

Thanet District Council

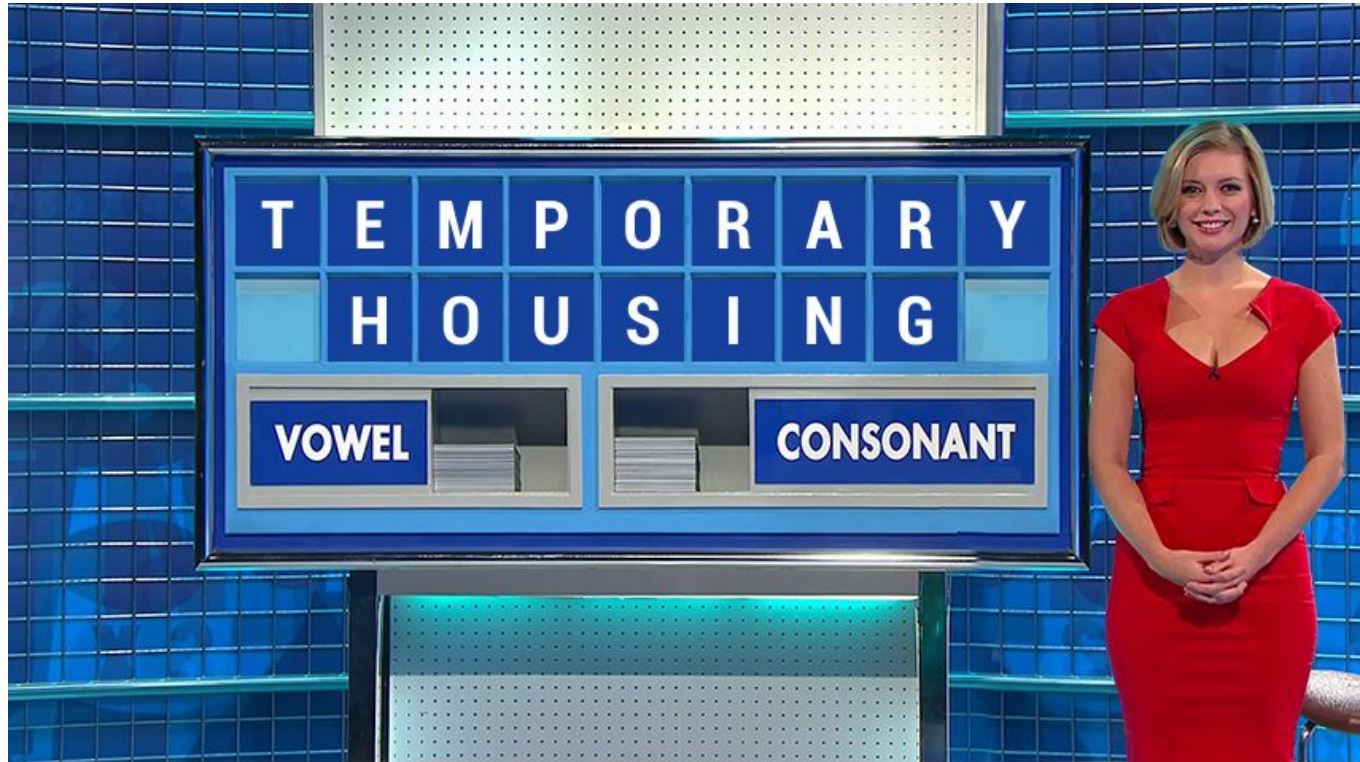


KHG HSEG - April 2025

Progress against our acquisitions target

Mark James - Strategic Housing Manager

It's a conundrum alright...



Quiz

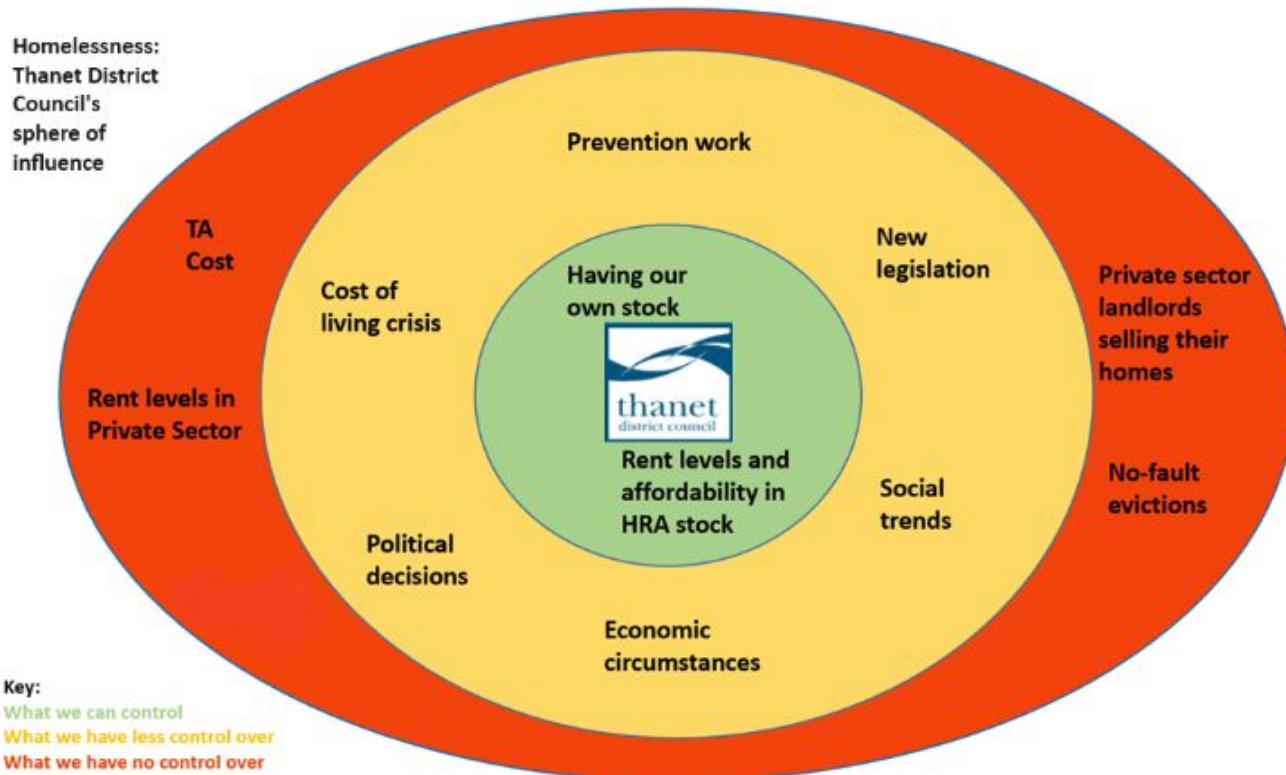
1. How many households are in temporary accommodation (TA)?
2. How many of those are placed in TA outside of the Thanet District?
3. How many TA homes does the Council currently own that are operational?
4. How much did the Council overspend on TA in the last financial year?
5. How much does it cost to place a household in TA per night with a third-party provider?



Thanet in numbers...

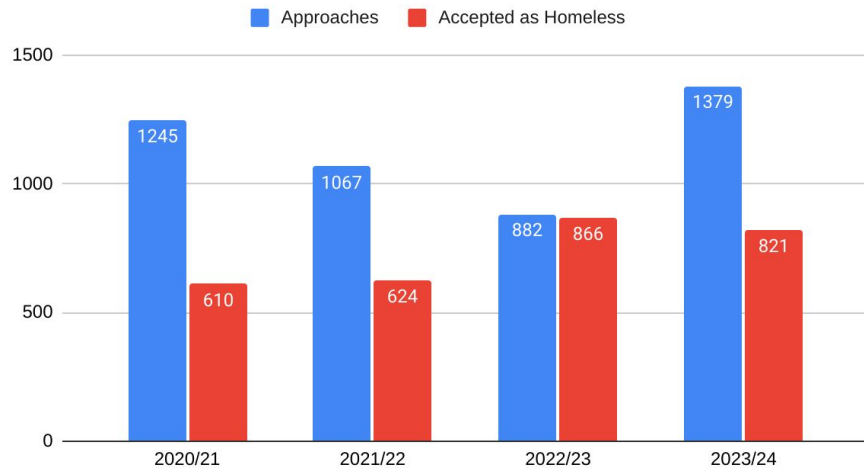
- Council owns around **3,100** homes
- Last year **299** 'voids' and **46** mutual exchanges
- **1,500** households on the housing register plus **1,000+** waiting to be assessed
- **300** households in temporary accommodation (TA)
- TA owned by Thanet District Council (TDC): **8** (+ **6** + **6**) ... and counting...
- Overspend on TA in 2023-2024 financial year **>£1m**
- Committed to building/buying at least **400** homes by 2027 (around **£100m**)
- **343** already agreed, **67** handed over already
 - For HRA, LAHF, TA in the GF
- **49** homes being built by TDC across **4** sites
- EPC A-rated homes: **£3,200** per square metre (sqm)
- Average cost of a new-build currently - around **£2,800** per sqm
- **170** homes for TA agreed in December (around **£38.7m**)

Why is the TA situation so bad?

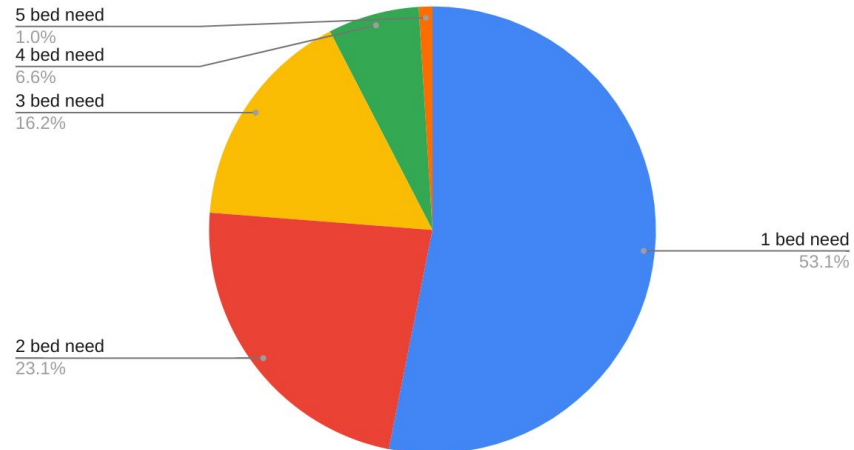


Housing need in Thanet

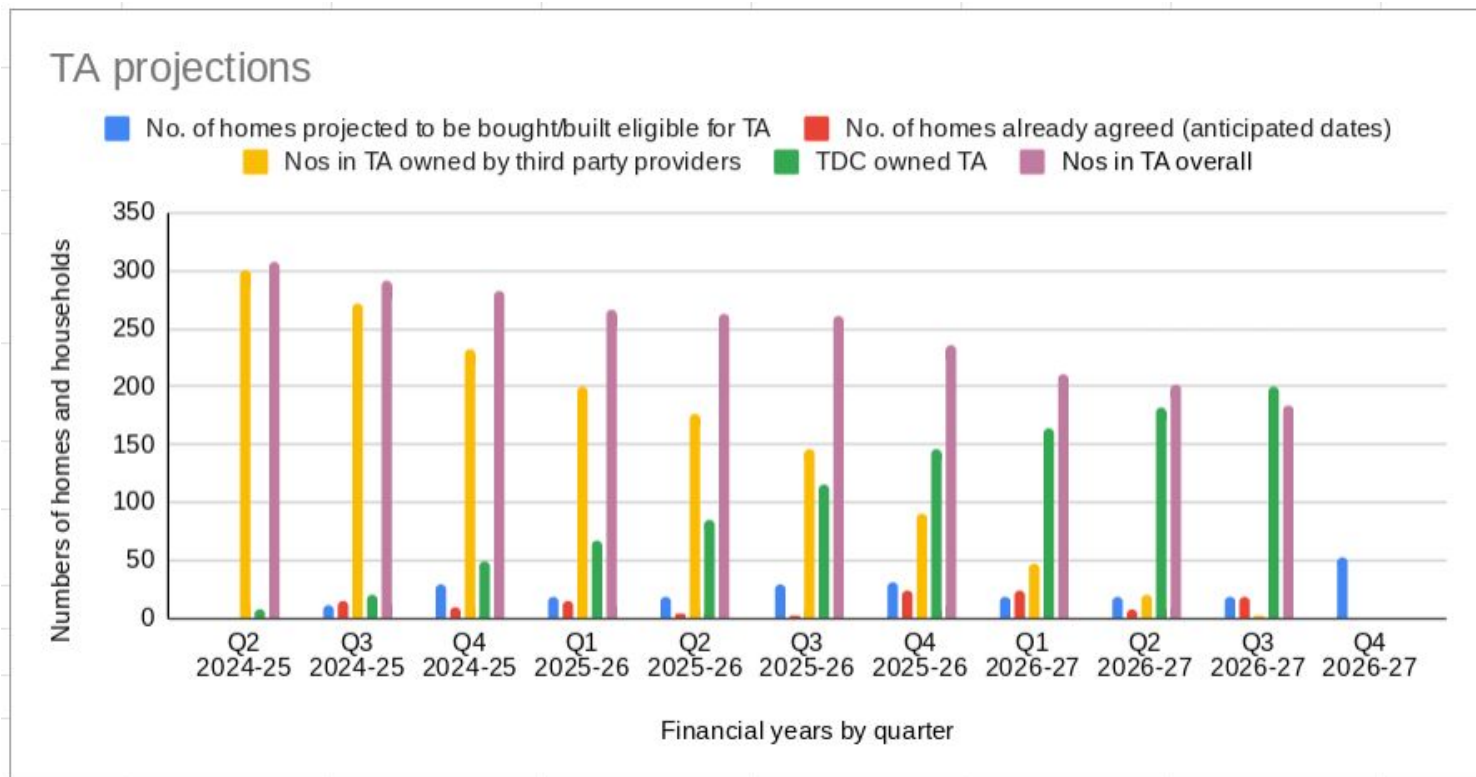
Number of approaches and numbers accepted as Homeless



Households in TA

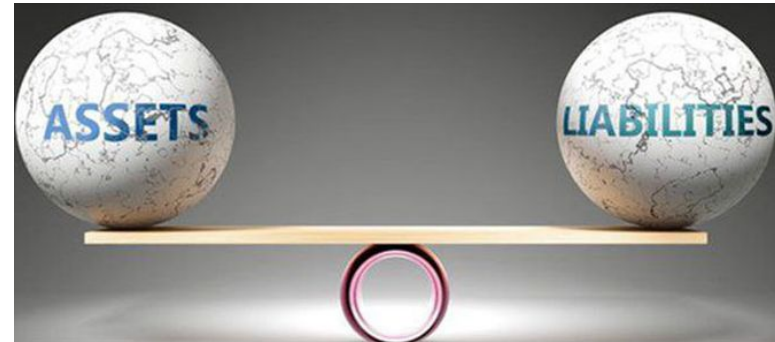


The effect of our TA acquisition programme



Why is the Council buying homes?

- Social Housing Regulation - RPs are having to invest in their own stock rather than buy new s106 stock -
- Compliance
- Building regulations post Grenfell
- TSMs
- Decarbonisation agenda
- Strategic Partners - no RPs are interested in smaller acquisition numbers



It is important to say councils face the same challenges too...

Temporary accommodation projects



Acquisitions - how are we approaching this?

- Holistic approach to acquisitions
- Finance, Legal, Planning, housing and TLS are involved
- Acquisitions Manager and Officer, a clerk of works
- Engaging with Housing Options Team
- Think commercially re letting and voids
- Specification versus procurement (creating a bespoke product)
- Moving quickly for developers (waiting for cabinet)
- Smoothing out handover and compliance processes
- Coordinating Defects Rectification Periods (both with Mears and the developer)

The right homes for the right people in the right places



Recent news from Homes England

- Additional £2bn announced by Chancellor in spring statement
- Thanet named as an area where sites will come forward (Swindon, Sunderland)
- Third top-up since new government £500m (£100m to London) and £350m
- This scheme is for starts on site by March 2027 and for completions by March 2029
- Social rent very much the emphasis
- Land-led schemes more favourable than acquisitions
- Questions around LHA rates / affordable rent
- Questions around transparency of grant rates to aid financial viability calculations



Homes
England

New-build programme

How many people
does it take to build
one of our homes?



Affordable Homes Programme Phase 4 : 49nr (EPC A) units across 4nr sites in Margate and Ramsgate



Dane Valley Arms, Margate

17no Affordable Rent Units:

7no. 1 bed 2 person units

6no. 2 bed 4 person units

Staner Court, Ramsgate

11no. Affordable Rent units:

9no. 3 bed 5 person units

2no. 4 bed 6/7 person units



Clements Road, Ramsgate

9no. Affordable Rent Units:

5no. 1 bed 2 person units

4no. 2 bed 4 person units

Tomlin Drive, Margate:

12no. Affordable Rent Units

8no. 3 bed 5 person units

4no. 4 bed 6/7 person units



Progress on site

DVA



Clements



Tomlin



Staner



Phase 4 details

- **Contract Awarded 12th June 2024 to WW Martin Ltd**
- **Contract Value £15.6m**
- **Funding: Borrowing from Public Works Loan Board (PWLB), Homes England Grant (Staner Court site £880,000), 1-4-1 monies (Dane Valley Arms site) and Brownfield Land Release Fund (£658,000)**
- **Timeline: In contract, started on site on all four sites, completions to be staggered between December 2025 and February 2026**
- **Community engagement: Consultation, resident liaison**
- **Community project: Hoardings at Dane Valley Arms**

Other sites

