

Housing Strategy and Enabling

Date of update; September 2024			
ref		General Contribution	Action this period
Theme Health and wellbeing			
HW2	Where appropriate, work at a local level with planning and developer colleagues to ensure the right type of high quality housing within sustainable communities is developed across Kent and Medway to meet identified local housing need	For new homes	An event is being held in October with HSEG, planners and developers to ensure closer working, to address concerns with the process. Scenarios for this workshop have been developed, to include 100% affordable housing schemes.
HW9	Ensure housing is resilient to the future changes in climate to give the best possible health outcomes and prevent overheating	For new homes	This was discussed as part of the work Thanet Council have delivered on an MMC site in Broadstairs (see SH5) – The Ashford MMC scheme is due on stream by summer 2024.
Working together for safer homes			
SH4	Strengthen the partnership working to include how Kent Housing Group respond collectively to local or national consultations that will impact upon the safety and well-being of Kent and Medway residents		HSEG now takes place 4 times per annum, increasing opportunities for debate and to discuss hot topics - such as market failure with RPs not taking on s106 sites.
SH5	Explore and learn about how new technology or approach can positively impact upon the delivery of new homes and enhance the condition of existing stock	For new homes	Thanet Council delivered a presentation about its ambitious plans for Phase 4 of its affordable homes programme delivering EPC 'A' rated homes.
Infrastructure First			
IF1	Support, promote and align with the Kent and Medway GIF through marketing, research and partnership working	For new homes	The new vice-chair delivered a moving presentation about how councils can better deliver for neurologically diverse populations, with many questions from the group as to what homes can be delivered
IF2	Explore the benefit of developing an Investment Protocol to	For new homes	

	collectively overcome the challenging practical issues of delivering new housing developments		
IF3	Consider, respond and implement recommendations from Government reviews that promote a positive change in approach and outcome, e.g. Letwin Review	For new homes	Awaiting news of the new government's approach to the BNPPF etc. Mindful of the Letwin review though as this is affected by the Homes England announcement that they have run out of capacity for the 2021-26 affordable homes programme.
IF4	Consider and understand all implications of permitted development, across all partnership organisations involved in this process of enabling deliver of new homes	For new homes	Discussion to be held around 'vulnerable' buildings in urban areas and associated knock-on effects on infrastructure – Folkestone e.g. Thanet's conversion of building into TA and HRA homes.
IF5	Influence, inform and lobby at a local and national level to ensure access to and award of funding to delivery infrastructure and housing e.g. Housing Infrastructure Fund and Garden Communities Fund	For new homes	Group came together on round-robin email when HE funding cessation was announced in September.
IF6	Support and work collectively across the KHG membership, partner agencies and professional groups including Kent Planning Officers Group to enable a single conversation with Government, to enable timely and appropriate access to funding to realise housing and infrastructure delivery ambitions	For new homes	
Accelerating Housing Delivery			
HD2	Facilitate partnership working across Kent housing planning and development groups to explore how partnership working and approach can accelerate delivery of housing	For new homes	

HD3	Ensure that protocol documents that reduce barriers to delivery are fit for purpose and relevant	For new homes	
HD4	Explore how countywide approaches across housing, planning and development can support delivery against local plans and meet identified housing need	For new homes	The new RACE work is delivering on this mission in rural areas and its position now under KHG illustrates the importance of this service being continued following the demise of ACRK.
HD5	Share and learn from best practice, providing a platform and networking opportunities across housing planning and development sectors in Kent, Medway and neighbouring county areas, including peer support opportunities	For new homes	Discussions at future HSEG meetings will include sharing best practice, looking at ways of innovating to deliver new homes in the tough economic climate. This will dovetail with the new consumer standards putting a strain on the delivery of affordable homes versus maintaining existing stock.
HD6	Explore, learn and share knowledge and experience of Modern Methods of Construction and to realise ambition regarding opportunities for off-site construction within Kent and Medway	For new homes	Thanet's presentation was a prime example of how this work is apparent in the county, despite issues with organisations falling into administration and backing away from MMC delivery. Ashford's Henwood scheme is another that can be pitched to the group as an example of good practice as that proceeds.
HD7	Facilitate the review and influence existing procurement practice and frameworks across the county to ensure value for money and acceleration in delivery, to include the role and use of SME contractors	For new homes	A presentation from the SEC might be useful in this regard - encouraging councils to set up their own local frameworks.
HD8	Support, promote and influence the delivery of housing in rural communities, exploring all funding resource and by sharing best practice and learning	For new homes	Tessa O'Sullivan attends HSEG sessions to talk about exactly this point. Local needs surveys are now being undertaken across the county under the new RACE banner.
Affordability			
A1	Support, lobby and influence national policy reform and decision making to ensure that affordable housing is delivered across a range of tenures, and	For new homes	Shared experience funnelled through Chair of KHG to Government. Councils joining forces to share news and issues.

	reflects the local housing market and associated costs		
A2	Explore what housing tenure and type/products are appropriate to meet diverse housing need, and how support can be provided to successfully sustain a tenancy	For new homes	Place-making, additional grant funding, First Homes.
Other important matters since last update including any cross sub-group working;			