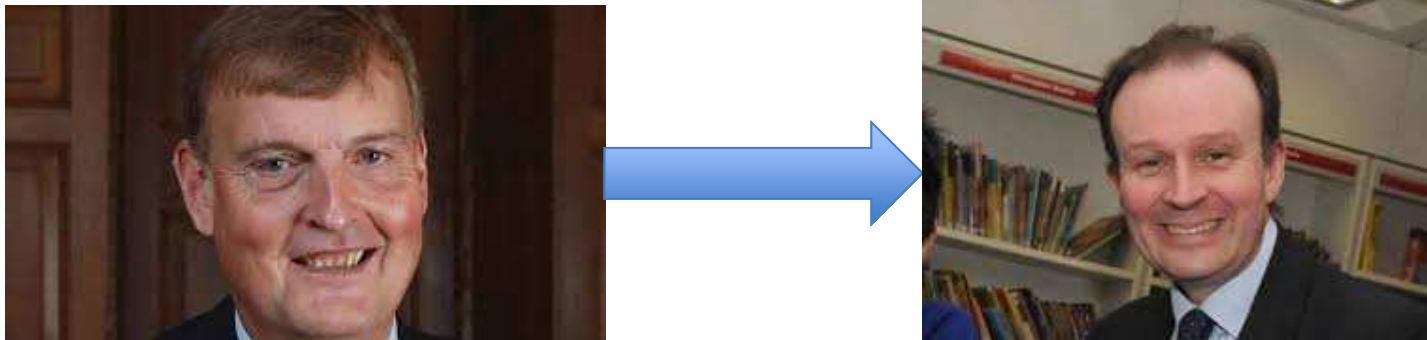


# **Kent & Medway Infrastructure Proposition**

*Update to Kent Housing Group*

*27<sup>th</sup> January, 2020*

# A long time in politics...



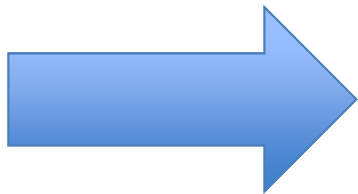
# But housing remains a priority



- “To deliver on the homes this country needs, the Government is **committed to building at least a million more homes over this Parliament**. In the coming months we will set out further steps to achieve this, including an ambitious Planning White Paper and funding for critical infrastructure.
- “The **Planning White Paper** will make the planning process clearer, more accessible and more certain for all users, including homeowners and small businesses. It will also address resourcing and performance in Planning Departments.
- “The **new £10bn Single Housing Infrastructure fund** will provide the roads, schools and GP surgeries needed to support new homes. Alongside First Homes, this will ensure local people truly benefit from house building in their area and build support for new developments.”

# A quick reminder of what we are trying to do

- Attract new infrastructure investment
- Give greater flexibility to manage growth
- Convince Government that we can deliver
- Support Kent residents



***“Infrastructure First”***  
***The Kent & Medway Infrastructure  
Proposition***

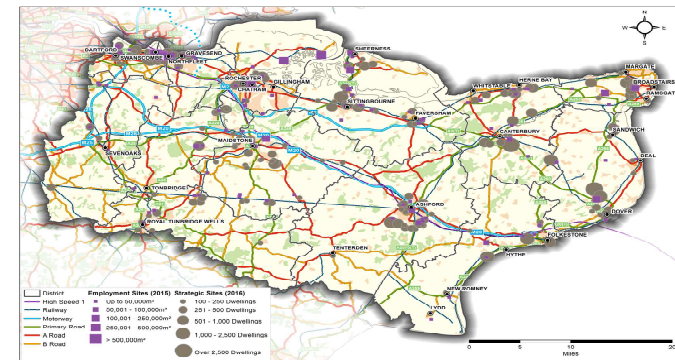
# Some local context

- £4billion infrastructure gap identified
- Growth delivered without infrastructure
- Increased pressure to deliver eg HDT
- Contentious Local Plan consultations



# Work is underpinned by KHG

- Kent & Medway Housing Strategy the first county-based strategy
- Excellent local partnership working
- Strong relationships with Homes England and MHCLG
- Housing demand in Kent and Medway remains high



# Our mandate: Kent & Medway Leaders

*“...It was agreed to proceed with a Kent and Medway-wide proposition...with East Kent defined as the growth area within Kent and Medway”*

# HIF and Garden Settlements





# Our potential ask: highlights

- **Support of existing bids** (HIF and Garden Settlement) and future bids where there is local ambition
- **Direct investment** into key and stalled sites, with East Kent a priority reflecting focus on acceleration and ambition
- **A revolving infrastructure fund** to provide forward funding across the county, including for brownfield/town centre sites
- **Investment into the No Use Empty scheme** returning empty properties back to use and the delivery of **older people's accommodation** as part of housing delivery
- **Resource to support an “accelerator” planning hub** to support joint working
- **Planning flexibility** to deliver high quality where it is planned and wanted against an aggregated housing figure for Kent & Medway
- **Additional funding flexibility for RPs** through a new strategic relationship with Homes England

# Delivery of social and affordable rented housing is central

- An “infrastructure first” policy to address issues of viability
- New council building with the HRA debt cap removed
- Local Planning Protocols between councils and developers to deliver greater land value capture
- An overriding focus on releasing stalled sites to protect our greenfields
- Greater opportunities to deploy institutional capital
- More empty homes being brought back into use
- More homes for older people
- A new strategic partnership with our Registered Providers to boost supply

# Where are we now?

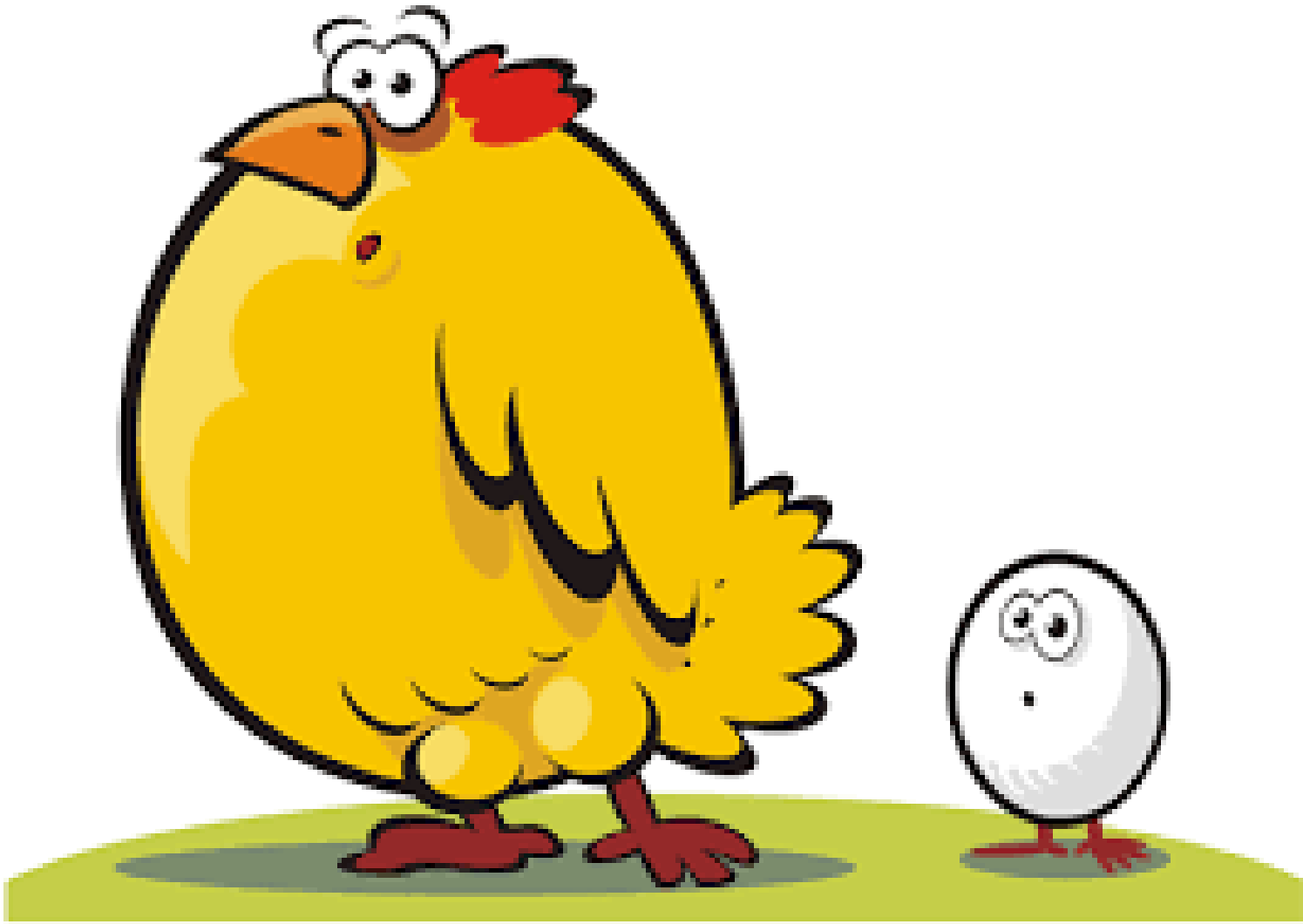
- Elections, elections, elections...
- MHCLG/HE remain very interested in deal
  - High housing demand
  - Ambitious local councils
  - County/unitary/district/borough approach
- £10b Single Housing Infrastructure Fund
- Other “places” also in negotiation

# Key questions to address locally

- What are the benefits to each district?
- How do we know Government are serious?
- How could greater protection be given to green belt and rural areas?
- How could affordable housing to be accelerated as part of the deal?
- How would proposed planning flexibilities work with existing Local Plans and statutory duties?
- How would any potential under-delivery in agreed growth areas of the county be managed?

# **In addition, MHCLG/HE have posed a number of specific challenges**

- 5 Year delivery profile
- Funding streams and profile
- Empty Homes
- Housing for Older People
- Private sector delivery landscape in East Kent

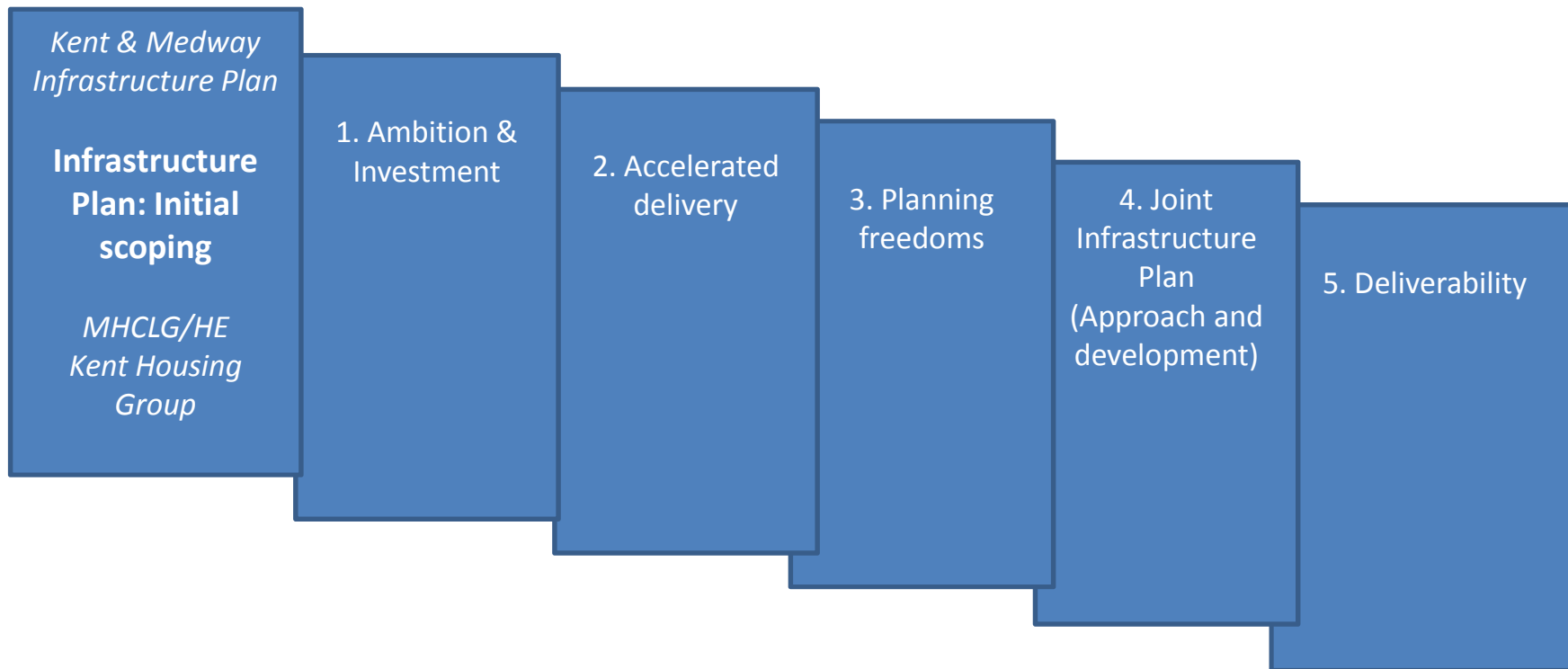


# Infrastructure Plan: Initial scoping

To address key questions and challenges:

1. **Ambition and investment:** Overarching vision for “good growth” and infrastructure in Kent & Medway
2. **Accelerated delivery:** Site specific and rolling investment to accelerate delivery
3. **Planning freedoms:** Flexibility for growth and overcoming delivery barriers, including private sector landscape
4. **Joint infrastructure plan (JIP):** Defining the parameters for the JIP, by considering the content and approach to development of a spatial planning and long term investment programme to deliver balanced growth to 2050. *The JIP itself would be produced as part of the deal*
5. **Deliverability:** Opportunities, challenges and a dose of reality!

# Scoping: One scope, 5 sections





# Timelines

- Letter to Secretary of State
- Budget
- Scoping report
- Proposition
- Negotiation
- Deal??



# Discussion

- Support? Concerns?
- Link to Kent Housing Strategy, KHG programme?
- Opportunity for new investment, freedoms, flexibility?
- Issues to address in scoping report?
- Potential for acceleration?