



Build More Council Houses Faster





Why do we need to build

We all need a safe stable home to build our lives and thrive. Without this foundation, we experience damaging impacts to so many areas of our lives. These include health and wellbeing, work, education, relationships with family and friends and being part of our community. (*Baroness Lady Barron*)



Why do we need to build

- Increasing levels of homelessness
 - 2021/22 £1m (Outturn)
 - 2026/27 £4m (Budget)
- And it's only going one way.....
 - New homes not keeping pace
 - Cost of living not easing
 - Renters Rights Act – Landlords leaving the market

Social Housing Decline in Numbers

ASHFORD	2004	2024
Homes	5,400	5,250
Population	107,000	140,000
% of homes / population	5.05%	3.75%
To match 2004		7,065
Homes required		1,815



Financial barriers

- The plan is not viable
- We want to stay debt free
- Cost of Borrowing
- Cost of Construction
- We do not have a Housing Revenue Account










































Home England

- Unprecedented levels of funding
- Up front work required
- Understand the risk
- Keep communicating across Kent and help each other



Why build now and not wait

- LGR in 2 years....
- Pre-planning / Planning / Procurement / Construction
- 5 year before a home is built
- What will your TA look like then? If we do nothing the spend will increase at a faster rate

ID		Task Mode	Task Name	Duration	Start	Finish
1						
2						
3			PRE PLANNING	25 days	Mon 23/03/26	Fri 24/04/26
11			High level busines model	14 days	Mon 23/03/26	Thu 09/04/26
12			Authority	1 day	Fri 10/04/26	Fri 10/04/26
13			Purchase	30 days	Mon 13/04/26	Fri 22/05/26
14			Options appraisal	30 days	Mon 13/04/26	Fri 22/05/26
15			Surveys	42 days	Mon 25/05/26	Tue 21/07/26
16			Pre Planning Design	60 days	Mon 25/05/26	Fri 14/08/26
17			Pre App submission	30 days	Mon 22/06/26	Fri 31/07/26
18			Assemble Project team	90 days	Mon 25/05/26	Fri 25/09/26
19			PLANNING PROCESS	114 days	Mon 17/08/26	Thu 21/01/27
20			Planing application	1 day	Mon 17/08/26	Mon 17/08/26
21			Validation	14 days	Tue 18/08/26	Fri 04/09/26
22			Consultation	21 days	Mon 07/09/26	Mon 05/10/26
23			Planning Committee	75 days	Mon 07/09/26	Fri 18/12/26
24			S106 drafting	10 days	Tue 06/10/26	Mon 19/10/26
25			S106 final	10 days	Mon 21/12/26	Fri 01/01/27
26			S106 consultation	14 days	Mon 04/01/27	Thu 21/01/27
27			PROCUREMENT	66 days	Tue 06/10/26	Tue 05/01/27
28			Procurement advert	5 days	Tue 06/10/26	Mon 12/10/26
29			Procurement opem/framework	50 days	Tue 13/10/26	Mon 21/12/26
30			Tender analysis	10 days	Tue 22/12/26	Mon 04/01/27
31			Appointment	1 day	Tue 05/01/27	Tue 05/01/27
32			CONSTRUCTION	708 days	Wed 14/01/26	Fri 29/09/28
33			Mobilising	10 days	Wed 06/01/27	Tue 19/01/27
34			Start on site	1 day	Wed 20/01/27	Wed 20/01/27
35			Build 30 Homes	440 days	Thu 21/01/27	Wed 27/09/28
36			Potential phased delivery	1 day	Wed 14/01/26	Wed 14/01/26
37			Practical Completion	1 day	Thu 28/09/28	Thu 28/09/28
38			Commissioning	1 day	Thu 28/09/28	Thu 28/09/28
39			Handover	1 day	Fri 29/09/28	Fri 29/09/28

Practical next steps

- Review land available for build
- Speak to developer in your area for affordable homes not taken up by Housing Associations
- Speak to developers regarding market homes that could attract funding
- On street properties to use capital receipts (1-4-1)
- Get as much Government Grant funding into Kent to support our communities
- Get everyone on the same page



Any questions?

Thank you

