-income households*

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# Strategic Housing Priority 1

*'To provide a good mix of decent and affordable housing across tenures'*

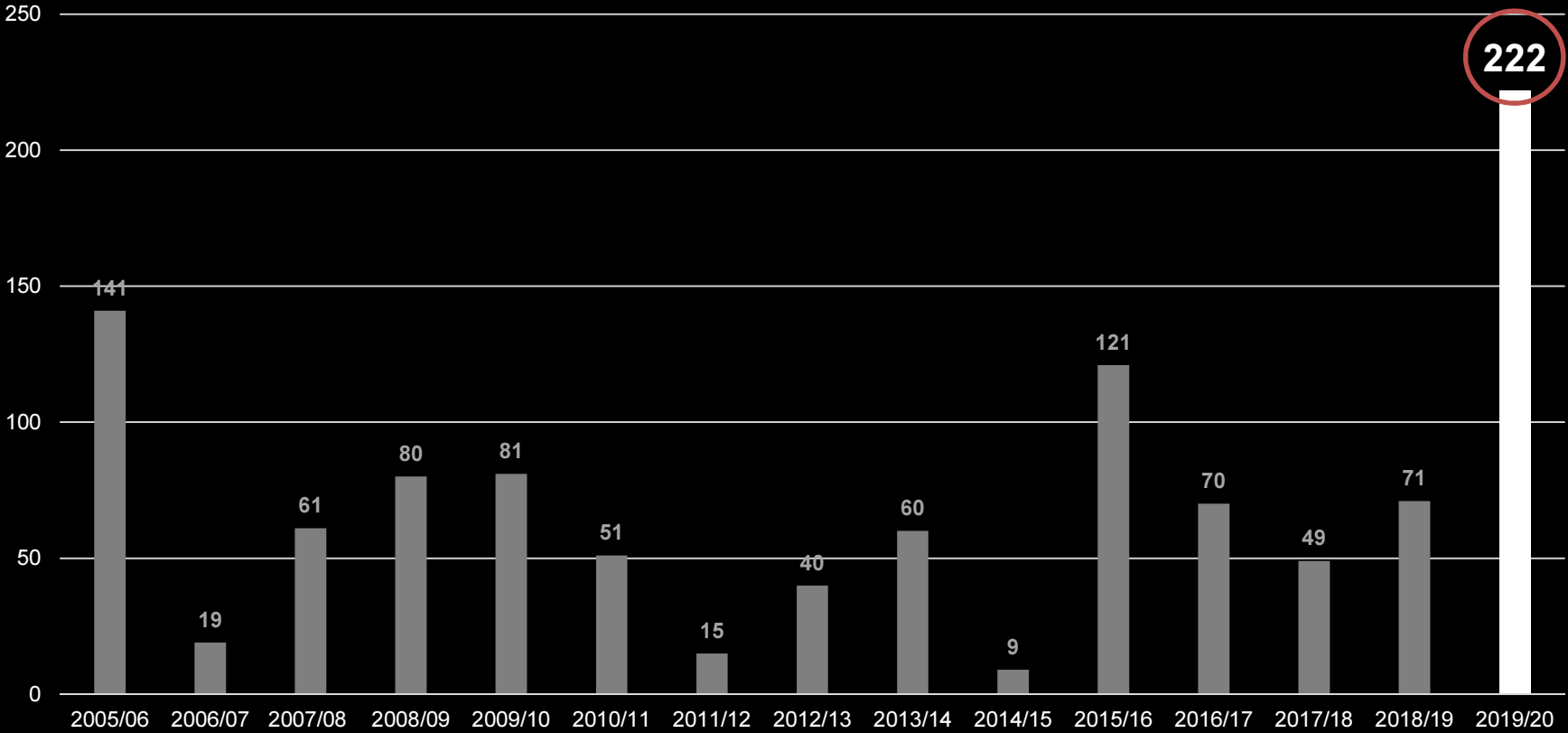
# Affordable housing completions (2019/20)

Quarter	Units
1	30
2	51
3	114*
4	27*
Total	222*

\* Anticipated

By far, the highest number of affordable homes delivered in any single year since back in the 1990s

# Affordable housing completions (2019/20)



# Oakley Park, Edenbridge

- 42 x completed in Q2
- All built to '*Lifetime Homes Standard*'
- Targeted down-sizers and locally-defined '*Essential Workers*'





# Ryewood, Dunton Green

- Secured an additional 35 x shared-ownership apartments
- In Q3, received last S106 financial contribution of c£287k
- Construction of final units now underway and due for completion in Q4



# The Mallards, Swanley

- The District's first affordable modular housing development
- Construction underway (due to complete in Q3)
- 22 x new units



# The Mallards, Swanley (cont)



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Modern Methods of Construction (MMC)

# Westerham House, Edenbridge

- 100% affordable housing development
- 36 x shared-ownership units
- Construction underway and due to complete in Q3



# 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’



**“Thank you for all your support - you have helped me change my life. I'm excited for the future - settled in Gladedale”**

# 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



# Community Land Trusts (CLTs)

- Received notification of successful bid for additional Government funding (Nov 2019)
- Started developing Kent-wide hub
- New housing/community delivery option



# Strategic Housing Priority 2

*‘To improve the quality and use of the existing housing stock’*



# Housing conditions

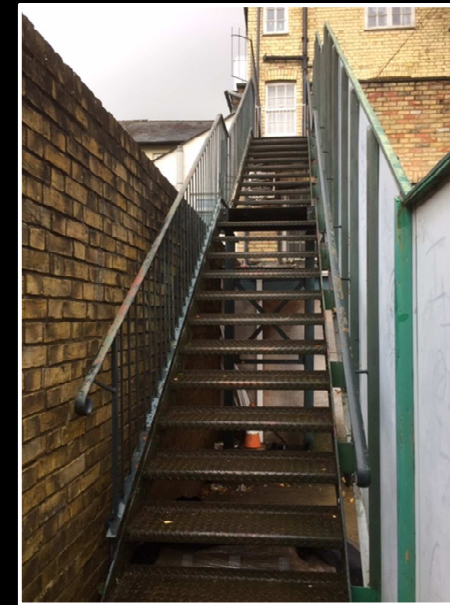
- Improving overall private sector housing stock condition
- 148 service requests in 2018/19
- 240 service requests in 2019/20 (to date)
- 4 notices serviced in Q2



**“Thank you for your prompt response in providing the requested information, very much appreciated”**

# Houses in Multiple-Occupation (HMOs)

- New proactive ways of identifying HMOs within the District
- Helping to identify those not previously on our radar
- 11 HMO units brought up to standard in Q2



**“Many thanks to both of you during this process of the HMO licence application”**

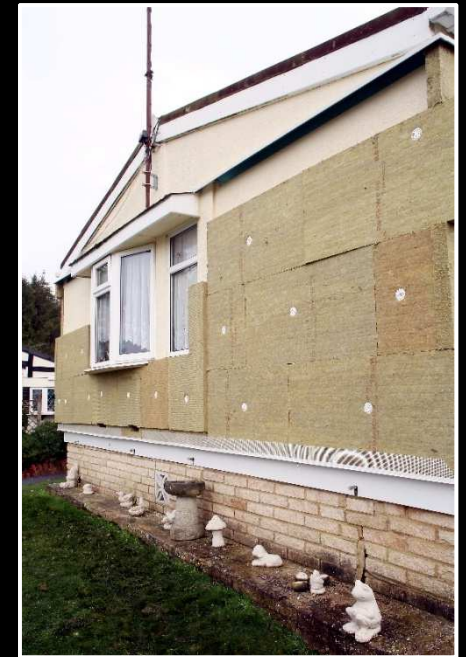
# Mobile homes

- All mobile home parks in District being inspected during 2019/20
- Compliance with new national ‘Model Standards’ and related site licence conditions
- Improved conditions for older residents



# Hedge Barton retrofit project

- Project now complete (c£200k)
- Warmer homes for older residents
- Reduced fuel bills
- Blueprint for potential retrofit schemes elsewhere (including across Kent)



would like to express my thanks and appreciation to the Council for instigating this project which will benefit many of the residents of the park. It is good to see local council helping the more mature residents in this manner”

# Empty Homes

- 5 further properties returned to use in Q2
- 7 potential purchases put forward to Quercus Housing/Quercus 7
- 2 ‘No Use Empty’ loan applications in Q2



NO USE  
EMPTY 

# Housing advice and allocations

- 127 housed through Sevenoaks District Housing Register in Q2
- 467 live applicants on SDHR at end of Q2

**Dear Hayley, many thanks to you and your team for successfully helping to move my client. She is safe and happy. Thank you again”**



**This is to inform you that I have today viewed the property and have accepted it. Thank you so, so much for all your help. It is not often you come across people who are willing to help which ever way they can like you have done! May the good God I serve richly bless you. With lots of appreciation”**

# Housing advice and allocations (cont)

- Number of new Private Sector Lettings (PSL) scheme placements in Q2 was 7
- 40 further positive interventions to avoid homelessness



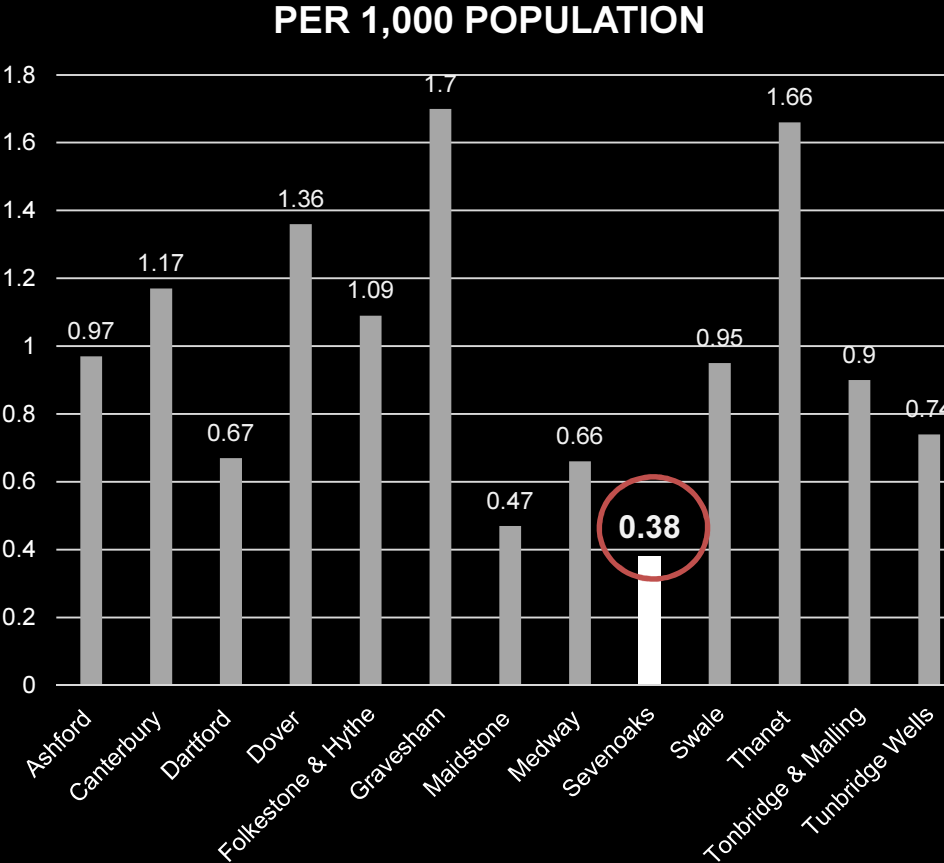
**“My beautiful contact! You have just brought tears to my eyes and that's the truth! We cannot thank you enough”**

**“Thank you for the reply. And again thank you so much for everything you done for me and my son”**

**“Dear Nina, thank you so much for all your help in moving my client. She feels safe and happy. Thank you again”**

# Housing advice and allocations (cont)

LOCAL AUTHORITY	TOTAL POPULATION	NO. ON REGISTER	PER 1,000 POPULATION
Ashford	129,300	1,259	0.97
Canterbury	164,600	1,929	1.17
Dartford	109,700	738	0.67
Dover	117,000	1,590	1.36
Folkestone & Hythe	112,600	1,223	1.09
Gravesham	106,400	1,792	1.7
Maidstone	170,000	804	0.47
Medway	277,855	1,832	0.66
<b>Sevenoaks</b>	<b>120,300</b>	<b>467</b>	<b>0.38</b>
Swale	148,500	1,419	0.95
Thanet	141,800	2,358	1.66
Tonbridge & Malling	130,500	1,180	0.90
Tunbridge Wells	118,100	879	0.74





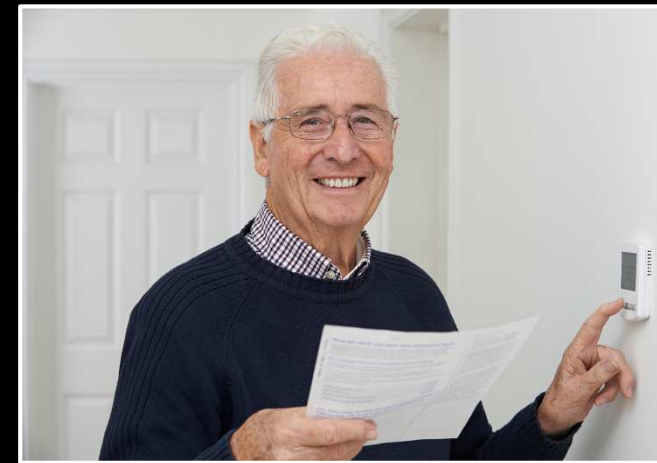
# Strategic Housing Priority 3

*‘To meet the needs of vulnerable and low-income households’*

# Sevenoaks Switch and Save

- 21 additional switches in Q2
- £6,927 savings in first year
- Recent article in 'In Shape' and social media campaign to increase take-up

[www.sevenoaksswitchandsave.co.uk](http://www.sevenoaksswitchandsave.co.uk)



You can  
compare



Gas &  
Electricity



Electricity  
only



Gas  
only

# Hospital Discharge Scheme

- A further 50 hospital discharge packs purchased through sponsorship from Waitrose and Sainsbury's as well as a S106 contribution
- 27 referrals in Q1 & Q2
- Making positive impact on both patients and NHS services



# Better Care Fund and DFGs

- Completed 23 further DFGs to help vulnerable clients remain independent in their own homes in Q2
- Percentage of Better Care Fund spent by end of Q2 is 48.05%
- Adaptations have included flush-floor showers; stair-lifts; access ramps; extensions



# BETTER CARE FUND AND DFGS (CONT)

Dear Mrs Doe.  
I am writing to say a big thank you  
for organising the installation of a  
wet room. The finished project is  
fantastic enabling me to shower  
comfortably and safely.  
supplied

This letter is to thank everyone who  
was responsible for the arrangements and  
installation of a 'wet room + shower' for my  
wife.

The staff from Sevenoaks Council who  
visited us could not have been more helpful  
and kind and the contractor, MCH's workmen  
could not have been better, not one fault.

Please pass on our grateful thanks to  
all involved. A very bright light in  
these days of, it seems, media 'doom + gloom'!

Yours faithfully  
Alan

Dear Sir,  
We wanted  
you to know how lovely  
our B1 Room has been  
changed. It is quite lovely  
& all the work done  
by skilled workmen,  
It looks most  
stunning & such comfort  
for me to shower in.  
Please give our thanks  
to every one who had  
a help in changing my  
life every day &  
making my life so good.  
Thank you sincerely,  
Also my husband Sends

# 'HERO'

- 91 new referrals in Q2
- 111 cases resolved
- Annual 'Patient Participation' event
- Reduced client debt by £15,170 in Q2
- £10,700 of which was rent arrears

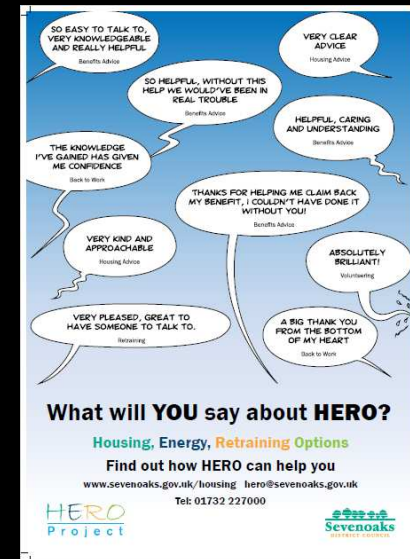


**"You're a star - thank you"**



# 'HERO' (cont)

- Working with younger people with medical diagnoses and who're struggling to gain required welfare benefits
- Applied for external funding to further assist younger people
- Working with three vulnerable younger people and exploring a new form of therapy

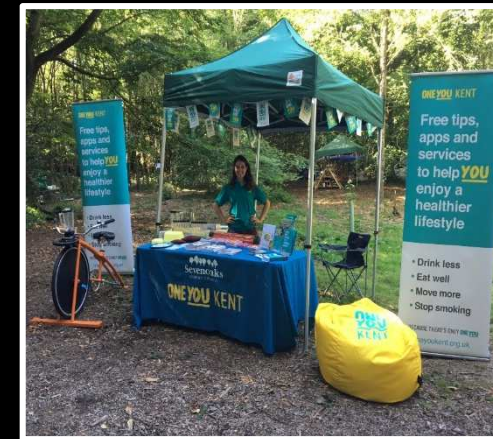


**“Excellent service - Caroline is empathetic and a great help”**

**“Many thanks for all your help in rehousing me”**

# 'One You'

- 181 referrals received in Q2
- 163 individuals currently receiving support
- 37 individuals enrolled onto a weight-loss programme
- 96 Health walks (1749 individual attendances)



**“Great scheme. Very supportive and friendly. Feeling listened to and understood without being judged. Helped me get my confidence back and deal with my issues“**

**“Nice to meet people who have the same problems and learned about how to eat healthily”**

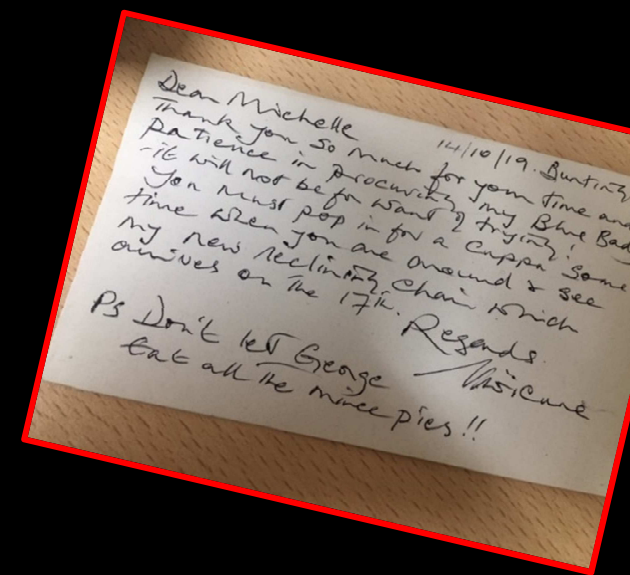




# 'One You, Your Home'

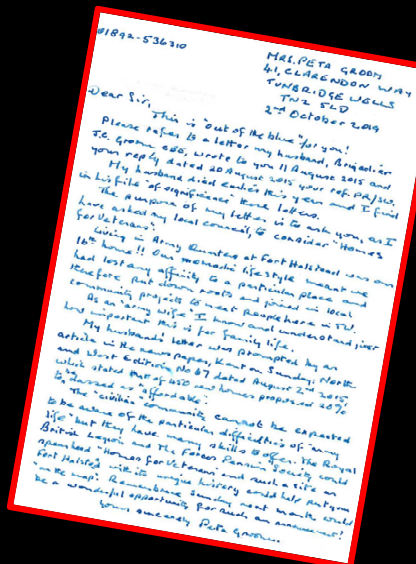
- 70 referrals in Q2
- 40 from GP; 22 from Age UK; 4 via friend/relative/colleague; 2 NHS/other; 2 self-referral
- Attended several events
- 100 health-related goals

... I will definitely be writing to the Sevenoaks Chronicle to express my appreciation for the amazingly positive response and help I have received from my initial phone call and request for assistance. I have felt such a sense of community and support from you and your positive suggestions and you have really "gone the extra mile for me and my mother"



# Armed Forces

- Letter to Pav from Brigadier JC Groom in 2015
- Letter from Mrs Groom in October 2019
- Update letter on progress since 2015
- To share SDC response with Royal British Legion and Brigadier Groom's regiment, currently based in Germany, as example of what some LAs in UK are doing to help

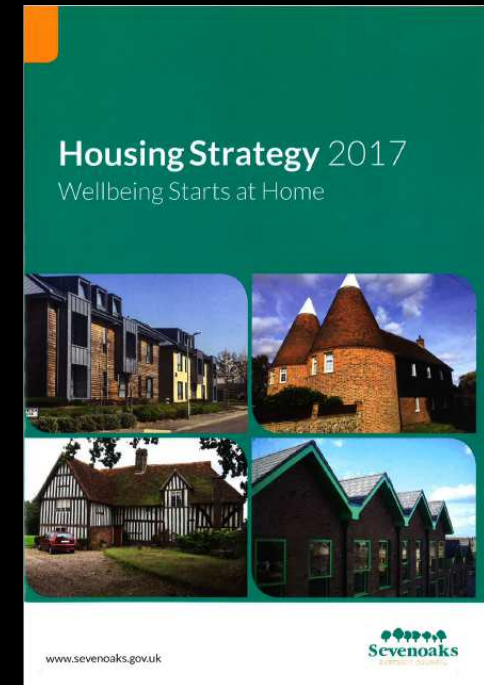


... have heard from his parents today, he is now totally drug and alcohol free and work  
... the Poppy factory on the RBLV. His family wanted to come and thank us as they had  
... heard from him in over 5 years and are so relieved to see him alive and well”

# Overall performance

## Strategic Housing Priority

1) <i>To provide a good mix of decent and affordable housing across tenures</i>	<i>On course</i>
2) <i>To meet the needs of vulnerable and low-income households</i>	<i>On course</i>
3) <i>To improve the quality and use of the existing housing stock</i>	<i>On course</i>



One final compliment:

*“.....me and my parents would like to thank you from bottom of our hearts. We are so glad we met a person like you who helped us with our housing situation. If it weren't for you we probably would be struggling till today. We are enjoying our new home so much, it's roomy, cosy and so clean! If you will need anything in the future, we will be happy to help you as much as we can. Thank you once again, but words cannot express how thankful we are. We wish you all the best, you are wonderful person”*

End

Built to comply with current building regulations, compliant with excellent SAP testing results, and again with the optional extras of sustainable reusable energy, Photo Voltaic roof technology, water harvesting systems, Showersave technology and single or multiple room audio system.



Type B

Hybrid power inverter / battery storage pack or to sell it back to the grid.



Ground Floor

First Floor

pod is no doubt the most popular for a two to medium family. Having a spacious living area, separate kitchen and dining area at the rear of the pod and ground floor bathroom.

The first floor has a very spacious master bedroom and a front bedroom for a child. The pods again with ample storage / storage space and a more than a full bath / shower room and toilet.

French doors from the kitchen offer the opportunity to have quality alfresco or simply quiet quality time on a sunny summers day.

The pod is compliant to current building regulations and SAP rated.



This attractive pod at 4.7m wide x 10.6m long can be lifted and lowered in to place on to a pre-prepared slab foundation and simply lifted and moved to a new location if required.

