

(For Democratic Services use)

Decision Number: 07 - (2022/23)

Portfolio Holder Executive Decision Statement

The Local Authority (Executive Arrangements)(Meetings and Access to Information)(England) Regulations 2012

Subject:
To seek approval of local lettings plans for new build developments at former West Kent Housing Association garage sites at Kettlewell Court, Pear Tree Close and Vernon House, Swanley.
Details of Decision taken:
The approval and adoption of local lettings plans with West Kent Housing Association for Kettlewell Court, Pear Tree Close and Vernon House, Swanley.
Reason for Decision:
<p>The local lettings plans aim to ensure a thriving community is created, with a broad range of ages and a mix of all social groups, wherever possible. The local lettings plan allow the Council to give priority to certain categories of applicant.</p> <p>At Kettlewell Court, Pear Tree Close and Vernon House, priority will be given to:</p> <ul style="list-style-type: none">• Those identified as having mobility disabilities and requiring an adapted home• Tenants being decanted from other homes due for demolition and re-development, ie Bevan Close• Existing social housing tenants wishing to downsize• On each of the three sites, at least one economically active household <p>The local lettings plans will apply to first lettings only. The existence of local lettings plans mean the applicant with the highest housing need under the Sevenoaks District Housing Register Allocations Policy 2022, may not be successful.</p>
All Documents considered:
Local lettings plans for Kettlewell Court, Pear Tree Close and Vernon House, Swanley

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Details of any alternative options considered and rejected by the Member when making the Decision:

There are no other alternative options that can be considered.

Financial implications:

Tenants being decanted from other homes due for demolition relate to West Kent Housing Association homes at Bevan Place, Swanley. The Council is working in partnership with West Kent Housing Association on the major redevelopment of Bevan Place. The re-housing of existing Bevan Place tenants is critical to ensure the redevelopment is secured and delivered. Any delays or impediments could have a financial implication for both the District Council and West Kent Housing Association.

Legal Implications and Risk Assessment Statement:

None

Equality Impacts (Consideration of impacts under the Public Sector Equality Duty)


Members are reminded of the requirement, under the Public Sector Equality Duty (section 149 of the Equality Act 2010) to have due regard to (i) eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Equality Act 2010, (ii) advance equality of opportunity between people from different groups, and (iii) foster good relations between people from different groups.

The decision recommended directly impact on end users. The impact varies between groups of people. The impact will be monitored by the Council's Head of Housing and West Kent Housing Association's Head of Housing Services and any necessary variations will be agreed and made to the Local Lettings Plans.

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Local Member (s), other Portfolio Holders and Chief Officer/Head of Service Consulted	
None	
Details of any conflicts of interest a) declared by any executive member who is consulted by the Decision Taker b) and any details of dispensations granted by the Chief Executive in respect of any declared conflict	
Decision taken by:	Portfolio Holder for Housing and Health
Signed by Portfolio Holder	
Date of Decision	20/10/22.
Record made by:	ABinnie
Date of record:	24/10/22

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