



# TONBRIDGE & MALLING BOROUGH COUNCIL

## EXECUTIVE SERVICES

---

**Chief Executive**  
Damian Roberts

Gibson Building  
Gibson Drive  
Kings Hill, West Malling  
Kent ME19 4LZ  
West Malling (01732) 844522

---

**NB - This agenda contains proposals, recommendations and options. These do not represent Council policy or decisions until they have received proper consideration through the full decision making process.**

Contact: Democratic Services  
[committee.services@tmbc.gov.uk](mailto:committee.services@tmbc.gov.uk)

9 March 2026

To: MEMBERS OF THE HOUSING AND PLANNING SCRUTINY SELECT COMMITTEE  
(Copies to all Members of the Council)

Dear Sir/Madam

Your attendance is requested at a meeting of the Housing and Planning Scrutiny Select Committee to be held in the Council Chamber, Gibson Drive, Kings Hill on Tuesday, 17th March, 2026 **commencing at 6.30 pm.**

Members of the Committee are required to attend in person. Other Members may attend in person or participate online via MS Teams.

Information on how to observe the meeting will be published on the Council's website.

Yours faithfully

DAMIAN ROBERTS

Chief Executive

## A G E N D A

1. Guidance for the Conduct of Meetings

7 - 10

## **PART 1 - PUBLIC**

2. Apologies for absence
3. Notification of Substitute Members 11 - 12
4. Declarations of interest 13 - 14

Members are reminded of their obligation under the Council's Code of Conduct to disclose any Disclosable Pecuniary Interests and Other Significant Interests in any matter(s) to be considered or being considered at the meeting. These are explained in the Code of Conduct on the Council's website at [Code of conduct for members – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](https://www.tmbc.gov.uk/code-of-conduct-for-members).

Members in any doubt about such declarations are advised to contact Legal or Democratic Services in advance of the meeting.

5. Minutes 15 - 26

To confirm as a correct record the Notes of the ordinary and extraordinary meetings of the Housing and Planning Scrutiny Select Committee held on 2 December 2025 and 3 February 2026 respectively.

6. Presentation by the Kent Housing Group Verbal Report

The Chair of the Kent Housing Group will provide an overview of the role of the organisation.

### **Matters for Recommendation to the Cabinet**

7. Homelessness Prevention and Rough Sleeping Strategy 2026-2031 27 - 72

The report seeks Cabinet approval of a draft Homelessness Prevention and Rough Sleeping Strategy and action plan for both Member and stakeholder consultation.

8. Local Plan Regulation 18 (Stage 2) Consultation - Update 73 - 110

The purpose of this report is to provide an update to Members on the Tonbridge and Malling Borough Council Local Plan Regulation 18 (stage 2) consultation that took place between 10 November 2025 and 2 January 2026. The report also seeks to update Members on Local Plan transport work and the financial implications of this work.

9. Planning Enforcement Plan Review 111 - 138

The report presents proposed changes to the Planning Enforcement Plan and associated activities and outlines options for a pro-active approach for consideration.

## **Matters submitted for Information**

10. Cabinet Member Update - Housing 139 - 156
- The report provides an update to Members on key activity in the Housing Service during 2025/26.
11. Renters' Rights Act 2025 157 - 164
- The report provides an overview of the key changes introduced by the Renters' Rights Act 2025 and sets out the implications for the Council's responsibilities in regulating and supporting the private rented sector (PRS). It outlines the forthcoming implementation timetable, highlights new duties for landlords and local authorities, and seeks to ensure the Council is prepared for the phased introduction of the reforms.
12. Planning Advisory Service (PAS) Action Plan - Progress 165 - 174
- An updated Action Plan indicating the progress being made in respect of the recommendations of the Planning Advisory Service Review is presented for information.
- The record of the decision taken in respect of progressing the Action Plan is attached at D260007CAB.
13. Estate Management Companies 175 - 182
- The report details Estate Management Company operations in new housing estates throughout the Borough.
14. Work Programme 2026 183 - 184
- The Work Programme setting out matters to be scrutinised during 2026 is attached for information. Members can suggest future items by liaising with the Chair of the Committee.
15. Urgent Items 185 - 186
- Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

## **Matters for consideration in Private**

16. Exclusion of Press and Public 187 - 188
- The Chairman to move that the press and public be excluded from the remainder of the meeting during consideration of any items the publication of which would disclose exempt information.

**PART 2 - PRIVATE**

17. Urgent Items

189 - 190

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

## **MEMBERSHIP**

Cllr D W King (Chair)  
Cllr Mrs S Bell (Vice-Chair)

Cllr G C Bridge  
Cllr R W Dalton  
Cllr D A S Davis  
Cllr P M Hickmott  
Cllr M A J Hood  
Cllr R W G Oliver

Cllr W E Palmer  
Cllr R V Roud  
Cllr K B Tanner  
Cllr D Thornewell  
Cllr C J Williams