



A NEW AFFORDABLE HOUSING COMMISSIONING PLAN FOR WAVERLEY 2010-2015

Introduction

Waverley has an ambition to deliver 250 new affordable homes over the next five years (2010-2015). This is a challenging target and will only be achieved by combining leadership, resources, talent and determination to make things happen with our partners – particularly town and parish councils, the Homes and Communities Agency, Registered Social Landlords and landowners.

Waverley is a beautiful place to live and we want to retain its character and charm. In order to protect this attractive environment large parts of the Borough are covered by restrictive planning policies – for example Green Belt, Area of Outstanding Natural Beauty (AONB), the Special Protection Areas (SPA) and many others.

Even at a time of recession, there is a continued demand for homes in the Borough, across all tenures. The towns and villages of Waverley attract families from London who want to change their lifestyles. Beautiful countryside and good transport links to the capital make Waverley a popular place to live – as has been evidenced by the programme ‘Location, Location, Location’. This rated Godalming as one of the best places in which to live in England¹, resulting in house prices in the public and private sector to buy and rent being relatively high.

Against this context there is a huge demand for subsidised affordable housing in Waverley, with 3,325 households waiting for accommodation on the Council’s Housing Needs Register². A Housing Market Assessment (2008) estimated a shortfall of 481 affordable homes each year. By comparison, only 261 homes became available to let in the year 2009-2010.

This document brings together in one place:

A summary of how we intend to achieve more new affordable homes across the Borough	2
Reviews affordable housing delivery and future supply	3
Where do we need affordable housing?	6
Affordable housing- guidance for developers and landowners	9
Providing housing to meet particular needs	11
Making Exceptions to Planning Policy to support affordable housing	13
Waverley’s preferred Registered Social Landlord providers	14
Our approach to Decommissioning	17
Useful Contacts.....	18

¹ http://www.channel4.com/4homes/on-tv/best-and-worst/waverley-4th-best-place-to-live-in-the-uk-08-06-03_p_1.html

² As at 01.04.10

A summary of how we intend to achieve more new affordable homes across the Borough

In order to help meet the clearly defined need for more affordable homes across Waverley the Council intends to:

- Champion the cause of affordable housing and those who need it in our communities
- Provide clear political leadership and continue to hold affordable housing as a key corporate priority³
- Work in partnership with the Homes and Communities Agency, Registered Social Landlords and landowners/developers to secure more affordable homes
- Working with neighbouring authorities, to enable cross borough nomination on large schemes, with Waverley applicants eligible for new affordable homes planned for Hart, Rushmoor and Surrey Heath
- Use Waverley land to support new affordable housing development
- Use the Council's Planning Policies to acquire the maximum number of affordable homes on development sites coming forward
- Revise local planning policies (as part of the LDF process) to require 40% affordable housing on the site of new developments and also reduce the threshold at which the requirement is made
- Work with other public bodies that own land – such as Surrey County Council, NHS Surrey, Surrey Constabulary – to seek opportunities to secure affordable housing
- Invest housing related commuted sums generated through the planning system to fund affordable housing
- Make capital grant available to help finance new affordable housing
- Seek opportunities to work with private landowners to find sites on which to provide affordable housing
- Raise the profile of housing need and affordable housing with parish councils
- Promote the use of 'rural exception' sites in our rural settlements to secure affordable homes for local people in that village, which in turn supports the rural community
- Work with the Homes and Communities Agency to deliver the optimum number of affordable homes on the Milford Hospital site
- Redevelop low-demand Council and RSL housing stock or schemes that are no longer fit-for-purpose
- Work with experienced specialist providers to meet the housing requirements of people with special needs and people living in our rural settlements
- Engage in the 'West Surrey Single Conversation' with the Homes and Communities Agency and other Local Authorities to champion and secure resources for affordable housing.

³ http://www.waverley.gov.uk/site/scripts/documents_info.php?documentID=271&pageNumber=1

Reviews affordable housing delivery and future supply

We have worked with our partners RSL's to deliver new affordable homes, which go towards meeting our local housing need.

Table Two contains a breakdown of the 299 affordable homes delivered in Waverley over the last 5 years. These consist of

- 62 affordable homes completed in 2005-6
- 92 affordable homes completed in 2006-7
- 66 affordable homes completed in 2007-8
- 52 affordable homes completed in 2008-9
- 27 affordable homes completed in 2009-10

Looking forward, planning permission has been granted for 192 affordable homes. However, market conditions will dictate the timescales for delivery and some may not come to fruition. Nevertheless, we have set a target to complete 250 affordable homes between 2010 and 2015, based on the following predicted timescales, as broken down in Table One.

No. of affordable homes expected to be completed each financial year:		
2010-2011		0
2011-2012	Shackleford Mushroom Farm	7
	Wharf Street, Godalming	9
	Marshalls, Farnham	15
	Rowland House, Cranleigh	39
	Wrecclesham Road, Farnham	32
2012-2013	Station Road, Godalming	15
	Langham Park, Godalming	38
2013-2014	Victoria Road, Godalming	5
	Aarons Hill, Godalming	3
	Warren/ Perrior, Farncombe	2
	Broad Acres, Farncombe	2
	Hullmead, Shamley Green	2
	Parkhouse Cottages, Cranleigh	3
2014-2015	East Street, Farnham	72
TOTAL NUMBER OF AFFORDABLE HOMES EXPECTED TO COMPLETE 2010-2015		244

Table 1; Expected completions of affordable homes

We are currently working with our partners to bring new schemes forward. A number of these are on Council owned land e.g.

- 15 affordable homes planned for Marshalls, Weydon Lane, Farnham
- 39 affordable homes planned for Rowland House, Cranleigh
- 15 affordable homes planned for Station Road, Godalming
- 5 affordable homes planned for Victoria Road, Godalming
- 72 affordable homes planned for East Street, Farnham

SITE	LOCATION	NOTES	STAGE OF DEVELOPMENT
Franklyn Court	Wormley	21 homes developed by Southern	Completed 2005-2006
Kiln Avenue	Haslemere	11 homes developed by TVHA	Completed 2005-2006
Wyphurst Road Ph 1	Cranleigh	23 homes developed by Downland	Completed 2005-2006
Wood Road, Beacon Hill	Hindhead	7 homes developed by TVHA	Completed 2005-2006
Beacon View Road	Elstead	3 homes developed by ERHA	Completed 2006-2007
Reris Grange Close	Milford	8 homes developed by Mount Green HA	Completed 2006-2007
Wyphurst Road Ph 2	Cranleigh	21 homes developed by Downland	Completed 2006-2007
Wypurst Road Ph 3	Cranleigh	35 homes developed by Downland	Completed 2006-2007
Croft Road Nurseries	Elstead	18 homes developed by TVHA	Completed 2006-2007
Kingfisher Road	Farnham	7 homes developed by First Wessex	Completed 2006-2007
Acorn Terrace, Sherrydon	Cranleigh	9 homes developed by First Wessex	Completed 2007-2008
Admiral Way	Godalming	20 homes developed by Mount Green HA	Completed 2007-2008
Dorcote Way, Roke Lane	Witley	20 homes developed by TVHA	Completed 2007-2008
Grove Road	Hindhead	3 homes developed by A2	Completed 2007-2008
Meadowlands Drive	Haslemere	14 homes developed by Peerless Housing Group	Completed 2007-2008
Farnham Hospital	Farnham	48 homes developed by TVHA and Bellways	Completed 2008-2009
Queensmead	Chiddingfold	4 homes developed by ERHA	Completed 2008-2009
Moorland Close	Hindhead	7 affordable homes developed by First Wessex	Completed 2009-2010
Arnold Close	Dunsfold	11 affordable homes developed by ERHA	Completed 2009-2010
Farnham Hospital	Farnham	6 homes developed by Bellways Affordable Housing Trust	Completed 2009-2010
Bardsley Drive (adj to 1)	Farnham	3 affordable homes developed by Ability HA	Completed 2009-2010
Mushroom Farm	Shackleford	Planning permission granted for 7 affordable units, between Guildford and Waverley.	With planning permission
East Street	Farnham	s.106 site including 36 affordable homes for rent and 36 homes for shared ownership	With planning permission
Heath House, Heath Lane	Farnham	Permission for 4 affordable homes	With planning permission
Honeypot Antiques	Elstead	Permission for 2 affordable homes, but no work started on site	With planning permission
Langham Park	Godalming	Scheme of 38 affordable units with Sentinel HA, 15 for shared ownership and 23	With planning permission

		for rent	
Wharf Street (7-15)	Godalming	Scheme of 9 affordable units for rent with First Wessex	With planning permission
Wrecclesham Road (6a)	Farnham	Phase 1 of development with outline permission for 32 affordable units; 25 for rent and 7 for shared ownership	With planning permission
Aarons Hill (Land adj to 85)	Godalming	First Wessex in pre-application discussion with planning on Council owned parking site	Pipeline Scheme
Bourne Mill	Farnham	Approx 40 affordable homes. Sentinel in pre-application discussion	Pipeline Scheme
Broad Acres	Farncombe	TVHA drawing up proposals on Council owned parking site	Pipeline Scheme
Milford Hospital	Milford	Land owned by HCA	Pipeline Scheme
Ridgley Road	Chiddingfold	Rural exception site for 8 affordable homes, refused planning permission. Potential for new scheme	Pipeline Scheme
Woodside Road	Chiddingfold	s.106 site with 4 units of affordable housing (2 for rent and 2 for shared ownership)	Pipeline Scheme
Corner of 1-2 Warren/ Perrior Road	Farncombe	TVHA currently in pre-application discussion with planners on Council land	Pipeline Scheme
Guardian Court	Elstead	Redevelopment of sheltered housing scheme, with 6 affordable units	Pipeline Scheme
Hullmead B. (adj to 64)	Shamley Green	Sentinel currently in pre-application discussion with planners	Pipeline Scheme
Marshalls, Weydon Lane	Farnham	Application ready to be submitted when SANGS available (July 2010)	Pipeline Scheme
Parkhouse Cottages	Cranleigh	Pre-application discussions on Council owned site	Pipeline Scheme
Rowland House	Cranleigh	TVHA in pre-application discussions for 39 homes on Council land	Pipeline Scheme
Station Road (adj to 1)	Godalming	TVHA in pre-application discussions on Council land	Pipeline Scheme
Victoria Road	Godalming	Mount Green in pre-application discussions with planning on Council land	Pipeline Scheme

Table 2: Affordable Housing delivery in Waverley

Where do we need affordable housing?

The short answer is 'everywhere' – because there is such a significant demand and relatively little supply.

That said, there are certain areas where the need for affordable housing is more pronounced and this tends to be around the towns and larger villages in the Borough.

The Council's Housing Needs Register provides good data on housing need within the Borough. There were 3,325 households on the Register as at 01.04.10. Of these applicants some 2,530 currently live in the Borough. It is our experience that most Waverley-based applicants want to live relatively near to their current address – because they will already have work, children at school, support networks etc in their current community. Of course, some will want/need to move elsewhere in the Borough for their own reasons.

Table Three shows the current location of applicants on the Council's Housing Needs Register who live within the Borough and the size of home they are eligible for.

SETTLEMENT	1-bed	2-bed	3-bed	4-bed	Number of applicants
Farnham	501	211	113		831
Godalming	253	118	46	1	420
Cranleigh	203	80	40		323
Haslemere	155	70	35		260
Farncombe	124	75	38		238
Milford	67	36	9		113
Witley	40	6	7		54
Hindhead	36	17			53
Chiddingfold	25	15	7		47
Elstead	30	6	1		37
Ewhurst	20	13	3		36
Dunsfold	13	6	4		23
Alfold	10	4	3		17
Bramley	8	7	2		17
Tilford	7	2	3		12
Thursley	11				11
Shamley Green	6	3			9
Churt	7	1			8
Wormley	1	3	3		7
Wonersh	2	4			6
Wrecclesham	3	1	1		5
Frensham	3				3
TOTAL	1,525	678	315	1	2,530

Table 3

Bedroom Size

Table Three suggests that there is a strong need for one-bedroom accommodation. These figures need to be treated with some caution. Although many applicants are currently eligible and seeking one-bedroom accommodation, the Council is keen to give priority to building new 2-bedroom and 3-bedroom accommodation.

There are a number of reasons for taking this approach:

1. Single people, couples and expectant parents are currently eligible for one-bedroom accommodation. In many cases such households will soon have a need for a second bedroom.
2. Although the costs of building two-bedroom accommodation is more than one-bedroom, the differential increase in cost of building a two-bedroom home, rather than a 1-bedroom home is relatively modest.
3. A second bedroom gives many households much more flexibility – to have visitors to stay; where a couple need separate bedrooms for instance for medical reasons; for carers to stay; or to use as an office.
4. The proportion of one-bedroom affordable housing is relatively high (37% of Waverley's own rented housing stock is one-bedroom) and there is a higher turnover in one-bedroom stock. Nearly half of the annual vacancies in the affordable rented sector in Waverley are one-bedroom properties.
5. By building two-bedroom accommodation in the first instance, we can 'future proof' the housing stock and provide more flexibility.

Where have households on the Housing Register said they would like to live?

The Housing Needs Register also records the areas where households have indicated they would like to live. Table Four shows, in order of preference, the areas where applicants for affordable housing have indicated they would like to live. This lists the places that are most popular and confirms that the four centres of population are the areas where there is most demand for affordable housing.

Table Four gives an indication of the most popular areas for affordable housing. Again, this information should be treated with some care. In some of these areas there is very little affordable housing and therefore applicants know it is unlikely they will be housed there – for example, in Thursley there are only 12 affordable homes for rent and turnover is very low indeed.

SETTLEMENT	PREFERENCE FOR SETTLEMENT IN RANK ORDER
Godalming	1
Farnham Town	2
Farncombe	3
Milford	4
Cranleigh	5
Haslemere	6
Witley	7
Bramley	8
Badshot Lea	9
Elstead	10
Wrecclesham	11
Weybourne	12
Upper Hale	13
Frensham	14
Heath End	15
Shamley Green	16
Wonersh	17
Bourne	18
Chiddingfold	19
Folly Hill	20
Tilford	21
Hindhead	22
Shottermill	23
Churt	24
Dunsfold	25
Ewhurst	26
Hascombe	27
Hambledon	28
Thursley	29
Beacon Hill	30
Alfold	31
Woolmer Hill	32
Grayswood	33
Brook	34
Dockenfield	35
Rowley	36
Ellens Green	37

Table 4: Settlements applicants on the Housing Needs Register have indicated that they would like to live in, in order of preference

Affordable housing- guidance for developers and landowners

What is affordable housing?

Planning Policy Statement PPS3 defines affordable housing as including social rented and intermediate housing provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision'

Waverley's Local Plan⁴ defines affordable housing as 'housing provided with a subsidy and made available in perpetuity to local people who cannot afford to rent or buy housing appropriate to their needs in the open housing market'⁵.

Negotiations with landowners should start on the assumption that grant funding for affordable homes will not be available. Resources from the Homes and Communities Agency⁶ will be directed at 'providing grant where this is purchasing additional affordable housing outcomes, and where the level of developer contribution represents an appropriate response to the site economics...[The HCA will] not fund the simple purchase by a housing association of affordable housing delivered with developer contributions through a planning obligation.'

However, in circumstances where grant funding from the HCA is required, bids will be dependent upon either

- an economic assessment of the site which demonstrates the level of grant required,
- a signed s.106 agreement with cascade arrangement for different levels and types of affordable homes dependent on the availability of grant funding,
- an independent assessment to validate how grant funding will provide additional affordable housing than would be made available by developers contributions alone.

When is new affordable housing required?

Under Policy H5 of the Adopted Local Plan⁷, affordable housing is required in settlements with a population over 3,000 (i.e. Farnham, Godalming, Haslemere, Cranleigh and Milford) on developments of 15 or more net new dwellings (or on sites of half a hectare and larger). In smaller settlements, where the population is less than 3,000 affordable housing is required on

⁴ <http://www.waverley.gov.uk/site/scripts/documents.php?categoryID=494>

⁵ Paragraph 6.30, Chapter 6, Policy H5, 2002 Waverley Local Plan

⁶ http://www.housingcorp.gov.uk/upload/pdf/nahp_2008-11.pdf

⁷ <http://www.waverley.gov.uk/site/scripts/documents.php?categoryID=494>

developments of five or more net new dwellings (or on sites of 0.2 hectares and larger).

When a requirement for affordable housing is triggered; at least 30% of the total amount of units should be in the form of affordable housing. However, if the scheme has a density of 40 units per hectare or more, at least 25% of dwellings are required to consist of affordable housing.

The Government Office of the South East clarified the situation in respect of sheltered housing and extra care housing and whether such schemes should make a contribution towards affordable housing needs. A letter from GOSE, received on 14th November 2006, stated that “the Government sees no distinction between proposals for open market sheltered accommodation and any other open market housing in terms of assessing such schemes against affordable housing policies in development plans. In areas where there is an acknowledged need for affordable housing, as a matter of principle, the Government therefore does not regard that development proposals for sheltered or extra care housing to be sold or let on the open market should be exempt from the need to provide an element of affordable housing.” A copy of the letter is attached at the end of this document.

What type, size, tenure and standard of affordable housing is needed?

In the first instance, the precise amount and mix of housing tenures on any scheme will be guided by Policy H4 of the Local Plan⁸ then through negotiation between the Council and developer, taking account of the demand for affordable housing in the area identified in the Housing Market Assessment and from applications held on the Council's Housing Register.

Waverley Borough Council is keen to ensure that the affordable housing provision on new sites has the same appearance as the market housing in terms of details, build quality, materials etc. Affordable housing should not be readily identifiable within a new housing development.

All social housing requiring Homes and Communities Agency Social Housing Grant must be built to meet Homes and Communities Agency Design and Quality Standards⁹, the Housing Quality Indicators¹⁰ and Building for Life¹¹ requirements. Developments currently need to meet Level 3 of the Code for Sustainable Homes¹², with the expectation that in future years, all new developments will need to reach Level 4. The latest standards can be downloaded from the Homes and Communities Agency website and Homes and Communities Agency regional offices can provide further clarification.

The Council will promote sustainable developments giving a good space standard of dwellings to all new future occupants. Project details must show the internal layouts. We would expect:

⁸ Policy H4; Density and Size of Dwellings

⁹ http://www.housingcorp.gov.uk/upload/pdf/Design_quality_standards.pdf

¹⁰ http://www.housingcorp.gov.uk/upload/pdf/HQIFormv4_Apr_2007.pdf

¹¹ <http://www.buildingforlife.org/criteria>

¹² http://www.planningportal.gov.uk/uploads/code_for_sust_homes.pdf

- homes with 1 bedroom to be able to accommodate at least 2 people (45m² as an absolute minimum)
- homes with 2 bedrooms to be able to accommodate at least 4 people (67m² as an absolute minimum)
- homes with 3 bedrooms to be able to accommodate at least 5 people (82m² as an absolute minimum)

Policy NRM11 deals specifically with development design of energy efficiency and renewable energy. It says that local authorities should promote and secure greater use of decentralised and renewable or low carbon energy in new development. In advance of local targets being set, the policy requires new developments of more than 10 dwellings or 1000 sq m of non-residential floor space should secure at least 10% of their energy from decentralised and renewable or low carbon sources. For sometime now, Waverley has sought to secure at least 10% of the energy required in new development from renewable sources. This has been applied to all developments that result in new residential unit(s) and to all new non-residential buildings. This approach has been applied successfully and it is the intention, therefore, to continue this approach. General guidance on renewable and low carbon technologies is set out in a note, available on the Waverley website¹³

Providing housing to meet particular needs

A number of individuals and households have particular and special housing requirements. These include:

- larger families;
- people who have particular access requirements e.g. wheelchair accessible homes;
- people who need housing with support e.g. people with learning difficulties; people with mental health issues; people with drug and alcohol dependency;
- young people who need support;
- older people with support needs;
- people who need to move-on from supported accommodation;
- gypsies and travelling show people.

The Council receives information about special housing needs from a number of sources. These include:

- Housing Needs Register¹⁴;
- Housing Market Assessment¹⁵ (2008)
- Surrey Joint Strategic Needs Assessment¹⁶ (2009)
- Surrey Supporting People Needs Assessment and Surrey Supporting People Strategy¹⁷;
- Surrey Children and Young People's Services¹⁸;

¹³ www.waverley.gov.uk/se2

¹⁴ http://www.waverley.gov.uk/site/scripts/documents_info.php?categoryID=200052&documentID=109

¹⁵ http://www.waverley.gov.uk/site/scripts/documents_info.php?documentID=190&pageNumber=4

¹⁶ http://www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/LookupWebPagesByTITLE_RTF/Joint+Strategi c+Needs+Assessment+-+JSNA?opendocument

¹⁷ <http://www.surreysp.org.uk>

- Supported Housing Providers;
- Specialist Registered Social Landlords;
- Waverley Disability and Faith Forums¹⁹;
- West Surrey Gypsy and Traveller Accommodation Assessment²⁰ (2006)
- Waverley Housing Strategy²¹ (2005-2010)
- Other research.

The Council has promoted and enabled a range of non-standard housing provision across the Borough to help meet these needs. A few examples include:

- Supported housing scheme for people on the autistic spectrum at Godalming;
- Simmons Court, Farnham providing move-on accommodation;
- Move-on flats (with Mount Green Housing Association) for people from the Meath Epilepsy Trust in Godalming;
- Supported housing for people with learning disabilities in Godalming with Whitmore Vale Housing Association;
- Supported housing schemes for people with learning difficulties in Haslemere and Farnham.

The Council would expect to see specialist accommodation provided to meet locally identified need on larger sites.

To this end the Council included a requirement to provide six one-bedroom flats for people with learning disability at the Rowland House site, Cranleigh, as well as six one and two-bedroom apartments for older people who want to down-size and release family accommodation.

We also look to provide specialist accommodation on small sites owned by the Council. In February 2010, a development of three homes was completed in Farnham by Ability Housing Association. This provided an accessible 2-bedroom ground-floor flat and two one-bedroom flats for people moving on from supported housing.

In the winter of 2009, the Council pledged capital funding to Step-by-Step (in exchange for nomination rights) for a scheme in Aldershot, which will provide supported accommodation for young vulnerable homeless people.

The Council will be working to identify sites on which gypsy and travelling show people can pitch to meet their particular housing requirements. We also house a number of families into traditional 'brick' homes each year through our Choice Based Lettings system. Gypsy and Travelling Show People are Waverley's largest minority group in the Borough and there has been awareness training for staff so that they can understand better the cultural needs of these communities.

¹⁸

http://www.surreycc.gov.uk/sccwebsite/sccwspages.nsf/LookupWebPagesByTITLE_RTF/The+Children+and+Young+People's+Plan+for+Surrey?opendocument

¹⁹ <http://www.waverley.gov.uk/site/scripts/downloads.php?categoryID=200041>

²⁰ http://www.waverley.gov.uk/site/scripts/download_info.php?downloadID=205

²¹ <http://www.waverley.gov.uk/housingstrategy>

Making Exceptions to Planning Policy to support affordable housing

What is a rural exceptions site?

In exceptional circumstances, where the Council is satisfied there is a genuine need for affordable housing, some small scale housing development may be permitted on sites which are within or adjoining the rural settlements listed in Policy RD1 of the Waverley Borough Local Plan 2002, or in very exceptional circumstances on sites which do not adjoin these settlements but are very closely related to them in character, appearance and location²².

Planning permission for development will need to be justified on the basis that 100% of the dwellings will be in the form of affordable housing in perpetuity for local people in housing need, in line with Policy H6 of the Waverley Borough Local Plan 2002. The perpetuity of affordable homes on rural exception sites is protected for rented affordable homes²³ where there is an exemption from 'Right to Acquire'. Staircasing on shared ownership homes on rural exception sites²⁴ is restricted to 80%. Alternatively, where stair casing up to 100% is allowed, a "First Right of Refusal" is imposed on the landlord. In such cases, at the time of resale of the property the former shared owner must sell back to the landlord. The landlord must be prepared to repurchase the equity in full. This is then resold at a reduced shared equity to ensure future affordability in perpetuity²⁵.

Waverley will work closely with Parish Councils to meet local housing need through this route. The role of the Parish Council is important in this process. Any proposal to seek an exception to planning policy will need to be supported by a local Housing Needs Survey. The Council works with the Surrey Rural Housing Enabler. Any important component of a successful rural housing scheme is working with an experienced RSL who knows how to deal with the specific issues and challenges that rural housing sites bring forth. Table Five contains details of rural exception schemes in Waverley.

SCHEME	AREA	NUMBER OF AFFORDABLE HOMES	YEAR OF COMPLETION
Arnold Close	Dunsfold	11 affordable homes	2009-2010
Croft Nurseries	Elstead	15 affordable homes	2006-2007
Woodpigeon	Wormley	5 affordable homes	2004-2005
Canada Copse	Milford	15 affordable homes	2003-2004

²² Policy H6, chapter 6 of the Local Plan at

www.waverley.gov.uk/planningpolicy/localplan02/lplanchap6.doc

²³ in areas listed in the Statutory Instrument 1997, Nos. 620-625 the Housing (Right to Acquire or Enfranchise)

²⁴ Statutory Instruments 2009 No. 2098 Housing, England The Housing (Right to Enfranchise) (Designated Protected Areas) (England) Order 2009 and The Housing (Shared Ownership Leases) (Exclusion from Leasehold Reform Act 1967) (England) Regulations 2009

²⁵ http://www.actionforall.org.uk/_uploads/documents/NARHEBulletin1vFinal.pdf

Nugents Close	Dunsfold	9 affordable homes	2002-2003
Dunscombe Cottages	Hambledon	5 affordable homes	2001-2002
Chiltern Close	Alfold	12 affordable homes	1999-2000
Shepherds Close	Tilford	8 affordable homes	1996-1997
Nugents Close	Dunsfold	12 affordable homes	1997-1998
Chiltern Close	Alfold	12 affordable homes	1992-1993

Table 5: Rural exception schemes

Waverley's preferred Registered Social Landlord providers

It has been the Council's normal practice to expect to see a Registered Social Landlord (RSL) take on the ownership and management of any affordable housing. RSLs are regulated by the Tenants' Services Authority, who carry out regular audits, reviews and regulatory visits to monitor their conduct. RSL's will be able to advise on meeting the Homes and Communities Agency criteria, design, funding issues and subsequent management of the affordable housing.

There are some 30 social landlords operating in Waverley – from small very locally focussed Almshouse Associations with two homes to national Registered Social Landlords, such as Anchor Housing Trust.

The opportunities for development in Waverley are restricted and the Housing Corporation, now the Homes and Communities Agency, had been keen for the number of developing RSLs to be rationalised and managed down.

Like other local authorities, Waverley has selected a number of key partners with which it intends to work to develop more affordable housing. The reasons for this approach are:

- to encourage the preferred partners to build up a management presence within the Borough, which becomes more cost effective as numbers increase;
- to work with associations that are specialists in their field e.g. Ability HA and Surrey Community Development Trust for supported housing; English Rural HA for rural schemes;
- to give RSL's who provide general needs accommodation a geographical focus within the Borough;
- so that developers can be confident they are working with RSL's with local knowledge, experience and expertise of the local housing market. The preferred partners' associations have a successful track record of development in the borough, have developed an understanding of local planning policy and the raft of designations covering the Borough;

- in line with the Council's wish to foster successful partnerships with those who support it in achieving its corporate priorities including developing more affordable housing and managing it well. Recent open tendering exercises for large Council owned sites have been awarded to existing partners, demonstrating the high quality and value for money they are able to offer to the Council;
- a desire not to encourage yet more associations developing in Waverley, unless they have a genuine benefit to bring to the Borough such as land, finances or specialist expertise.

The Council reviewed its preferred partnering arrangements in 2009 and Table Six contains details of our preferred partners. Six associations are general needs providers, two have a specialism in providing housing for people who also have a support need and two have a specialism in providing rural housing. Full contact details for our RSL partners can be found on our website²⁶.

PREFERRED PARTNER	TYPE OF PROVISION
Accent Peerless	General needs provider
Downland	General needs provider
James Butcher (Southern Housing Group)	General needs provider
First Wessex	General needs provider
Sentinel	General needs provider
Thames Valley Housing	General needs provider
Ability	Specialist provider of housing for people with support needs
English Rural	Specialist provider of rural housing
Mount Green	Smaller association and rural specialist
Surrey Community Development Trust	Specialist provider of housing for people with support needs

Table 6: Waverley RSL Partners

How do we select RSLs for development sites?

Waverley's approach to selecting RSL partners for new developments has, of necessity, a number of strands.

A new housing development is a long-term investment in the community that will last for many years to come. Waverley wants to ensure that it secures the best quality housing scheme in terms of design, sustainability, resident satisfaction and one that enhances quality of life for all concerned.

When determining which RSLs to invite to explore a new development Waverley takes into account:

1. the **location** of the RSLs current housing stock

²⁶

http://www.waverley.gov.uk/site/scripts/documents_info.php?categoryID=200140&documentID=454

1.1. it makes sense for local RSLs to be involved with developments that are relatively close to its current housing stock so that they can build up a management presence and have their housing management staff covering a practical geographic area.

2. **specialism**

2.1. Rural housing schemes, particularly exception to planning policy sites can have particular issues associated with them. Our experience is that rural housing schemes are most successful when being developed by RSLs with specialist knowledge and expertise. Waverley normally works with English Rural and Mount Green Housing Associations.

2.2. Similarly, housing for people with support needs requires involvement with a landlord who have specialist skills and expertise to provide for the needs of particular client groups. Waverley works with Surrey Community Development Trust and Ability Housing Association.

3. **site size**

3.1. Where Waverley itself owns a larger site with development potential of (say) sixteen homes or more, the Council will expect to have a competition to select an RSL partner

3.2. some RSLs have taken business decisions not to get involved in small scale developments (of say under 10 homes) on Section 106 sites because of economies of scale. To an extent, RSLs are ruling themselves out of developing small sites.

Land owners/developers are encouraged to form partnerships with these RSL's at the pre-application stage and should ideally aim to conclude and agree the affordable housing provision prior to the submission of any planning application.

It should be recognised that (unless Waverley owns the site) the Council can provide advice and guidance to a developer about which RSL to use for the affordable housing on a potential development. However, Waverley cannot prevent a developer from selecting an RSL or other affordable housing provider from owning and managing affordable housing. For example, Bellway Homes (a developer) has used its associated Bellway Housing Trust to provide shared-ownership affordable housing at its development in Farnham in 2008.

Our approach to Decommissioning

Commissioning is not just about seeking to secure more of a service, but is also about identifying and responding appropriately where a service or facility is no longer meeting an identified need or is no longer fit-for-purpose.

For example, the needs and aspirations of older people have changed over the past twenty years. The Council has recognised that there has been less demand for some traditional sheltered housing in the Borough and has been involved in decommissioning two of its own sheltered housing schemes at Dorlcote, Witley and Rowland House, Cranleigh. This has given rise to new opportunities to redevelop these sites with new affordable homes that meet the needs of the local community. More information about our approach in providing housing and support services for vulnerable older people is contained in our Older Persons Housing Strategy²⁷.

Partner organisations have been involved in similar reviews. Mount Green Housing Association decommissioned its low-demand sheltered housing scheme in Godalming (Filmer Court) and replaced it with general need apartments and two flats as move-on accommodation.

In 2009, Anchor Housing Trust decommissioned its sheltered housing scheme in Elstead with the intention of providing a new-build development of 2-bedroom apartments for older people that will meet people's expectations and needs better than the previous building.

The Council will continue to work with its RSL partners to assess current provision and, where appropriate, to seek to redevelop services to meet the needs for today and the future.

²⁷ http://www.waverley.gov.uk/downloads/final_older_persons_housing_strategy.pdf

Useful Contacts

Developers are strongly advised to enter into negotiations with the Housing Service prior to taking an option or purchasing land for residential development. In this way the developer will be able to negotiate with the landowner in the knowledge that there may be a requirement for affordable housing. Officers can advise about accessing our pre-application planning advice service²⁸ and on the implications for land within close proximity of a Special Protection Area²⁹. Table Seven offers contact details for officers and organisations who provide advice, support and assistance.

SERVICE OR ORGANISATION	CONTACT PERSON
Housing	Alice Baxter Housing Strategy and Enabling Manager 01483 523 096 alice.baxter@waverley.gov.uk
Planning	Elizabeth Sims Development Control Manager 01483 523 193 elizabeth.sims@waverley.gov.uk
Legal	Lyndsay Austin Legal Services Manager 01483 523 230 lyndsay.austin@waverley.gov.uk
Homes and Communities Agency (formerly the Housing Corporation)	Christopher Cain Area Manager, Surrey Davidson House, Forbury Square Reading RG1 3EU 0118 902 8427 christopher.cain@hca.gsx.gov.uk
Surrey Rural Housing Enabler	Rural Housing Enabler Surrey Community Action Astolat, Coniers Way Burpham, Guildford Surrey, GU4 7HL Phone: 01483 459292 ext 226 Fax: 01483 440508 monaj@surreyca.org.uk

Table 7: Contact details

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²⁸ http://www.waverley.gov.uk/site/scripts/documents_info.php?documentID=333&pageNumber=5

²⁹ http://www.waverley.gov.uk/site/scripts/documents_info.php?categoryID=1004&documentID=361