



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

A Local Authority Perspective

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Social housing in the Royal Borough

- High levels of housing need (over **1,200** in temporary accommodation and over **7,500** on our housing waiting list) but limited supply (**473** lettings to social housing and **no new** in borough developments)
- Concerns about linking social housing to the market because RBKC is the most expensive borough in the country :
 - Average TMO rent = **£102.70** for a one bed flat per week
 - Average private rent = **£392** for a one bed flat per week
 - Average flat price is currently **£713,037**



Examples of social housing in RBKC

Immediate response



Elm Park Gardens
Basement conversion into Key Worker units

- Understand the changes and pose challenging scenarios and questions – back to the fundamental questions.
- Modelling of possible impacts to determine how the changes would impact on stock and meeting need
- Shared information widely – from frontline staff to the Chief Executive, from Members to the TMO Board.
- Set principle to continue to develop and provide social housing that is affordable and helps those in housing need – question then of how to continue to develop and to help those most in need.

Current work and next steps

- Processes
 - Impact on allocations
 - Impact on resources
- Policy
 - S106 policy written to ensure new build are affordable to those in housing need.
 - Based on average Target Rents with a percentage uplift.
- Partnerships
 - Working closely with RPs to understand their plans and implications of these.

Now have set of principles to build our Strategic Tenancies Policy upon



Consultation about the regeneration of Silchester Estate