

# **West Kent Local Investment Plan**

## **DRAFT Working Paper 3 – Vision and Themes**

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## 1. Introduction

- 1.1 The aim of the Local Investment Plan is to set out the priorities of the local authorities and partners taking into account each organisation's ambitions and objectives.
- 1.2 The purpose of this Section is to set out the Visions for West Kent. It is important, that while the Local Investment Plan considers investment priorities for West Kent as a whole, not to forget that the West Kent sub-region is made up of sovereign authorities, each with their own visions.
- 1.3 As outlined in Working Paper 2, when the sub-regional designation of West Kent has been used previously, it has referred only to collaboration between Tonbridge and Malling Borough Council, Sevenoaks District Council and Tunbridge Wells Borough Council. However, for the purposes of the West Kent Local Investment Plan, the authorities involved are as follows;
- Maidstone Borough Council;
  - Tonbridge and Malling Borough Council;
  - Sevenoaks District Council;
  - Tunbridge Wells Borough Council; and,
  - Kent County Council.
- 1.4 Previous working relationships using the title of 'West Kent' only incorporated Sevenoaks District Council, Tonbridge and Malling Borough Council and Tunbridge Wells Borough Council. Maidstone Borough Council was not part of this arrangement. However, under the Local Investment Plan designations, Maidstone Borough Council is now considered as part of the West Kent Sub-Region. Kent County Council are also named as the fifth authority as they are the strategic authority in this two tier area and in discharging its functions as the Highways and Transport Authority, Local Education Authority, and a significant provider and commissioner of services in communities across West Kent.
- 1.5 These sections are based on the visions set out in the Community Strategy and the Strategic / Corporate Plans for each authority.

## 2. West Kent Vision

- 2.1 The four West Kent Local Investment Plan authorities have come together and through analysis of common themes outlined in their Strategic / Corporate Plans and Sustainable Community Strategies, have created the following vision for West Kent.
- 2.2 The vision for West Kent is that it would be a place with;

*'We want West Kent to be a place where safe, healthy, distinctive urban and rural communities live which are supported by a thriving and prosperous local economy in a high quality built and natural environment. Residents in urban and rural areas will be well housed, within a range of suitable housing options, with access to high*

*quality education and employment and a sustainable transport network. Above all West Kent will be a place where people can experience a high quality of life whilst living within our natural limits.'*

### **3. West Kent Objectives**

- 3.1 The priority objectives that were outlined in each of the Local Authorities presentations, which were given at the West Kent Local Investment Plan inception meeting, have been refined to give the following list of shared objectives for the West Kent sub-region.
- To increase the amount of high quality sustainable housing available including affordable housing in both urban and rural areas, through new development and by making better use of the existing housing stock;
  - To both improve the quality of the existing stock, with a focus on energy efficiency and adapt the existing stock to better meet the needs of current residents;
  - To better meet specialised accommodation needs, including the housing requirement of a growing ageing population;
  - To improve the West Kent economy and provide increased employment and training opportunities to improve the skills of the residents; and,
  - The delivery of regeneration and infrastructure in line with sustainable growth including the provision of improved transport links leading to enhanced accessibility.
- 3.2 Assuming these shared objectives are agreed among the Member and Chief Executives of each of the four authorities, the next stage is to identify the projects and programmes within the sub-region that will deliver in relation to these objectives.
- 3.3 These common objectives are described in Figure 1 along with the supporting evidence and the key outcomes each objectives is seeking to achieve.
- 3.4 Annex 1 provides a template for each local authority to identify existing, proposed and / or aspirational projects and programmes within their authority area that will deliver against the shared priorities.

Figure 1:

No.	SHARED OBJECTIVE	DESCRIPTION	EVIDENCE	OUTPUTS AND OUTCOMES TO ACHIEVE
1	<p>To increase the amount of high quality sustainable housing available including affordable housing in both urban and rural areas, through new development and by making better use of the existing housing stock</p>	<p>This objective deals with overall supply of housing whilst also dealing with the supply of quality affordable housing to meet the needs of those who are unable to access market housing. In considering both market and affordable housing, it highlights that overall delivery of all forms of housing is required to meet the full spectrum of demands and needs in all segments of the West Kent housing market. It also considers that the housing provided should be sustainable in design thereby helping to tackle climate change and to help reduce levels of fuel poverty.</p> <p>In terms of affordable housing delivery, this includes affordable homes on private housing sites and direct building by RSLs and local authorities. This objective also seeks to increase affordable housing provision in rural areas, as well as urban areas ensuring a wide range of affordable tenure options are available, to meet individual's personal housing needs and aspirations as well as those of the local community.</p> <p>This objective also considers how provision of housing can take the form of both new development, and by making better use of the existing housing stock through reconfiguration, redevelopment, better matching placements and bringing back into use long term empty</p>	<p>South East Plan (2009)</p> <p>From all the authorities involved;</p> <ul style="list-style-type: none"> <li>- LDF's and related SHMA's, SHLAA's, and DPDs;</li> <li>- Strategic / Corporate Plans; and,</li> <li>- Housing and Sustainable Community Strategies.</li> </ul>	<p>Achieve local authority housing targets (NI 154, 155, 159) and to balance the housing market by addressing need and demand (to be reviewed following coalition Government's withdrawal of targets)</p> <p>Achieve unit bed number and tenure mixes in accordance with each individual authority adopted strategies.</p> <p>Number of empty homes brought back into use</p> <p>Number of family sized properties released</p> <p>The provision of local needs housing schemes on rural exception sites in the Parishes of West Kent.</p>

		<p>homes through renovation and improvement.</p> <p>This objective also considers how family-sized housing can be freed up by offering more suitable and appealing alternatives for those under-occupying housing, as well as addressing the lack of supply of affordable family homes.</p> <p>The objective also recognises the close relationship between the housing market and the general economy, both in terms of the impact of the recent recession on the housing market, and in terms of the contribution of the housing sector to growth in the wider economy.</p>		<p>Number of 3+ bed affordable homes built</p>
2	<p>To both improve the quality of the existing stock, with a focus on energy efficiency and adapt the existing stock to better meet the needs of current residents</p>	<p>This objective concentrates on improving the quality of existing homes, especially with reference to energy efficiency (as existing properties will still make up the bulk of the stock in 20 years). Focus should concentrate on retrofit projects, to social stock and private rented properties (as local authorities have more influence and control here) but should also look to extend to owner occupied properties as well.</p> <p>It also focuses on adapting properties to meet the needs of current residents through disabled facilities grants and other assistive technologies, home repair grants, loans, landlord grants and first time buyer grants.</p>	<p>Sevenoaks District House Condition Survey 2005</p> <p>Maidstone Borough Council Private Sector House Condition Survey 2009</p> <p>Tunbridge Wells House Condition Survey 2010</p> <p>Tonbridge and Malling Private Sector House Condition Survey 2006</p>	<p>Number of homes in the social and private sector that meet the decent homes standard, particularly those occupied by vulnerable households</p> <p>Improve SAP ratings of social and private sector housing through the provision of grants / loans and discount initiatives</p> <p>Reducing the number of households affected by fuel poverty (NI 187)</p>

				<p>Process times for Disabled Facilities Grants (DFG's) / Number of DFG's allocated?</p> <p>Number of renovation grants completed</p> <p>Number of homes adapted to meet needs of older and disabled residents who wish to remain in their own homes</p>
3	<p>To better meet specialised accommodation needs, including the housing requirement of a growing ageing population</p>	<p>This objective addresses the need to provide specialist accommodation to those who require it. Vulnerable households may include people with disabilities, mental health problems, and young homeless households for example. This objective also relates to the needs of the Gypsy and Traveller communities within West Kent and the specialist needs that they have. It also relates to a need for transit pitch provision in the sub-region to cater for the ongoing needs of transient groups within the area.</p> <p>The objective also specifically focuses on the requirements of an ageing population and older people as West Kent is forecast to experience a significant increase in people over the age of 65 over the next 15</p>	<p>West Kent Strategic Housing Market Assessment 2008 (DCA UK)</p> <p>Maidstone Borough Council - Strategic Housing Market Assessment 2010 (Fordham Research)</p> <p>Ashford, Maidstone, Tonbridge &amp; Malling and Tunbridge Wells – Gypsy and Traveller Accommodation Assessment 2005 – 2006 (DCA UK)</p>	<p>Percentage of homes built that meet the 'Lifetime Homes' standard</p> <p>% of fully wheelchair accessible housing built</p> <p>Achieve NI 139 targets across West Kent ('The extent to which older people received the support they need to live independently at home (%)')</p>

		years.	Sevenoaks – Gypsy and Traveller Accommodation Assessment 2006 (DCA UK)	<p>Process times for DFG's / Number of DFG's allocated?</p> <p>Number of additional student residences provided</p> <p>Provision of new supported housing schemes across West Kent</p> <p>Provision of a range of housing types</p> <p>Targets for Gypsy and Traveller provision are under review following Coalition Government's withdrawal of Partial Review.</p>
4	To improve the West Kent economy and provide increased employment and training opportunities to improve the skills of the residents	This objective seeks to ensure the provision of a steady and sustainable supply of sites for commercial development whether on their own or as part of mixed use schemes involving housing. It recognises that the up-skilling of the workforce through increased training opportunities and the provision of increased employment needs to happen along side increased housing provision to ensure that sustainable communities are created that	<p>Maidstone Economic Development Strategy – Creating a 21<sup>st</sup> Century Town (Shared Intelligence)</p> <p>West Kent Investment Strategy and Action Plan 2010 – 2015 (West Kent Partnership)</p>	<p>Number of additional jobs created including increased local job opportunities across urban and rural areas</p> <p>Amount of employment floorspace created</p>



		will contribute to improving the distinct West Kent economy.	<p>West Kent Economic Profile 2009 (Centre for Strategy &amp; Evaluation Service)</p> <p>MBC – Employment Land Review 2009 (GVA Grimley)</p> <p>Sevenoaks Employment Land Review 2007 (URS) and Employment Land Review Update Addendum (Feb 2010)</p> <p>Sevenoaks District Economic Development Action Plan 2009</p> <p>Tunbridge Wells Employment Land Study 2006 (Step Ahead Research Ltd)</p> <p>Tonbridge and Malling Borough Council Employment Land Review 2005</p> <p>The Regional Economic Strategy 2006 – 2016 (SEEDA)</p>	<p>Number of skills / training opportunities created</p> <p>Growth rate of the West Kent Economy</p> <p>Increase in wage levels</p>
5	The delivery of regeneration and infrastructure in line with sustainable growth	This objective highlights the importance of the delivery of wider services and infrastructure to support regeneration and to encourage growth including the provision of more employment and housing. It also recognises that	<p>21<sup>st</sup> Century Kent 2010 (KCC)</p> <p>Unlocking Kent’s Potential 2009 (KCC)</p>	Number of homes and jobs that are unlocked by the provision of infrastructure

	<p>including the provision of improved transport links leading to enhanced accessibility</p>	<p>transport and accessibility issues are key to ensuring that sites are attractive to the market to invest and communities are sustainable and can access the services and amenities they require.</p>	<p>Local Transport Plan 2006 – 2011 (KCC)</p> <p>Growth without Gridlock 2009 (KCC)</p> <p>KCC Major Transport Schemes</p> <p>Highways Agency</p> <p>Kent Route Utilisation Strategy 2010 (Network Rail)</p> <p>From all the authorities involved; - LDF's and related SHMA's, SHLAA's, and DPDs;</p>	<p>Amount of green space delivered</p> <p>Improve the physical social and economic infrastructure of existing housing estates to deliver more sustainable communities</p> <p>Number of brownfield sites brought back into use in both urban and rural areas</p> <p>Incorporate high quality design and layout in the development of larger sites etc</p>
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## Annex 1

### Project Assessment Sheet

Project	project name	
Local Authority	LA Name (or combination if joint LA project)	
Brief Description	To include Background to project Planning status Land ownership issues Progress to date	
Delivery Programme	Estimated date for: <ul style="list-style-type: none"> <li>• achievement of detailed planning</li> <li>• start on site</li> <li>• Other crucial milestone (i.e. acquire site/complete decontamination/completion of infrastructure etc)</li> </ul>	
Links to Local Investment Plan Objective/Vision	<b>(to be filled in later – i.e. infrastructure delivery/affordable housing etc)</b>	
Strategic Support	reference to Strategic Evidence base (i.e. SCS/LDF/Housing Strategy/Economic Strategy)	
Housing/Affordable Housing	Total Number of Homes	
	Affordable Homes	
	Tenure Split	
Economic Development	Number of Jobs	
	Employment Space	
	Other	
Social Infrastructure	Type	
Transport	Road/transport interchange etc	
Additionality	Any wider benefits i.e. regeneration/unlocking further growth/transport	
Lead Responsibility	Which Agency/LA/Private Sector taking lead	
Other Stakeholders	i.e. landowners/other agencies	
Dependencies		

**Project Investment Requirement**

Cost Type	Funding Source	Committed Funding	Potential Shortfall (Overall Public Sector investment shortfall)				
			2011-12	2012-13	2013-14	2014-15	Future
i.e. Land Acquisition			£x				
Infrastructure							
NAHP grant							
Social Infrastructure							

**Risk Sheet** *(first 3 risks are mandatory – further risks can be added)*

Risk Category	Risk Event	Proximity	Severity	Mitigation	Severity
Deliverability	Site has/doesn't have detailed planning				
Deliverability	Site is likely/unlikely to start on site before March 2014				
Deliverability	Land ownership is/isn't established and landowners willing to bring site forward.				

**Risk Classification**

<b>3 – Fundamental Risk</b>
<b>2 – Medium Risk</b>
<b>1 – Minor Risk</b>