
HOUSING & HEALTH ADVISORY COMMITTEE

9 February 2021

CEO Tracy Allison

Housing Director Cathy McCarthy

WestKent

s to live. Space to grow.



INVESTORS
IN PEOPLE | Gold

Partnership working: update



Maximise Social Housing: The Challenge

For SDC: a continual tension between the balance of securing highest capital value from council owned sites, against the desire to provide more affordable homes (low-cost rent and sale).

For WK: a desire to deliver more affordable homes in the area with the constraint of high land values and high competition from private developers delivering for sale private residential.

These 'either/or' decisions have long been a factor in the lower provision of new affordable housing for local people in the Sevenoaks District, where land values are much higher than elsewhere in Kent. The contraction of resources and available finance during 20/21 is going to make these decisions increasingly acute.

The solution will require the engagement and leadership of both organisations to find the right balance between disposing of a site to the highest bidder verses delivering affordable homes and 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.

Potential for Partnership Approach

SDC strategic decision:
Seek to maximise social value potential?

Social value reduced

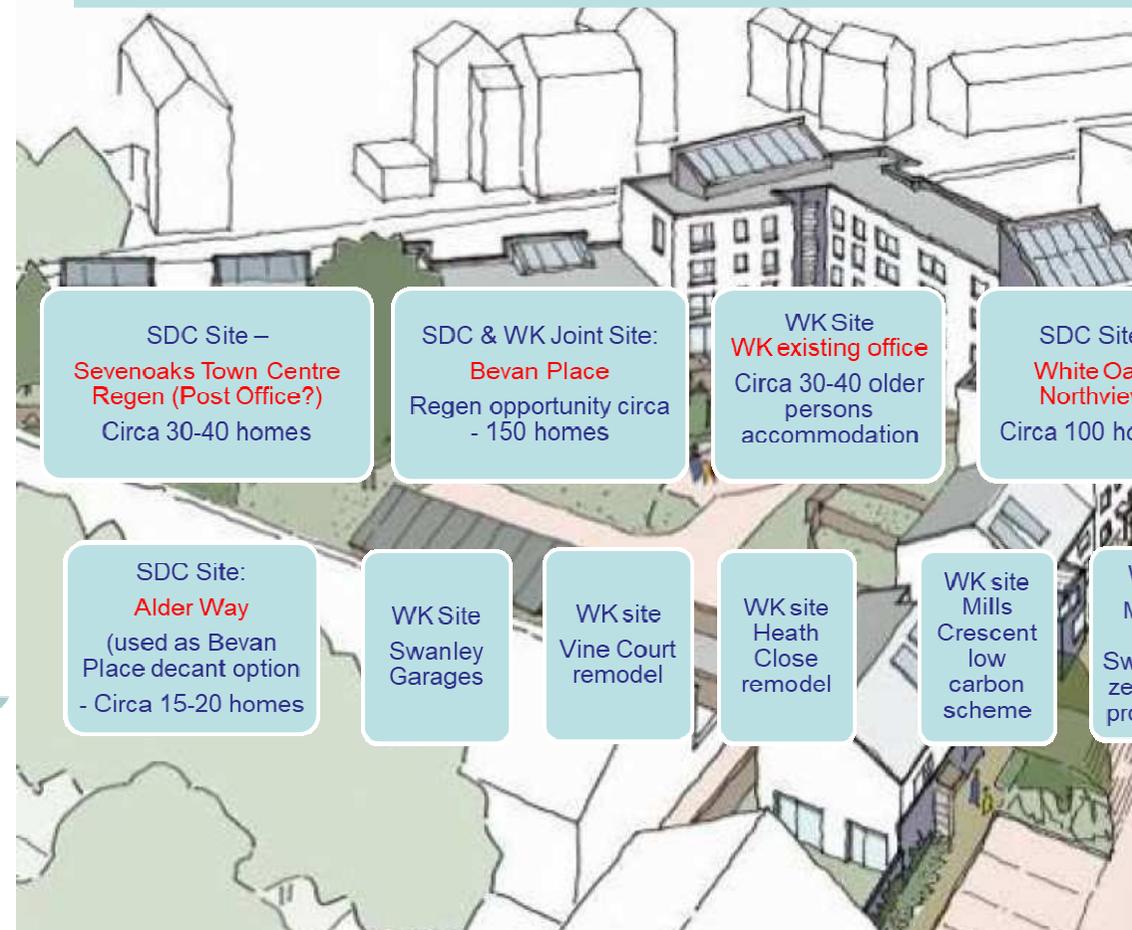
Offer to the open market
Reduce affordable homes/S106 obligations (Increased % of market sale homes)
Accept commuted sums in lieu of S106
Allow private sector to increase density and dumb-down design quality
Minimum green specification

Social value increased

Work in partnership to achieve our objectives
Increase % affordable/social tenures (beyond s106 requirements)
Exceptional design quality
Increased green specification
Includes community and skills initiatives

Land value down

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



**Covid-19
our response
and recovery**

Lockdown 3



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Housing and Community

