

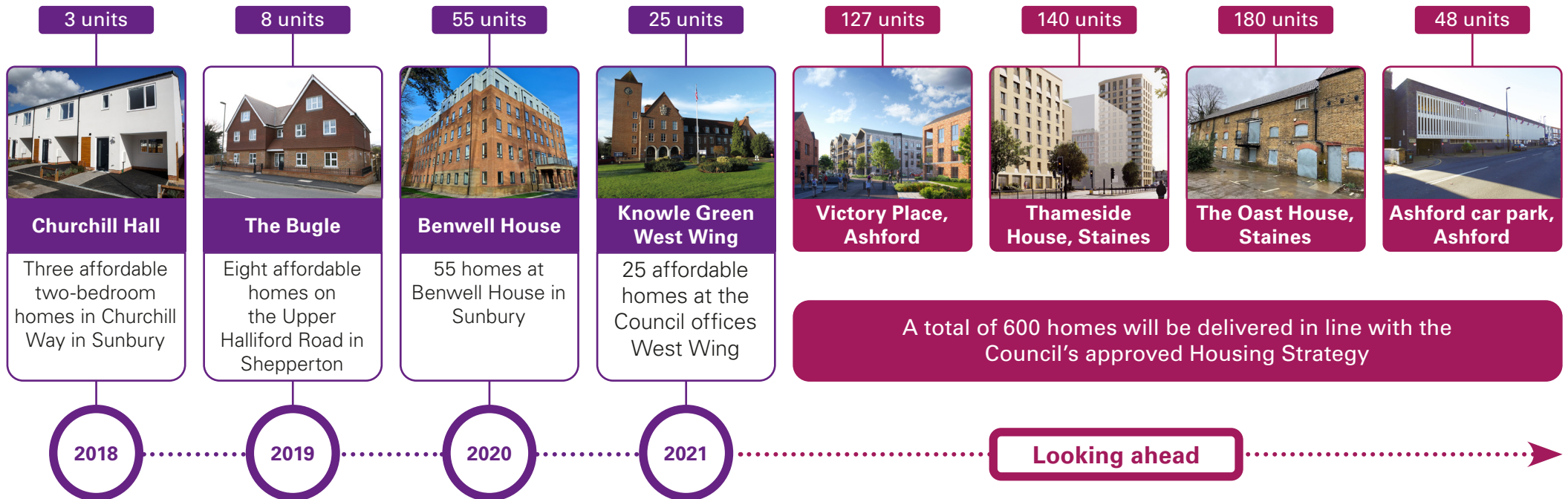
# Knowle Green Estates Ltd

## Homes for the future

November 2021



Knowle Green Estates Ltd (KGE Ltd) is a housing company, owned wholly by Spelthorne Borough Council and was established to help the Council tackle the housing crisis and provide new affordable homes for Spelthorne residents, key workers, and residents renting in the private sector. KGE Ltd only shareholder is Spelthorne Borough Council with a dedicated assets team and a board of 4 directors.

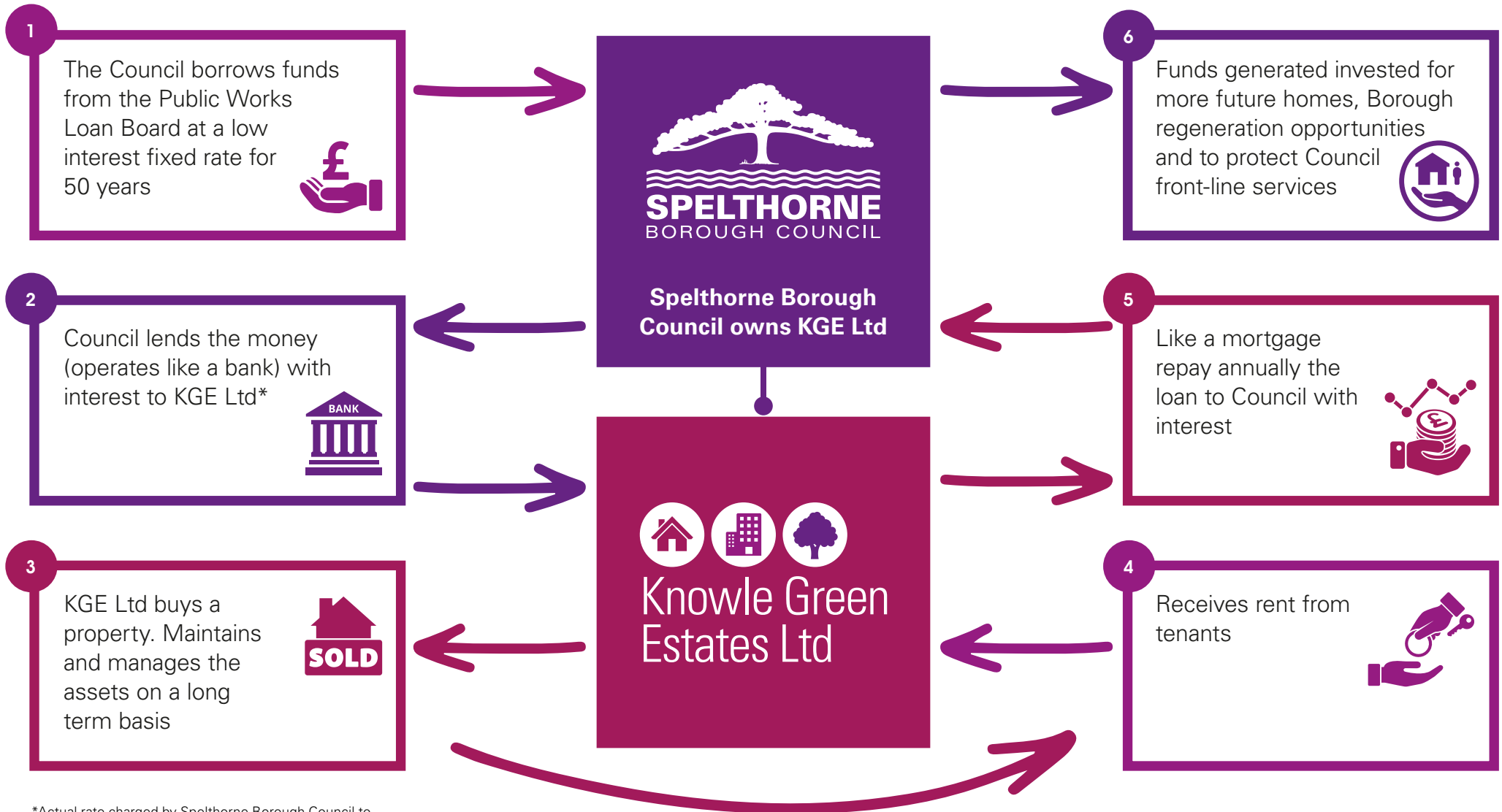


# Priorities

To support communities by increasing the supply and choice of good quality affordable homes for local people.

 <p>Protect affordable rented housing stock</p>	 <p>Build better homes for residents</p>	 <p>Retain control as a planning authority</p>	 <p>Develop high quality assets</p>	 <p>Expert and experienced staff</p>
 <p>Minimise risk of overseas investment market</p>	 <p>Economic long-term investments (50 years)</p>	 <p>Local level planning decision making</p>	 <p>Low carbon living</p>	 <p>Unlock potential for regeneration</p>

# How does it work?



\*Actual rate charged by Spelthorne Borough Council to KGE Ltd depends on the percentage mix of affordable/key worker units to private rental units

# Why do we need KGE Ltd?

## 1. Housing need



Increasing the provision of affordable housing in Spelthorne is one of the Council's five main priorities and we have plans in place to deliver hundreds of new affordable homes in the next five years. The current number of applications on the housing register is 3,161 (Oct 2021).

## 2. To implement Council housing policies aligned with the Corporate Plan



## 3. To secure a return on Investment for the Council. Housing developments must be maximised to their full potential to protect and support front line services:



Community centres



Community transport



Independent living



Grants to voluntary organisations



Meals on wheels



Frequency of refuse and recycling collection



Parks maintenance

Investing for the future – better homes for local people



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