

Sevenoaks District Seniors Action Forum

Working together in the interests of people aged 50 plus

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An appraisal of the new housing proposals contained in the SDC Plan 2025-40- consultation of Nov 2023.

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1.0 How much new housing is planned for our District

1.1 The forward to the consultation states that “The Government has told us that the District needs 10,680 new homes between 2025 and 2040” i.e.712 p.a. This is not correct, it is only advisory (a letter giving a full explanation was sent to the Forum by Laura Trott in Jan 2023) A revised NPPF National Planning Policy Framework should be published shortly and could be before this plan is due to be submitted. (SDC should mention this in their submission).

1.2 The SDC plans are based on the original assessment of housing need of 300,000 new homes p.a. for England originally set out in 2017, this was seen as necessary for a 20-year period. To the best of our knowledge these figures have never been rationalised, they seem to be a made up number like you might expect in “Yes Minister.”

That would be an extra 6 million- about the same number of houses that currently (2023) exist in Greater London3.6m plus W. Midlands 1.2 m plus Greater Mancheser1.2 m. Probably un- achievable and un necessary.

Page 39 Based on a Gov formula for allocating 300,000 new homes to local area needs, the plan for the SDC area is for10,680 (712p.a.) including 6,345 affordable (59%) and 870 (8%) older person’s accommodation.

Of which 4,124 social and affordable rented (derived from page72)
Including 600 retirement housing and 270 bedspaces nursing care

1.3 Page 48 indicates that 8,500 (567p.a.) are all the potential sites that can be found without infringing onto Green Belt/AONB i.e. 80% of the original assessment. That would still be the equivalent of 240,000 new homes p.a. across England.

1.4 There are a projected 51,323 households for 2025 in the Sevenoaks District
 If by 2040 we add 10,689 it would be a 20.8% increased
 If the more attainable figure of 8,550 is met it would still be an increase of 16.6%

1.5 We believe that it is more important than ever to maintain our Green Belt/AONB not just for our residents but also for visitors to the area in particular from an ever expanding population in London .Also not building “ high rise” that would be a blight looking inwards from Green Belt/AONB

2.0 What are the population forecasts for the District?

2.1 Page 67 The plan states that the population is expected to grow by 6% over the planed period up to 2040 and the over 65’s by 24%. The source is not quoted but it is not the 2018 based dated published on 21 October 2019

2.2 Our own best guestimates based on KCC data are

	2025	2040	Increase	
Total pop	127,500	147,500	20,000	+15.7% if @712 new homes p.a.
	127,500	143,500	16,000	+ 12.5% if @567 “ “ “
65+ pop	28,100	35,500	7,400	+ 26.3% (KCC housing led data)

The KCC housing led data for 2025-40 is based on 767 new homes p.a. on the assumption that SDC will have to make good on previous under delivery. The plan does not show a need to correct for under delivery. Our guestimate is for 80% of the KCC forecast.

2.3 KCC based on ONS data forecast that 90% of the increased pop in Sevenoaks will be from net inward migration

3.0 What are the pop and household forecasts for England

3.1 The latest ONS projections for England are: -

	2025	2040	Increase	
Total Pop	58.1 m	61.2 m	3.1m	+5.3%
	=207,000 p.a. of which (78%) 160/165,000 is forecast as a net migration increase)			
Households	24.4m	26.6m	2.2m	+9.0% on historical trends
Households	24.4m	28.9 m	4.5m	+18.4% (If 300,000 new homes a year are actually built)

3.2 Those figures beg some questions;

Do we need an **18.4 %** increase in Housing for a **5.3%** increase in pop?

Will increased housing increase migration with a higher rate of pop growth?

3.3 The elephant in the room is net migration: -

UK		ENGLAND-estimate based on pop
ONS 2018 based	190,000 p.a.	160p.a Projections, not forecasts (15-year average)
ONS 2020 based	205,000 p.a.	172 p.a.
BUT Y/E June 2023	672,000	564

3.4 For Sevenoaks **90%** of pop growth forecast for 2015-40 is **net inward migration**, so it looks like we are building more for an incoming pop, yet there is a real need to improve the housing for the resident pop of the District, particularly low paid workers.

3.5 We are aware that to get onto the housing register for social rented housing applicants have to pass a residency test

3.6 If SDC build 567 new homes a year it would be more in line with the 2015 SHMA market assessment need of 516/620 for the area and represent an all-England plan of 240,000 new homes p.a.

4.0 Are the assessments of need likely to change?

4.1 As mentioned in para 1.1. Yes, they are long overdue and could be changed before these plans are submitted to the Inspectorate

4.2 We accept that there is a real need for more housing in the short to middle term, but question the need for an extended period of building 300,000 new homes per year

5.0 Affordable & Other Housing

5.1 We have examined the “Targeted Review of Local Housing Needs” TRLH prepared for SDC by arc 4 in Jan 2022. This is in support of that annual figure of 714 new homes p.a. The data is presented all over the place, we have trawled through the 132 pages to make our best estimate of what they propose

Market place housing	Affordable to buy market place	Affordable First homes	Affordable To rent private	Affordable To rent social	Retirement Homes	Bedspaces In Nursing homes	Gypsy/ Travellers	Totals
3422	634	1586	444	3680	600	270	43	10.680
228p.a.	43p.a.	106p.a.	30p.a.	245p.a.	40p.a.	18p.a.		
32%	6%	15%	4%	34%	6%	3%	*	100%

Existing Housing Stock-can we find this data

45200				6694	1982	892		51323
KCC					EAC data			

Whilst the amount of affordable is a move in the right direction our view is that there needs to be even more social to rent at the expense of some other categories

5.2 Number of Bedrooms

	1	2	3	4+	Total	
England 2021 census	2.713m	6.393m	9.373m	4.949m	23.428	
	11.6%	27.3%	40.0%	21.1%	100.0%	
Sevenoaks 2021 census	4,495	11,000	18,290	15,220	49005	
	9.2%	22.4%	37.3%	31.0%	100%	
Sevenoaks Housing stock 2023	4,910	11,810	21,550	12,400	50,670	From KCC Housing stock report of Oct 2023
	9.7%	23.3%	42.5%	24.5%	100.0%	
Proposed "new" based on Gov target of 10680 new homes 2925-40	46.5%	35.9%	14.8%	2.8%	100%	Targeted Review of local housing need (TRLHN) table 3.18
	4966	3834	1581	299	10,680	
"If" @SDC expectation of 8,550	3976	3069	1265	239	8550	
Total by 2040 on 8,550	8,886	14,879	22,815	12639	59220	KCC + TRLHN
	15.0%	25.1%	38.5%	21.3%	100%	

The proposed increase in 1&2 bedroom homes in Sevenoaks by 2040 would only bring the housing stock into line with the current all England levels. Ideally there should be more to keep in line with what the all England figures might be by 2040, as well as providing more social to rent.

6.0 Older peoples housing study- Jan2022 (para7.2. Table 1.15)

6.1 These are based on the housing need keeping pace with the 75+ pop. The arc 4 study covers the period 2022-43

	75+ pop Ons 2018 based	increase		increase	Retirement homes	Increase	Bedspaces in retirement homes	Increase
2021	12949				1982		892	
2043	19,010				2910		1310	
increase	6061	275 p.a			928	40 p.a.	418	18 p.a
	+46.8%				+46.8%		+46..8%	

We have recalculated these data to fit the 2025-40 period of the plan

	75+ pop KCC HOUSING LED DATA							
2025	15,000				2142		964	
2040	19100				2742		1234	
INCREASE	4,100	273 p.a.			600		270	
	+27.3%				+28%		+28%	

6.2 This part of the plan seems to assume that there are enough older peoples housing at the moment. This is not the findings of our Health and Social Care Action Group

6.3 We recommend that this part of the plan is revised

6.4 How can we attempt to ensure that extra new older peoples housing is made more available to existing residents?

7.0 Our conclusions

7.1 Even though SDC have identified that they believe they can achieve 80% of the Governments original ideal we still believe that this is too high if we are to protect our 93% Green credentials. Our own MP believes we should not encroach onto our Green areas and that a factor for this should be built into the revised NPPF. Michael Gove's recent sound bites suggest more protection of Green areas.

7.2 We appreciate that this plan moves towards more affordable social rented property but we believe the need is greater.

7.3 There is not enough provision for older peoples housing, it is not good enough just to plan to keep up with pop growth when there is a current under supply.

7.4 The national and local plans are likely to be affected if net increases in migration are not contained.