

TONBRIDGE & MALLING BOROUGH COUNCIL

STRATEGIC HOUSING ADVISORY BOARD

12 February 2008

**Joint Report of the Director of Health and Housing and Cabinet Member for
Housing**

Part 1- Public

Matters for Information

1 CREATING A SUSTAINABLE COMMUNITY IN KENT

Summary

A protocol for creating sustainable communities in Kent has been developed under the auspices of the Kent Housing Group. The protocol highlights and encourages the importance of creating sustainable communities where people want to live and work. The document's core purpose is to ensure that future housing developments within Kent meet the objective of creating long lasting sustainable communities.

1.1 Background

1.1.1 The protocol has been produced by members of the Kent Housing Group (KHG). The KHG is a forum for social housing organisations in Kent, consisting of local authorities, housing associations, various government agencies, and acts as the voice of housing from a Kent perspective when responding to national and regional housing issues. The KHG aims to increase provision of high quality affordable homes in Kent, and to share and develop best practice via its strategic leadership.

1.1.2 The key elements of the protocol are:

- to take account of local housing need and aspiration;
- to establish and maintain a mixed community;
- to establish and maintain an economically active community; and
- to establish and maintain links to existing communities.

- 1.1.3 The protocol contains guidance applicable to developments of all sizes including those that sit alongside communities containing existing affordable housing. The protocol seeks to promote the development of 'mixed communities' – i.e. communities with a mix of tenure, income levels and household types, supported through appropriate infrastructure and community development initiatives and resources.
- 1.1.4 The document will serve as a useful tool when considering nominations to RSL partners, especially on larger developments. It will not override any statutory provisions relating to the allocation of housing.
- 1.1.5 The protocol is attached at **[Annex 1]** and in our view does not require adoption by the Council. It is simply a reference document of recommended good practice.

1.2 Legal Implications

- 1.2.1 None

1.3 Financial and Value for Money Considerations

- 1.3.1 None

1.4 Risk Assessment

- 1.4.1 The setting up of local lettings plans on new developments is widely promoted as a means of ensuring longer term community sustainability and is current practice.

Background papers:

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Nil

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