

Healthier Housing Strategy 2018-2023



picture of new build houses

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FOREWORD

I am pleased to introduce this new Healthier Housing Strategy which sets out our long term housing vision for the district. It is a multi-agency document and the actions set out in this document will be delivered by the Council and our local partner agencies.

The Housing agenda is an area of highly challenging work in a climate of growing housing needs through changing demographics, affordability issues and difficult personal situations for residents who require support. Our Housing Strategy sets out how we intend to achieve our strategic aims through a variety of projects and initiatives in partnership with others for the period 2018-2023.

This Strategy deals with the topics under the housing agenda of new affordable homes (for rent and low cost home ownership), homelessness, the private sector, empty homes, managing the allocation of properties and providing support and accommodation for vulnerable groups within the community.

This Strategy although not a statutory requirement is a key document for the Council to set out its position in a transparent and open manner and I see it as a key Strategy to deliver district wide.

The new title of the strategy reflects the major and integral role that housing plays in promoting health and wellbeing. There are clear arguments and evidence to suggest improving housing conditions significantly improves health outcomes for people. Housing and housing related factors are known to influence physical health, mental health and general wellbeing.

It is envisaged that improving housing options, conditions and neighbourhoods within the district, via the delivery of this strategy, will lead to improved health outcomes for residents. This Strategy is part of a wider and long term vision to improve housing and health within the district and should not be seen in isolation and will be an ongoing project which will extend beyond the lifetime of this document.

We would like to thank everyone who has contributed towards our new Healthier Housing Strategy and look forward to working with our partners to ensure the delivery of more affordable homes and better housing services across the district.

Cllr Alan Ewart-James, Cabinet Member for Housing

1. BACKGROUND AND PRIORITIES

1.1 The vision for the district is set out within the Council's overarching Corporate Plan. We want our district to be recognised as a successful place where people and communities want to do well. It will be a district where people and communities will want to invest, work and enjoy life. We will do this by building on the skills and ambitions of our growing population, providing decent affordable homes, and by making the most of our location.

1.2 The Council intends to work to achieve its ambitions for the district through the delivery of the following Strategic Objectives:

- More Homes – provide and enable the right amount, type and range of homes
- More Jobs – work with partners to provide a vibrant local economy
- Appearance Matters
- Health Matters
- Achieving Stability
- Delivering excellence

1.3 The Strategy is an important public document which allows the council to set out its position and direction of travel on key housing issues. The key focus of the document is to set out how the Council and its local partners intend to work together to address the affordable housing and related needs of the district. The document is therefore a multi-agency document and the actions set out within the Action Plan will require input from a range of local partners including:

- Kent County Council
- Housing Associations and other providers of affordable housing

- The local voluntary sector
- Private sector landlords
- Private developers
- Private investors
- Members of the South Kent Coast Health and Wellbeing Board
- The District Home Improvement Agency
- ABC Social Lettings Agency

It provides a strategic umbrella document which has beneath it a series of documents, including details on specialist aspects of housing. These documents are:

- The East Kent Homelessness Prevention Strategy
- The Council's Private Sector Housing Enforcement and Assistance Policy
- The Council's Tenancy Strategy Document
- The Council's Housing Allocations Policy
- The Council's Housing Revenue Account Business Plan
- The Council's emerging Core Strategy Review and Places and Policies Local plan.

1.4 The Strategy also sits alongside and supports other key strategies and documents, such as the Kent Health and Wellbeing Strategy, the Kent Joint Strategic Needs assessment, the Kent and Medway Housing Strategy and the Kent Social Care Accommodation Strategy.

1.5 The Strategy is a cross-tenure document. While the delivery of additional affordable homes is a key priority for the council, it is important to recognise that the vast majority of housing need across the district will be met by the owner occupied and private rented sectors. The delivery of additional private sector homes and the provision of a vibrant high quality private rented sector are essential for the district. The Council's overall vision for growth within the district is set out within the adopted Core Strategy Local Plan (2013). A review of the Core Strategy is currently in preparation and the Council is also finalising its Places and Policies Local Plan to ensure that housing need continues to be met in the district. Details of the

Core Strategy Review and Places and Policies Local Plan can be found on the Council's Website at www.folkestone-hythe.gov.uk/planning.

- 1.6 Up to date and accurate background housing need and condition information is an essential part of the council's Housing Strategy. Over the last year the council has updated its private sector stock condition study and the information it holds about the operation of the local housing market, including the demand for affordable housing. This research has provided vital context for the development of this housing strategy. The Council's Strategic Housing Market Assessment (SHMA) is available on the Council's Website at www.folkestone-hythe.gov.uk/planning/planning-policy/local-plan/core-strategy-review-2016. (The SHMA assesses the need for market and affordable housing and specialist housing types over the period to 2037.)
- 1.7 The Strategy has been developed within the backdrop of a rapidly changing financial environment, with greatly reduced levels of public resources for housing. Private sector resources such as mortgages for first time buyers also continue to be more restricted than in the past. A key aspect of this Strategy is the need for innovation and an ability to achieve more from the limited cross-tenure resources available to us.
- 1.8 Prior to 2017, the key focus of Government Policy was for the delivery of more homes to assist first-time buyers to access home ownership. There has also been considerable uncertainty regarding the future funding for supported housing provision and also on rent levels for affordable housing. Recent Government announcements, including policy announcements made as part of the Budget 2017, indicate that the Government is aware of the need to provide a future funding stream for affordable housing. It has confirmed that the rents charged for affordable housing can be increased from 2020 and in addition, a future approach for funding supported housing will also be introduced from 2020. During the course of this strategy the Council will work with its local partners to maximise the delivery of high quality affordable homes in the district, including homes for rent and homes to meet people's aspirations to access low cost home ownership.
- 1.9 Since 2014, the Council has also taken a direct role in the delivery of new affordable homes for rent and low cost homeownership. Following the introduction of self-financing in 2012, the Council has committed to deliver up to 200 affordable homes through its Housing Revenue Account new build and acquisition programme over the 10 year period, 2014-2024. The Council is currently on track to deliver approximately 100 of these homes by 2019 and further sites are in the pipeline which will enable the Council to successfully complete the programme. Many of the homes will be delivered

through strategic sites within the Council's ownership across the district, which the Council is bringing forward for development over the next few years.



Military Road New Build: This will provide 28 homes for affordable rent and 7 homes for shared ownership purchase due for completion between February and June 2018.



Local Primary Schools were invited to send in pictures by the construction company, Jenner, of their ideas to brighten up the hoardings around the site at Military Road – the winning school, Sandgate Primary, produced a display of fairy tale castles, homes on stilts, houses with sun decks and dungeons, roof gardens and some practical designs.

1.10 The Strategy has been developed in consultation with our local partner agencies and others with an interest in the housing and related needs of the district have confirmed their support for the overall priorities set out in this document. Our overall housing priorities for the district have been grouped together under 4 key priorities which are to:

- **Improve access to housing in the district and increase the supply of affordable homes for rent and low cost home ownership**
- **Work to ensure that homes are well maintained, safer and healthier**
- **Enable people to live independently**
- **Make the best use of the existing housing stock.**

1.11 The Strategy links closely with the Council's existing Core Strategy (2013) and emerging Places and Policies Local Plan, which sets out how the Council manages development in the district. (As outlined earlier the Core Strategy is currently being reviewed.) In addition, the Council's Affordable Housing Supplementary Planning Document (SPD) sets out more detailed policy for the delivery of affordable housing through private developer contributions secured through Section 106 agreements.

1.12 During the course of this Strategy, we will report the ongoing progress against our overall priorities, targets and actions. Details of the outcomes achieved through the previous Housing Strategy 2011-2017 are set out in Appendix 2 of this Strategy.

2. HEALTHIER HOMES

2.1 We want people in our district to have healthier, happier and longer lives. We know that there is a direct link between good housing and good health. A good home gives people a secure place to rest and recharge. A home that is in poor condition, with issues such as damp, cold and hazards, can lead to or worsen existing health problems which lead to potential hospital admissions. Poor or inadequate housing can also delay hospital discharges and prevent more vulnerable people from returning to their homes, placing more strain and cost on health and care services.

- 2.2 Health and wellbeing is also affected by the affordability of homes, security of tenure, fear of homelessness and concern regarding community safety in our neighbourhoods, all of which can increase distress, anxiety and isolation.
- 2.3 We also know that health and wellbeing is worse for those residents who live in our most deprived areas and in certain vulnerable groups within the community. The health of children can be dramatically affected by their housing conditions. This can impact on their growth and development and their educational achievement. Our healthier Housing Strategy for the district will include a target for creating healthy homes through a range of actions including:
- Ensuring the right kind of new homes are built for people with support needs, for example older people and those with physical and learning disabilities
 - Helping people manage their finances and cope with debt problems
 - Supporting people who lose their homes
 - Adapting homes and providing support to enable people to keep living independently as their mobility changes
 - Investing in making homes warmer through better energy efficiency
 - Working to improve conditions and management in the private rented sector across the district.
 - Helping vulnerable home owners to carry out urgent repairs so they can continue to live in their homes
- 2.4 We will continue to work closely with our local partners, including through active participation in the South Kent Coast Health and Well Being Board to ensure that our housing and related policies work in line with those of our partners in the health and social care sectors.

3. THE EXISTING HOUSING STOCK IN THE DISTRICT

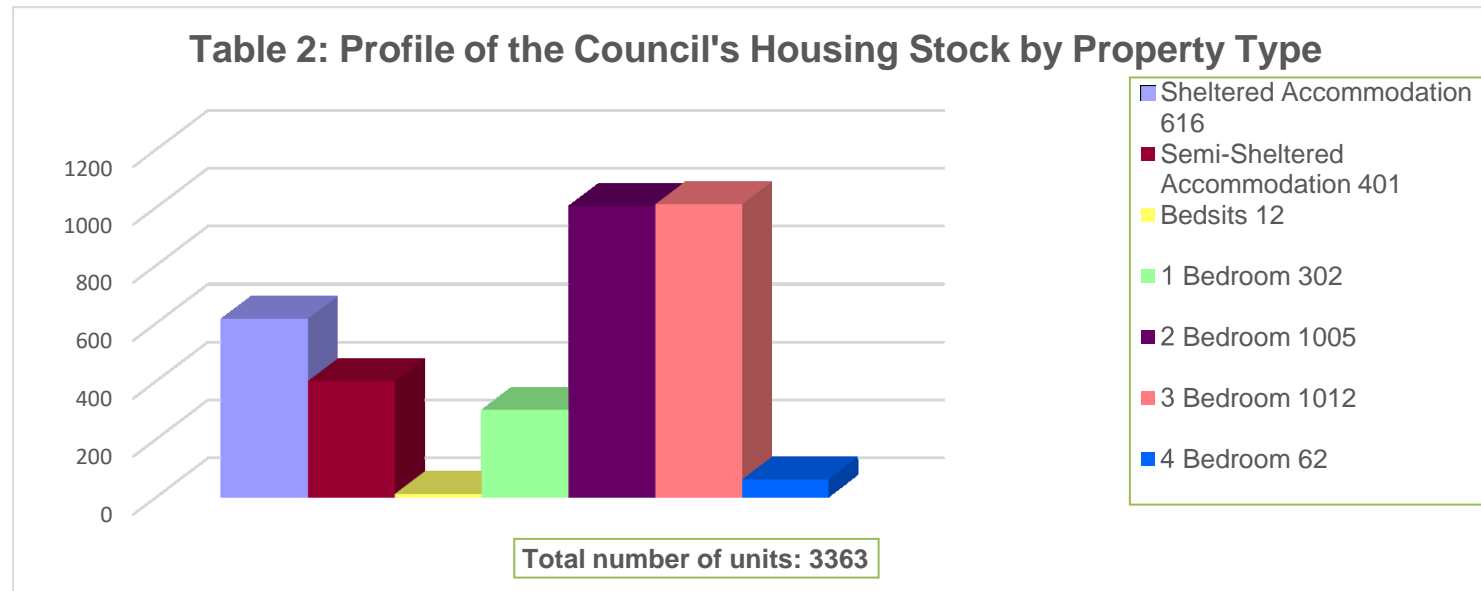
- 3.1 There are approximately 50,000 residential dwellings in the district. Owner-occupation is the dominant form of tenure. However, levels of owner occupation are lower than in other areas of the country and the Council rented sector is considerably smaller than the national average. In contrast, the private rented sector is markedly larger than other areas of the country and neighbouring council areas.
- 3.2 Table 1 below provides a breakdown of the main housing tenures in the district and also provides the overall tenure comparisons for Kent and England.

Table 1: Housing Tenure in the district 2017/National and UK Comparisons			
Tenure	Proportion of Stock (district %)	Proportion of Stock (Kent%)	Proportion of Stock (UK%)
Owner Occupation	73%	74%	75%
Private Rented	17%	11%	10%
Council Rented	7%	8%	12%
Housing Association Rented	3%	7%	3%
Source: Folkestone and Hythe District Council 2017 and KCC 2017			

3.3 Other key features of the housing stock within the district are as follows:

- **The Housing stock in the district is relatively old**
 - Almost 80% was constructed prior to 1980.
 - 42% of the housing stock was constructed prior to 1945 and 32% was constructed prior to 1919.
 - Around 50% of the privately rented homes in the district were constructed prior to 1950.
 - There are more flats and fewer semi-detached dwellings than in other areas of the South East.
- **The worst housing conditions in the district are found in the private sector**
 - 11,618 dwellings are privately rented (of which 1,403 have at least one category 1 hazard, equating to approximately 12% of private rented sector. (Category 1 hazards are the most serious form of housing hazard under the Housing Health and Safety Rating System)
 - The highest concentrations of properties with hazards are in the North Downs West, Walland and Dengemarsh & East Folkestone areas of the district.
 - Fall hazards are most prevalent in homes in East Folkestone, Cheriton and Folkestone Harbour Wards.
 - The Average Simple SAP rating for all homes in the district is 57 (Band D and 749 are dwellings below Band E – for comparison new build properties will have a SAP rating in excess of 81)
 - 13,179 dwellings have no cavity wall insulation.

- The worst incidence of excess cold is found in homes which are in owner occupation and particularly in homes in rural areas of the district which lack access to mains gas supply.
 - 7,129 dwellings have less than 100mm loft insulation.
 - The total cost of hazard mitigation within the private sector housing stock is estimated to be £22.5 million.
 - There are currently around 500 long-term empty homes in the district which have been vacant for at least six months or more.
- **The district has relatively few council and housing association rented homes.**
 - The Council provides approximately 3361 affordable rented homes in the district.
 - Housing associations provide approximately 1900 homes in the district.
 - A large proportion of the Council's homes are specifically for older people (approximately 30%)
 - Larger 3 and 4 bedroom homes are in particularly short supply (only 2% of the Council's housing stock is 4 bedroom properties).
 - 99.5% of Council homes and most housing association homes currently meet the decent homes standard.
 - The Council also manages 209 leasehold and 5 shared ownership homes in the district.
 - Approximately 15-20 Council homes are purchased each year through the right to buy.



Source: Folkestone and Hythe District Council's Stock Information December 2017

- 3.4 While the investment made in the council's housing stock over the last 5 years has helped to ensure that almost all Council owned homes continue to meet the decent homes standard, this position is subject to ongoing change as the facilities in properties reach the end of their useful life. The council in partnership with Canterbury, Dover and Thanet Council's has an Arms Length Management Organisation, East Kent Housing, which will help to increase the level of resources available for stock investment and the effectiveness of our repairs and planned maintenance services. The organisation is responsible for the management and maintenance of approximately 16,000 homes across East Kent enabling it to achieve considerable procurement and other operational efficiencies. Full details of the Council's investment strategy for its existing Housing Stock are available in the Council's Housing Revenue Account Business Plan, which is available at www.folkestone-hythe.gov.uk/Housing/housing-strategy .

The Implication of these housing condition issues

- 3.5 As part of the work completed by the Council to identify the key housing condition issues within the district, the Council has also attempted to identify the overall health implication of poor quality housing in the district. The Council's 2017 combined stock condition and health impact survey completed by the Building Research Establishment has shown:
- Poor housing is responsible for 239 harmful events every year in the district (events requiring medical treatment).
 - It costs NHS £1.4 million locally to treat the ill health caused by these hazards (£15.8 million to wider society, which includes health and social care costs).
 - There would be a £1.2million saving to NHS locally if all housing hazards in the district are mitigated.
 - Poor housing conditions within the district are estimated to cost 165 quality adjusted life years (QALYS)

How are the Council and Partner Agencies responding to these Issues?

- 3.6 The profile of the housing stock in the district presents a range of problems. The main concern focuses on the condition of accommodation within the private sector and in particular the lack of effective and controllable heating and property insulation. Affordability within the district is a further concern and this is dealt with fully in sections 3 and 4 of this Strategy.
- 3.7 The council will continue to provide a range of services to improve the condition of homes across the district , which fail to meet the decent homes standard and in particular those homes occupied by vulnerable households. The actions will include:
- The provision of home safe loans to vulnerable and low income home owners.
 - The provision of grants to help households containing someone with a long-term illness or disability to adapt their home to enable them to continue to live independently.
 - Continued working with the local home improvement agency to help vulnerable households improve and adapt their homes to better meet their needs, including measures to enable people to remain in their own homes and return home following a hospital admission thus preventing delayed hospital discharges.
 - Joint working with local partners to provide advice and assistance to households across the district to enable them to improve the energy efficiency of their homes.

- Joint working with private sector landlords to provide advice and assistance on improving the condition and standards of management of their properties.
- Where appropriate enforcement action against landlords who fail to take necessary actions to bring homes which they let up to the right standard.
- The continued licensing of Houses in Multiple Occupation to ensure that these properties are well maintained and managed.
- Continued work to reduce the number of long-term empty properties in the district.

OUR OVERALL PRIORITIES FOR IMPROVING THE CONDITION OF THE HOUSING STOCK AND MAKING THE BEST USE OF THE EXISTING HOUSING STOCK ARE:

- 1. Continued home improvement activities and where necessary enforcement actions to improve the condition of homes in the private sector (including action to deal with energy efficiency).**
- 2. Continued work to bring problematic empty homes back into use, including support to owners through the No Use Empty Plus initiative.**
- 3. Continued work with private landlords to improve conditions and the standard of management arrangements in the sector.**
- 4. Continued work to improve the condition of the Council's housing stock.**

4. PEOPLE AND THE LOCAL ECONOMY

- 4.1 The district has an estimated population of approximately 113,500 people. Population projections for the district show that the number of people in the district will increase by approximately 2,100 people over the next 5 years. The population projections for the district are set out in Table 3 below.
- 4.2 The number of people in the district who are from a black and minority ethnic background has also increased over the last few years to 5.3% of the local population. The council will continue to monitor the impact of its services to ensure that they remain accessible to all members of the local community, including people for whom English is not their first language.

Table 3: District Population Projections 2018-2023			
2018	2020	2023	% change
113,500	114,900	115,600	+1.8 %

KCC Population Projections 2017

- 4.3 One of the key drivers of housing need within the district is the increasing number of individual households. The average household size in the district has decreased considerably over recent years and will continue to decrease to around 2.02 persons by the end 2021. The combined impact of an increasing population and the reducing household size in the district will place pressure on the housing resources of the district. Table 4 below summarises the predicted household growth and the reduction in household size in the district. The district has the lowest average household size in the South East. This is partly due to the older age profile of the district.

Table 4: Household numbers and average household sizes		
	2016	2021
Household Numbers	46,400	47,600
Average Household Size	2.06	2.02

KCC Population Projections 2017

- 4.4 Approximately 37 % of all households in the district include people over the state retirement age. The district already has one of the highest proportions of over 65s in the county. Population projections indicate that the proportion of older people within the district will increase dramatically over the next twenty years. The future assessed need for the district show that the population aged 65 or over will increase from 25,257 in 2014 to 40,536 in 2037, a rise of 60.5% over the period.
- 4.5 At the end of September 2017, the unemployment rate in the district as a whole stood at 2%, above the Kent Average of 1.7% and the national average of 1.9%. The figures for the district are particularly affected by the higher than average levels of unemployment experienced in the East Folkestone Ward, Folkestone Harbour Ward and Folkestone Central Ward areas of the district.

- 4.6 Whilst employment levels have increased in the district, the employment available within the district is relatively low paid and service based. Employment with higher skilled managerial and professional occupations is low compared to overall South East England and Kent levels. The average annual gross household income in the district is currently approximately £34,710, which is 9.6% below the overall figure for Kent. The average household income of households within the lower quartile in the district is approximately £19,235, again below both national and regional averages. The implication of the relatively low household income levels in the district is that many households struggle to access the local housing market without some form of financial assistance either from the state in the form of rental deposits and housing benefit, or family members assisting with a deposit to buy or rent a home. Table 5 below, sets out the range of average household incomes in the district.

Table 5: Average Household Incomes in the district by quartile	
Income Quartile	Income
Lower Quartile	£19,235
Middle Quartile	£28,278
Upper Quartile	£39,218

Source: Folkestone and Hythe Strategic Housing Market Assessment 2017

- 4.7 15.7% of people of working age in the district are in receipt on non-income related benefits compared to a regional average of 9.6%. 9.9% of people in the district are current claiming a disability related benefit compared to an overall county average of 7.4% of people. Non-income related benefits include Personal Independence Payments (PIP) formerly Disability Living Allowance and Attendance Allowance payments paid to people who need attention or supervision or who have mobility problems due to an illness or disability. The payments are made regardless of the individual's income.
- 4.8 The district is also characterised by pockets of considerable deprivation. The highest levels of deprivation are currently found in the Folkestone Harbour Ward, the Folkestone Central Ward and the East Folkestone Ward areas.
- 4.9 The Folkestone and Hythe Community Covenant recognises the special relationship that the district has with the armed services community. Housing for the armed forces is generally well provided for but there are some elements, including ex-servicemen and women, where, in furtherance of the Community Covenant, extra steps need to be taken. During the course of this strategy the Council will continue to work closely with our partner agencies to more fully identify the housing and related needs of this group within the Community.

- 4.10 In summary, the local population and economic profile presents a range of housing and related policy issues for the district. In particular, the population includes a high proportion of older people and people with support needs. Many households in the district face considerable difficulties in accessing the local housing market. The problem is most acute for the 633 newly emerging households in the district each year and for households with children and single income households.
- 4.11 It is vital that new housing provision within the district meets the needs of the local community and also contributes toward enabling the district to fully meet its economic and regeneration objectives. The Core Strategy Local Plan (adopted 2013) has committed the Council to the development of a target 8,000 additional homes in the district over the period 2006 to 2031. The Council is now in the process of reviewing the Core Strategy. The evidence base document, the Strategic Housing Market Assessment (SHMA), has indicated that there is an Objectively Assessed Need (OAN) of 14,560 dwellings over the period from 2014 to 2037. This is an additional 6,560 homes over the 2013 Plan. The majority of the 633 homes required each year will be market homes provided through private developers, with the SHMA also identifying a need for an additional 139 affordable dwellings per year.
- 4.12 The SHMA and policies in the emerging Core Strategy Review also include details of the mix of housing needed in the district in terms of tenure, property size (bedroom numbers) and form of provision, including affordable housing and custom and self-build. (The Council maintains a register of people interested in self-build and custom-build housing which can be accessed on the Council's website at: www.folkestone-hythe.gov.uk/planning/self-build-information/what-is-self-building). The requirements of the plans are monitored with information reported annually in the Council's Authority Monitoring Report which is available on the Council's website www.folkestone-hythe.gov.uk/business/planning
- 4.13 The current adopted Core Strategy also addresses the following aims in relation to wider new homes delivery in the district:
- The need to provide housing of a quality and type suited to long-term economic development needs;
 - The need to provide for cohesive neighbourhoods and encourage increased voluntary activity, the retention of viable local community buildings and civic interest in community development;
 - To ensure choice of good quality residential accommodation is maximised within individual neighbourhoods and villages, with a mix of housing size and type and tenure;
 - To assist in meeting the essential needs of vulnerable local social groups and provide more properties that allow people to remain living independently;

Housing supply will also be managed with an objective that at least half of market dwellings constructed by 2031 will be three bedroom (or larger) dwellings, subject to design and viability considerations.

5. AFFORDABILITY AND HOUSING SUPPLY WITHIN THE LOCAL HOUSING MARKET

- 5.1 Understanding how the local housing market operates is an essential aspect of any effective housing strategy. Without a comprehensive assessment of the local market, the council and its partners would be unable to properly identify and meet the housing and related needs of the district.
- 5.2 The most recent District Strategic Housing Market Assessment (SHMA) was completed by the Council in early 2017 in accordance with new guidance set the Government. The assessment provides robust data on the operation of the local housing market and the supply and demand for housing in the district.
- 5.3 The current overall average house price for the district currently stands at approximately £309,000 (November 2017), considerably above the national average, although below the regional average. Within the district there are also pockets where average values are much higher than this. The highest values in the district in general are found in Hythe and the rural areas of the district.
- 5.4 Average house prices are currently nine times the current average household income for the district. Affordability for newly forming households looking to access the housing market is even more problematic and average prices are closer to 9.5 times the average household income. 73% of the newly forming households are unable to access entry level home ownership and 64% unable to access shared ownership accommodation. However, given that 36% of these households are able to consider owning through shared ownership, it is vital this tenure is made available as part of our affordable housing programme particularly if access to mortgage finance continues to improve.
- 5.5 Conditions within the mortgage market continue to impact on the ability of many first time buyers to access the housing market, including the ability of buyers on lower incomes to access homes available for shared ownership. Most lenders at present require buyers to provide deposits of, on average, of at least 17% when taking up a new mortgage product. This presents particular difficulties for first time buyers looking to access entry level home ownership in the district. Average

current entry level values for homes in the district are approximately £124,000 for 2 bedroom flats and £219,000 for a three bedroom home. Households looking to purchase an entry level 2 bedroom home would require an income of approximately £35,000 and deposit savings of approximately £21,000.

- 5.6 Accessing the market on a Shared Ownership basis also presents affordability difficulties. In the case of a family three bedroom home valued at £219,000 and available for purchase on a 50% shared ownership basis, buyers are required to have access to a deposit of approximately £18,615 and a gross household income of at least £31,000
- 5.7 Accessing the private rented sector is also likely to be increasingly difficult for households on lower incomes in the district. The SHMA has shown that 73% of newly forming households in the district each year are already unable to afford to access entry level private sector rented accommodation. The evidence to date suggests that an increasing number of households will be required to spend in excess of 35% of their gross household income in order to meet their housing costs. However, nationwide over the three month period January to March 2018, wages increased at an annual rate of 2.9%. During the same period, the rate of inflation (Consumer Price Index) stood at 2.7%. Over the course of this Strategy, the Council will continue to monitor the key economic indicators which are likely to impact on the delivery of this strategy.
- 5.8 The Local Housing Allowance (LHA) covering most of the district continues to be set to the 30th percentile of all rents in the district. This factor, combined with the overall restriction of household welfare benefits, including the benefits cap and the Government's policy to restrict the local housing allowance for single people under 35 to the single room rate, are likely to place increasing housing pressures on households within the community. The LHA restrictions will continue to restrict the location and types of private rented accommodation accessible to households in receipt of housing benefit. The current maximum weekly local housing allowance rates for a three bedroom property in the Folkestone Hythe/Dover area is currently set at £143.84 per week. However, the average weekly rent for a three bedroom property in the area is currently in excess of £200. Whilst LHA levels in New Romney and some rural areas of the district are slightly higher, affordability in the private rented sector is still an issue for many lower income households. During the course of this Strategy the Council will closely monitor the impact of the changes to the LHA and its implications for housing in the district as any changes will impact on the ability of low income households to access the private rented sector in the district.

The Demand for Affordable Housing in the district

5.9 The 2017 SHMA has identified a need for approximately 139 additional affordable homes in the district each year. The assessment used a range of secondary population and affordability data to calculate the level of need for affordable homes in the district and assumes that household should not spend more than 35% of their gross income to meet their housing costs. The assessment considers the extent of households already in need, the number of newly forming households in need each year and the number of affordable homes available for letting in the district each year. The assessment projects the district housing need for the period up until 2037. Of the 139 additional affordable homes required in the district each year, the SHMA has established that:

- 97 homes are required for affordable/social rent (70% of all affordable homes delivered)
- 42 homes are required for shared ownership (30% off all affordable homes delivered)

Table 6 below summarises the demand/size of affordable homes required in the district over the next 23 years.

Table 6	1 bed	2 bed	3bed	4 bed or more
Affordable/Social Rent	46%	21%	19%	14%
Shared Ownership	37%	45.6%	6.5%	10.9%

Source: Strategic Housing Market Assessment 2017

The SHMA also indicates the demand for 2 bedroom accommodation is most likely to be met by vacancies within the existing affordable housing stock.

The Council's current affordable housing policies set out that 60% of the affordable housing programme should be provided for affordable rent and 40% for intermediate housing (including shared ownership), all subject to scheme viability. The evidence within the Strategic Housing Market supports 70% of all affordable homes in the district to be delivered as homes for affordable/social rent and 30% as intermediate housing. This change will be considered within the emerging Core Strategy Review. However, the numbers in the SHMA show that year on year, there is a requirement to deliver a greater number of affordable units across all tenures.

- 5.10 There are currently around 1181 households registered on the council's housing waiting list for council and housing association homes in the district. Table 7 below breaks down the household types currently on the housing register and their required housing needs.

Table 7	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed
	555	361	195	57	10	3

Source: Folkestone and Hythe Housing List December 2017

- 5.11 The Council's policy for the delivery of affordable housing through private developer contributions is set out in the adopted Core Strategy Local Plan and the Affordable Housing Supplementary Planning Document (2008). The documents are available on the Council's website at www.folkestone-hythe.gov.uk/business/planning
- 5.12 The Council is committed to working to assist local people to access affordable housing solutions. Our proposals for this include:
- The direct delivery of up to 200 new affordable Council homes for rent and low cost home ownership over the 10 year period 2014-2024 as part of the Council's new build and acquisition programme.
 - Delivering affordable homes with rents set at up to 80% of local market rents, in line with Government proposals for new affordable housing, in partnership with our registered provider partners.
 - Delivering affordable homes for low cost homeownership in partnership with our registered provider partners.
 - Exploring other funding options for delivering more affordable housing in the district, including homes for rent and low cost home ownership.
 - Delivery of affordable housing as a proportion of housing within residential developments via planning policy, including homes for rent and low cost home ownership.
 - Exploring new building technologies, including offsite construction methods and modular construction to identify delivery options that provide high quality homes and make the best use of the limited resources available to deliver affordable homes.

Homelessness in Folkestone and Hythe

- 5.13 Homelessness in the district continues to be an issue. During 2016/17, 1109 households approached the Council for assistance in respect of homelessness. The Homeless Reduction Act will be implemented from April 2018 and will place additional demands on the Council's Housing Options Service.
- 5.14 During the course of this Strategy, the Council will continue to work to provide a high quality Housing Options Service which focuses on preventing homelessness in the district and supporting people to access private rented accommodation. We will also work to ensure that homeless households have the option of being housed in high quality temporary homes. We are also committed to working with our local partner agencies to explore the ways that we can provide a more seamless service for vulnerable households in housing need, providing sign-posting information on how to access training and employment opportunities. We will also review the Council's Homelessness Strategy (currently the East Kent Homelessness Strategy) to ensure that this remains fully in line with the requirements of the Homelessness Reduction Act.
- 5.15 Homelessness amongst vulnerable single people, including people sleeping rough has continued to be an issue in the district. Over the last two years the council has worked in partnership with the local voluntary sector, including the Folkestone Winter Shelter to provide emergency accommodation that ensures there is no need for anyone to sleep rough during the winter period. The rough sleeping count completed in November 2017, identified 16 individual people sleeping rough in the Folkestone area. While some of these individuals are being helped into accommodation and a more settled way of life, there is a group of 3 to 4 people with complex needs and histories of longer-term rough sleeping who have so far declined any support or assistance from the council and partner agencies. During the course of this Strategy, we will continue to work with outreach services to support people sleeping rough and other vulnerable homeless people, assisting them to obtain accommodation and enabling them to move toward a more settled way of life. Full details of the East Kent Homelessness Prevention Strategy can be found on the council's Website at www.folkestone-hythe.gov.uk/Housing

Housing Need Amongst Current and Former Members of the Armed Forces

- 5.16 The Folkestone and Hythe Armed Forces Covenant gives a commitment for the Council to work with statutory and non-statutory partners to support the armed forces and ex-service personnel within the community. As at November 2017, approximately 30 households which include a person who is a current or former member of the armed forces were registered on the district housing list.
- 5.17 During the course of this strategy, we will continue to work with our local partners to fully identify the needs of this group and to ensure that their housing needs are properly addressed. Further details of the covenant are available at www.folkestone-hythe.uk/community/armed-forces .

Rural Housing Need in the District

- 5.18 Some of the most acute levels of need for additional affordable homes are found in the rural areas of the district. The SHMA has also identified a wider rural housing market area which spans across much of the rural area between Folkestone and Hythe District, Canterbury Dover and Thanet districts. This housing market has some of the highest housing prices and strongest housing market conditions in Kent.
- 5.19 During the course of this Strategy the council is committed to continue working with the parish councils across the district to firstly assess and then meet the identified need for new affordable homes. This will enable local people to remain in their local communities, close to their families and employment and support sustainable rural communities.

Gypsies and Travellers

- 5.20 The Council is currently updating its information in relation to the accommodation needs of gypsies, travellers and travelling show people in the community. This information will be available later in 2018 and will be factor into the Council's emerging Core Strategy Local Plan.
- 5.21 The Council's current accommodation needs information in relation to these groups within the community is available through The East Kent Gypsy, Traveller and Travelling Show People Accommodation Assessment (April 2014) which is

available at www.folkestone-hythe.gov.uk/media/2907/Gypsies-Travellers--Travelling-Showpeople-Accommodation-Assessment/pdf/GypsiesTravellersTravelling_Showpeople_Accommodation_Assessment.pdf

Community Led Housing (CLH, including self-build and custom build housing)

- 5.22 The Council has recently secured funding through the Ministry for Housing Communities and Local Government to enable it to promote the delivery of community led housing in the district, including homes for self-build. During the course of this Strategy the Council will work to encourage the delivery of CLH homes across the district. The Council will also ensure that its planning policies address the need for self-build provision in the district. The Council has a self-build register in place. 89 households have so far expressed an interest in self/custom build housing in the district through the register. The Council is actively seeking to allocate sites for self and customer build housing within its emerging Places and Policies Local Plan. This is available at www.folkestone-hythe.gov.uk/Busines/Planning .

OUR PRIORITIES FOR PROVIDING HIGH QUALITY AFFORDABLE HOMES TO MEET THE NEEDS OF THE LOCAL COMMUNITY AND MAKE THE BEST USE OF THE EXSITING HOUSING STOCK

1. A continued ongoing affordable housing programme for the district to provide homes for affordable rent and low cost homeownership, including homes in rural communities where a need is identified.
2. Delivery of the Council new build and acquisition programme, 200 homes over the period 2014-2024, providing homes for affordable rent and shared ownership.
3. Further work to consider the options for accessing alternative forms of funding to deliver additional affordable housing in the district and the potential to further expand the private rented sector through institutional investment.
4. Ongoing work to meet the requirements of the Homelessness Reduction Act
5. A continued focus on our ongoing work to prevent homelessness.
6. The establishment of an effective Community Led Housing programme in the district, delivering homes for affordable rent, low cost home ownership and self-build/custom build.

6. SUPPORTING INDEPENDENT LIVING

- 6.1 Approximately 21% of all households (around 10,500 households) in the district contain at least one person with a long-term disability or illness which seriously impacts on their housing needs.
- 6.2 A range of accommodation based support services are available in the district for people with support needs which enable them to live as independently as possible. The services are provided by a number of agencies. A summary of the services provided in the district are set out in the Table 8 below:

Table 8: Supported Housing Provision in the district	
Client Group	Number of Accommodation Units
Older People	1,463
People with physical or sensory disability	17
People with learning disabilities	7
People with mental health issues	11
People who have suffered domestic violence	7
People with substance/alcohol misuse issues	11
Vulnerable young people	7

Ex-offenders.	4
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The Kent County Council also provides funding for short-term housing related floating support services. This enables a range of vulnerable people including people with mental health problems and people with learning disabilities to live independently in general needs accommodation. Further details about housing related support needs in the district are available at www.kent.gov.uk/social-care-and-health/care-and-support .

- 6.3 The Council will continue its ongoing partnership working with a range of agencies to identify and plan how accommodation and related support needs can be addressed in the district in the future. We will also be contributing to the implementation of the Kent Accommodation Strategy which sets out details of the wider support needs of the community over the next few years. The close working between the agencies through the Kent wide Joint Policy and Planning Board (JPPB) has led to the development of a range of comprehensive protocol agreements which clearly set out the roles of the various agencies in meeting the needs of different client groups. The agencies have also implemented the Kent Single Agency Assessment process to ensure that vulnerable households in housing need across the county are properly assessed and supported to access suitable accommodation. Further information about the work of the multi-agency JPPB is available at www.kenthousinggroup.org.uk .
- 6.4 The SHMA has identified the following key areas of specialist housing need within the district during the period of this strategy and beyond.
- Supported accommodation for older people (sheltered and extra care provision) -
 - Supported accommodation for people with learning disabilities

The SHMA has identified that the majority (57%) of the specialist homes for older people should be delivered through market provision, with the remainder, approximately 18 units per year being delivered as affordable homes. In terms of provision for people with learning disabilities, it is envisaged that any additional homes required can be provided through the remodelling of existing residential housing provision in the district of which there are a considerable number.

Helping People to Live Independently in their own homes

- 6.5 The Council and its partners will continue to resource services which enable people with disabilities to adapt and improve their current homes for them to go on living there independently. The resources available for disabled facilities adaptations are limited and the council works closely with Kent County Council's Occupational Therapy Bureau to assess and identify the priority cases. The Council also works with the local Home Improvement Agency to help vulnerable households to improve or adapt their homes. We will also work to ensure that all housing developments of 10 units or more in the district include 20% of dwellings that meet the M4 standards set out within the building regulations for adaptable homes. This figure will be reviewed for future planning.
- 6.6 The Council is also working closely with the local Home Improvement Agency and the Kent Occupational Therapists to enable people in hospital to return to their homes as soon as possible following the completion of their treatment. As part of this work, the partnership will work to deliver urgent home adaptations to prevent hospital discharge delays. The provision of urgent adaptations and improvements can also help to prevent falls and illness that would require a hospital admission,

Meeting the Needs of Older People

- 6.7 The Ageing population within the district will present a range of housing and related support challenges for the district during the course of this strategy and beyond. Although the council and its partners provide a range of services specifically for older people in the community, it is vital that the needs of this group are properly assessed and planned for.
- 6.8 The council itself currently provides around 1018 homes specifically for older people across the district. As part of this strategy the council will continue to review the services it provides for older people to ensure that they continue to meet the needs and aspirations of local people.
- 6.9 During the course of this strategy it is essential that the council and its partners continue to assess the accommodation and related needs of older people in the district. In particular the range of accommodation in the district must be appropriate for an ageing population which will include an increasing number of frail older people with support needs.

- 6.10 The increasing number of frail elderly people within the district will have considerable implication for housing related support services in the district. The first Extra-care supported housing scheme was opened in Hythe in 2009. The scheme was jointly funded by the Council in partnership with Kent County Council through the Better Homes, Active Lives Private Finance Initiative. The scheme provides 39 high quality self-contained homes for older people with support needs that cannot be catered for in the council's wider sheltered housing provision. The scheme has proved extremely popular. During the course of this strategy, the Council will work with our partners to set out the options for delivering a further affordable extra care scheme in the district, potentially as part of affordable housing provision via a section 106 planning agreement.



The first Extra-care supported housing scheme - Summer Court in Hythe

- 6.11 The council will continue to provide its community alarm service 'Lifeline' to enable older people and vulnerable people to live independently. The telephone based service is available to people living within the council's housing stock and people living in private sector accommodation - www.folkestone-hythe.gov.uk/folkestone-hythe/lifeline

Folkestone & Hythe District Lifeline plays a vital role in helping vulnerable people to live independently in their own homes within the community. The service is able to address a range of client needs. As well as assisting clients requiring assistance within their home, for example clients who may have suffered a fall, the service can also assist clients with complex needs due to the onset of dementia. The service has recently installed assistive technology for a client suffering from dementia. The technology alerts family members when the client unexpectedly leaves their home.

- 6.12 Under-occupation by older social renters and owner-occupiers will become an increasingly important issue in the district. A large proportion of older person households are single person occupancy often under-occupying larger family size accommodation. The range of assistance available to people under-occupying their homes will be reviewed to ensure that there are sufficient incentives and assistance available to help these households move to accommodation that better meets their needs in what are often extremely difficult circumstances.

OUR PRIORITIES FOR SUPPORTING VULNERABLE PEOPLE TO LIVE INDEPENDENTLY

1. The provision of new accommodation for people with support needs in line with the identified needs of the community – the key needs being more supported accommodation for older people and people with a learning disability.
2. Continued support to help vulnerable people to retain their accommodation.
3. A further review of the help available for under-occupying households in council and housing association homes.
4. Developments of 10 units or more in the district should include 20% of dwellings that meet the M4 standards set out within the building regulations for adaptable homes (subject to viability).*

*The current Core Strategy review is seeking for all new homes to meet M4 standard

7. RESOURCING THE STRATEGY

- 7.1 As highlighted in section 1 of this strategy, the level of public sector resources to enable the delivery of this Strategy is likely to be considerably reduced over the next few years. The key financial constraints affecting the delivery of this Strategy are as follows:

- The level of grant resources available from the Homes and Communities agency for the development of new affordable housing (particularly homes for affordable rent) has reduced considerably since 2015
- The level of funding available for individual units is on average £20,000 per unit.
- The Government has indicated in recent announcements, including in the 2017 Budget, that it recognises there is a clear need for more affordable homes for rent and will look to increase the amount of funding for more affordable rented homes during the course of this strategy.
- Levels of housing benefit for households renting in the private sector are being reduced, with some households also being affected by the Government's £20K benefit cap, many maybe be unable to access homes in the private sector and also homes provided by housing association partners above local housing allowance levels.
- The levels of funding available to provide support services are uncertain at this stage. During the course of this strategy, the Government has stated that it will be implementing a new funding regime for sheltered housing and both long and short-term supported housing
- The availability of land resources to deliver more affordable homes is determined by the conditions in the local housing market. If key sites fail to move forward over the next few years the number of new affordable homes delivered during through planning contributions will be affected.
- The current 1% rent reduction for affordable rented homes will be in place until 2020, following which the Government has stated that it will allow rents to increase by CPI plus one percent for a five year period.

7.2 To fully implement this strategy we will need to harness resources from a variety of different sources, public and private, and from both new and existing sources. The proportion of private finance required to deliver this Strategy, particularly for the delivery of additional affordable homes through our registered provider partners, will increase considerably.

7.3 The priorities set out in this strategy will be funded through a combination of the following resources.

- Funding streams from Central Government including, funding for Disabled Facilities Grants, various Homelessness Grant funding and funding for Community Led Housing opportunities.
- Resources for affordable housing received from private developers through S106 planning agreements.

- Capital resources provided by Homes England to fund the development of new affordable homes.
- The council's own revenue resources obtained through the Housing Revenue Account and the General Fund, to improve the condition of Council and Private Sector Homes in the district, including funding to provide loan funding to bring problematic long-term empty homes back into use. .
- The Council's own capital resources to facilitate the development of new affordable homes for rent and home
- Resources provided by Kent County Council to provide housing related support for vulnerable people.
- Resources invested by our registered provider development partners to deliver new affordable homes for the district.
- Resources provided by private housing developers to assist in the delivery of new affordable housing in the district.
- Resources invested by private homeowners and landlords to improve the condition of their properties.
- Resources provided by voluntary partners including staff time and funding for service provision.
- Resources provided by pension funds and other institutional investors.

Future Resources

- 7.4 Any increase or decrease in the level of resources set out in this Strategy, will clearly impact on our ability to deliver against our strategic objectives and targets. During the course of this Strategy, we will provide further updates on changes to the available resource streams and the impact this will have on our Strategy programme.

8. MONITORING OUR PERFORMANCE

- 8.1 The ongoing review of our performance toward our strategic objectives is an essential part of our Healthier Housing Strategy process. To enable us to review our progress we have developed a robust and challenging Action Plan which is set out in Appendix 1 of this Strategy.
- 8.2 The council's corporate performance management system will be used to monitor our key actions. We will produce an annual review of our performance toward our action plan targets, which will be published and distributed so that the local community and our partners are clearly able to see the progress that has been made.
- 8.3 Our comprehensive Action Plan is set out in Appendix 1 of this Strategy

APPENDIX 1

ACTION PLAN 2018-2023

Housing Priority 1: Improve access to housing in the district and increase the supply of affordable homes for rent and low cost home ownership				
No	Action	Target	Resources	Lead
1.	Provision of New Affordable Housing for rent and low cost homeownership to meet the identified needs of the district.	At least 80 additional affordable homes for rent and shared ownership in each year of this strategy. 60% to be for rent and 30% for shared ownership purchase.	Resources through the Homes and Communities Agency, private developer capital contributions and Registered Provider capital resources.	Housing Strategy, Planning Policy and Development Management Teams
2.	Deliver the Council's new build and acquisition programme.	Up to 200 homes delivered over the 10 year period 2014 to 2024/25, including homes for affordable rent and shared ownership.	Existing resources within the Council's s Housing revenue account.	Housing Strategy Team
3.	Ex-Service Personnel Housing Needs	Fully explore the extent of housing and related needs amongst former members of the armed forces. Project completed by 31 December 2018.	Existing Housing Resources	Housing Strategy Team/Community Services Team

4.	Update the council's Affordable Housing Policies.	Policies reviewed and updated; policy in place through the Local Plan process.	Existing Housing and Planning Policy Team Resources	Housing Strategy Team and the Planning Policy Team.
5.	Maintain up to date information on the housing and related support needs of the district.	Ongoing review of housing and related needs of the district completed.	Existing Housing and Planning Policy Team Resources	Housing Strategy Team and the Planning Policy Team.
7.	Explore the options for increasing the role of institutional investment to provide more affordable homes for rent in the district.	Feasibility study completed and options considered by members by 31 December 2019.	Existing Housing Resources	Housing Strategy Team
8.	Explore the contribution that new building technologies such as offsite construction and modular construction can make to help deliver more affordable homes in the district.	Feasibility study completed and options considered by members by 31 December 2019.	Existing Housing Resources	Housing Strategy Team

Housing Priority 2: Work to ensure homes are well maintained, safer and healthier.				
No	Action	Target	Resources	Lead
1.	Effective use of private sector renewal resources to improve private sector homes.	At least 150 private sector homes improved in each year of this strategy as a result of council intervention. Including at least 50 homes occupied by vulnerable households.	Existing Housing Renewal Resources and funding from central government.	Private Sector Housing Team/Kent Affordable warmth Partnership

2.	Continued Partnership Working with the Home Improvement Agency.	At least 50 vulnerable households assisted to live independently in their homes/including cases of prevented hospital admission.	Existing Housing Renewal Resources and funding from central government	Private Sector Housing Team/Home Improvement Agency
3.	Improve the Energy Efficiency of the existing housing stock and reduce the incidence of fuel poverty.	60 homes to be improved in each year of this Strategy through the actions of the council and its partner agencies.	Existing Housing Renewal Resources/Kent Affordable Warmth resources	Private Sector Housing Team/Kent Affordable Warmth Partnership
4.	Keep the Council's Housing Revenue Account Business Plan under ongoing review	Review completed annually. Investment decisions to be based on up to date stock condition information.	Existing resources with the Council's Housing Revenue Account.	Housing Strategy Team/East Kent Housing.
4.	Continue to achieve the Decent Homes Standard within the council's own housing stock.	At least 90% of the council's own stock to meet the Decent Homes Standard at any time.	Existing Resources within the Council's Housing Revenue Account.	East Kent Housing
5.	Review the Council's Housing Assistance and Enforcement Policies	New Policies to be in place from June 2018	Existing Housing Renewal Resources.	Private Sector Housing Team
8.	Ensure all affordable homes are well built, have the smallest possible environmental impact during construction and ongoing	All affordable homes to meet current scheme design standards.	The Council's own capital resources, resources through the Homes and Communities Agency,	Housing Strategy Team and housing association partners.

	and can be easily be adapted to meet the needs of occupiers.		private developer capital contributions and Registered Provider capital resources and other providers	
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Housing Priority 3: Enable people to live independently.				
No	Action	Target	Resources	Lead
1.	Review and monitor the Council's Homelessness Strategy with partner agencies to ensure that it fully meets the requirements of the Homelessness Reduction Act.	Strategy reviewed through the East Kent Homelessness Forum	Existing staff resources	Housing Strategy and Housing Options Teams
2.	Maximise the number of new affordable homes in the district which meet the lifetime homes standard.	At least 20% of all new affordable homes (on sites of 10 units or more) in the district to meet the lifetime homes standard (subject to feasibility).	Resources through the Homes and Communities Agency, private developer capital contributions and Registered Provider capital resources/the Council's Resources within the HRA	Housing Strategy Team/Housing Association Partners
3.	Continue the ongoing process of equalities impact assessment to ensure that the council's housing policies address the needs of all sections of the community	Impact Assessment completed on all key housing policies as they are developed.	Existing staff resources	Housing Strategy Team

4.	Explore the options for delivering a further affordable extra care scheme for the district and ensure that the Council addresses the housing needs of an ageing population.	Feasibility process completed.	Existing staff resources and resources from partner agencies.	Housing Strategy Team
6.	Assist vulnerable people to live independently through the provision of Disabled Facilities Grants.	At least 30 households assisted through the provision of a DFG in each year of this strategy.	Council capital resources and resources from central government	Private Sector Housing Team
7	Continue to support the work of the Home Improvement Agency	Folkestone and Hythe District Home Improvement	Existing Council and Home Improvement Agency resources provided through Family Mosaic	Private Sector Housing Team and the Home Improvement Agency
8.	Actively contribute to the Kent wide review of support provided to vulnerable people through the Better Care Fund.	Review completed by Kent Wide partnership.	Existing Council staff resources	Private Sector Housing Team and the Home Improvement Agency.

Housing Priority 4: Make the Best use of the Existing Housing Stock				
No	Action	Target	Resources	Lead
1.	Reduce the number of long-term empty private sector homes in the district.	At least 70 long-term empty homes brought back.	Existing Council resources for the District No Use Empty Programme, resources from Kent County Council No Use Empty and renewal resources,	Private Sector Housing Team

			resources from the Homes and Communities Agency and registered provider resources.	
2.	Review the council's policies for assisting households under-occupying their current homes to move to more suitable homes.	Review completed and revised under-occupation policies in place by December 2019	Existing Housing Resources	East Kent Housing and the Housing Strategy Team
3.	Review the council's sheltered and semi-sheltered accommodation to ensure to ensure the provision meets the needs of older people in the community into the future.	Review implemented by December 2018.	Existing Housing Resources	Housing Strategy Team
4.	Provide a high quality Housing Management Service through East Kent Housing.	East Kent Housing to provide an efficient service in line with the requirements of the Service Level Agreement.	Existing Housing Resources	Housing Strategy Manager and East Kent Housing
5.	Ongoing review of the Council's Allocations and Tenancy Policies to ensure that they are fit for purpose and are full in line with Government guidance.	Periodic review of the Council's Housing Allocations Policy subject to ongoing review.	Existing Staff and partner agency resources.	Housing Strategy Team

Appendix 2

2. The Folkestone and Hythe Housing Strategy - Achievements

2.1 The District Housing Strategy is a multi-tenure document which aims to deliver a range of housing outcomes ranging from the delivery of new affordable homes, the provision of support services to enable vulnerable people to maintain their tenancies, through to providing resources to deliver homes to private owners with limited financial resources to enable them to improve the condition of homes.

2.2 The following key outcomes have been achieved through the District Housing Strategy 2012-2017:

Actions	Outcome
Improve the condition of private sector homes across the district.	482 private sector homes improved as a result of enforcement and liaison with Landlords. 244 Disable Facilities Grants provided to enable people to live independently in their home
Reduce the number of long-term empty homes in the district.	228 long-term empty homes returned to use
Provision of new affordable housing to meet the needs of the local community.	352 affordable homes delivered between 2012 and 2017, including 121 homes for low cost home ownership. The Council completed its first new build Council homes in more than 20 years in Lydd and Hawkinge as part of its HRA Pilot Programme. It also acquired 22 homes. All of the additional homes have been made available for affordable rent through the District Housing List.

Section 106 Contributions Available for Affordable Housing	Over the Strategy period we received £2,323,170.20 towards providing affordable housing in the district
Assist people to meet their aspirations for home ownership	20 households helped to access homeownership through the District Helping Hand Scheme provided in partnership with Kent County Council and Lloyds Bank PLC.
Review the Council's Housing Allocations Policy	The policy was reviewed in 2014. The Council moved to a banding based allocations scheme.
Increase supported services accommodation to meet identified needs	Accommodation based support service provided in Folkestone (7 units), And 11 units of accommodation for people with mental health difficulties provided at Newman Court, Folkestone
Review the Council's Affordable Housing Supplementary Planning Document.	Affordable housing planning policies updated in 2012/13
Update the council's housing needs and stock condition information.	The council's strategic housing market assessment and Private Sector Housing Condition Assessment were both updated in 2016/17.
Review the Council's Homelessness Strategy.	The East Kent Homelessness Strategy reviewed and updated in 2014 in partnership with other East Kent Authorities.
Prevent homelessness in the district.	1200 Homelessness cases prevented between 2011 and 2017.

APPENDIX 3

GLOSSARY OF TERMS

Affordable Housing	Affordable Housing that is subsidised to provide homes at lower cost than would be possible without the subsidy, for rent or sale to meet the needs of people who otherwise would not be able to afford housing.
Arms Length Management Organisation - ALMO	Arms Length Management Organisation. A situation where an organisation is established to manage council housing stock. The properties remain council owned and tenants retain secure tenancies. This can provide opportunities for extra funds
Attendance Allowance	Attendance Allowance is a tax-free benefit for people aged 65 and over who have an illness or disability who needs help with personal care or supervision
Choice Based Letting Core Strategy	See Kent Homechoice The Core Strategy is the most important part of the Local Development Framework (LDF), the statutory set of local planning policies which forms the starting point for the determination of all planning applications. The Core Strategy looks long-term and is expected to plan to at least the year 2026. It is not just focused on land-use and traditional development; it is about wider spatial planning.
Corporate Plan	Corporate Plan summarises what is most important to Council for the medium term. It describes the Council's strategic objectives, core values and key actions and consequently where its resources will be concentrated.
Consumer Price Index (CPI)	Measures changes in the price level of market basket of consumer goods and services purchased by households.
Disabled Facilities Grant - DFG	Disabled Facilities Grant. A grant given to a person with disabilities towards the cost of improvement, adaptation or providing facilities to make his/her home more suitable for him/her to live in.
Decent Homes Standard - DHS	All social housing must meet the Decent Homes standard, be warm, weatherproof and have reasonably modern facilities
Diversity Policy	The Diversity policy explains the Council's vision and commitment to equality of opportunity and respect for diversity in its role as a provider of quality services to the people who live,

work and visit the district, as a significant employer in the local economy and in its community leadership role.

Empty Property

For statistical purposes, empty properties are those which have been vacant for 6 months or more.

Enabling Role

The Council's role to assist and encourage other agencies to meet identified housing needs.

First Time Home Buyers

Household looking to access home ownership for the first time.

Housing Options Team - HOT

Housing Options Team - manage the housing list, choice based lettings, housing advice and homelessness functions and ensures that the Council discharges its statutory duties to households in housing need in a fair and transparent manner, complying with statutory obligations, guidance and best practice.

Homes England

Homes England (formerly Homes and Community Agency). A body set up by the Government, which provides assistance, regulation and control of Registered Providers landlords (RP's). It also allocates funds for the development of new affordable housing

The District Housing List

Council's have a statutory duty to hold a housing waiting list. The DHL is the waiting list for all council and housing association homes in the district.

**Housing Assistance &
Enforcement Policy
Homelessness Grant**

Sets out the assistance the Council is able to offer to homeowners and private landlords to enable them to improve the condition of their properties.

Homelessness Grant is funding provided by Central Government to help local authorities deal with homelessness in their area

**Joint Policy and Planning
Board – JPPB**

Joint Policy Planning Board represents all local authorities, social services and health to prioritise, monitor and review the provision of supported housing across Kent

Kent Housing Group - KHG

Kent Housing Group is a forum for social housing organisations in Kent. Acting as the "Voice of Housing in Kent" the group serves to represent the collective voice of Kent's housing bodies providing advice and a "Kent perspective" to regional and national bodies.

Kent Homechoice - KHC

Kent Homechoice – Choice based lettings scheme partnership in Kent, the largest CBL partnership in the UK. All of the Kent councils are part of the partnership. Vacant council and housing association homes are advertised on a fortnightly basis through KHC. Housing applicants have to bid/express an interest to be considered for them. The homes are allocated to the applicant who bids and has the highest level of priority points for rehousing.

**Kent and Medway Housing
Strategy**

The Kent and Medway Housing Strategy is a county-wide document that takes a new radical look at housing and how it is delivered.

The Core Strategy Local Plan	Sets out the Council Planning Policies for the district and the back evidence underpinning the documents.
Local Housing Allowance - LHA	Local Housing Allowance is a simplified housing benefit system for people on benefits or low incomes who rent from private landlords. LHA is based on the number of rooms people are allowed, not how much rent is charged. The number of rooms allowed depends on who lives permanently with the tenant.
Newly Forming Households	Households setting up home for the first time and for example, households forming following divorce.
New Homes Bonus	Provides local authorities with a grant payment equal to the national average for the council tax band on each additional property built. Grant payment is paid for a six year period (per completed property), as an unringfenced grant. Includes enhancement for new affordable homes completed.
Personal Independence Payment	Formerly Disability Living Allowance is a tax-free benefit for people who need help with personal care or have mobility difficulties because they are physically or mentally disabled.
Private Sector Enforcement	Private Sector Enforcement work completed by the Private Sector Housing Team to improve the condition of accommodation in the Private Sector.
Private Finance Initiative – PFI (Better Homes Active Lives)	Private Finance Initiative. Government Scheme that facilitates large-scale refurbishment and new build projects; the Council has delivered two housing schemes through the PFI in partnership with Kent County Council. The schemes are Summer Court and Dolphin Court in Hythe.
Private Sector Stock Condition Survey	The Condition Survey provides a detailed picture of current housing conditions across the whole of the district. The survey includes information about the housing stock such as type; size and age of properties whether they are rented or owned; the type of repairs required and information on the energy rating of properties.
Quality-adjusted life year (QALY)	A measure of the state of health of a person or group in which the benefits, in terms of length of life, are adjusted to reflect quality of life. One QALY is equal to 1 year of life in perfect health.
Registered Providers – RP’s	Registered Providers landlords are independent non-profit making housing associations aiming to provide affordable homes for people in housing need. (Also known as Housing Associations.)

Shared Ownership	Shared ownership homes offer a low cost way to get on the home ownership ladder. Shared ownership makes housing affordable.
Sheltered Housing	Homes for persons over the age of 60 years or vulnerable people with a support need, usually with a Scheme Manager on site or on call to offer help and support with a 24 hour lifeline service.
South Kent Coast Health & Wellbeing Board	Brings together the key organisations to oversee the plans for improving the health and wellbeing of the local community in the South Kent Coast area.
Special Needs	People with special housing needs including older people, those with physical or learning disabilities, mental ill health or people who are vulnerable for other reasons.
Strategic Housing Market Assessment - SHMA	The Strategic Housing Market Assessment was completed in December 2016. The Study took place alongside an equivalent report for Dover District Council, the other Local Authority within the Housing Market Area. The assessment provides robust data on which the Council and its partner Agencies can base planning and housing policy interventions to deliver new and better homes in the district
Super Output Areas - SOA	Super Output Areas is a geographical area designed for the collection and publication of small area statistics. It is used on the Neighbourhood Statistics site, and has a wider application throughout national statistics. SOAs give an improved basis for comparison throughout the country because the units are more similar in size of population than, for example, electoral wards.
Vulnerable People	<p>The following people are considered to be vulnerable:</p> <ul style="list-style-type: none">- Older people / young people leaving care- Single homeless people and rough sleepers- People with mental health issues- People with a physical or sensory disability / or a learning disability- Survivors of domestic violence- People who misuse substances (drugs or alcohol) / ex-offenders- Black and minority ethnic groups- People with AIDS or who are HIV positive- Refugees who have been granted leave to remain- Syrian Vulnerable Persons Relocation Scheme

