

AFFORDABLE HOUSING NEED AND SUPPLY IN GODALMING

1. The Council's Housing Needs Register demonstrates a significant need for affordable housing, especially in the Godalming area. 3,445 households are currently held on the Council's Housing Needs Register (as at 1st September 2009). Of these 1,560 households have indicated that Godalming is one of the areas where they would be prepared to live. A better proxy perhaps is the number of households already living in the Godalming area with a housing need – which totals 650 households.
2. There are not enough affordable homes to meet the identified need. As at 1.4.09, the Council owned 1,091 homes in Godalming and Farncombe with Registered Social Landlords owning a further 119 in Godalming and 134 in Farncombe – 1,344 in total.
3. Of course, all these homes are occupied and it not until a vacancy arises that a household from the Council's Housing Needs Register can be re-housed in one of these dwellings. During 2008-9, only 15 households were rehoused in Council properties in Godalming and 42 in Farncombe (see Table 1 below).

	2004/5	2005/6	2006/7	2007/8	2008/9
Lettings in Council homes in Godalming	20	17	22	19	15
Lettings in Council homes in Farncombe	43	36	42	19	42
New affordable housing developed in Godalming and Farncombe by RSL's	0	0	0	20*	0
Total	63	53	64	58	57

Table 1: Council lettings and new affordable development (all bedsizes) in Godalming and Farncombe

4. Although the Godalming College development provided 20* new affordable homes, this has been the only new affordable housing scheme in Godalming or Farncombe over the last 5 years (see Table 1 above).
5. The demand for one and two bedroom properties from households on the Council's Housing Needs Register far outstrips the supply of new units which will be provided at Wharf Street and through re-lets of existing Council housing (see Table 2) which demonstrates the need for these new homes.

	HOUSING DEMAND	HOUSING SUPPLY 2008/09	
	HOUSEHOLDS WHO HAVE EXPRESSED AN INTEREST IN BEING REHOUSED IN GODALMING	NEW HOMES AT WHARF STREET	REHOUSED IN COUNCIL HOMES IN GODALMING 2008/9
ONE BED HOMES	1,017	3	37
TWO BED HOMES	385	6	10

Table 2; Demand and supply by 1- and 2-bedroom in Godalming