

Affordable Homes Delivery Plan

Years 1-5: April 2012- March 2017



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Foreword

The home in which we live is important – it helps shape our life, health, educational attainment, sense of security and general well-being. There is a considerable need for affordable housing for local people across the Borough, with hundreds of households currently on our Housing Needs Register. As a strategic housing authority, the Council has a role in promoting the development of additional affordable homes to help meet this need, with securing more affordable housing a key Corporate Priority¹. At the same time, there is a limited supply of suitable land available for development. This Delivery Plan outlines what the Council is seeking to do to balance different demands – maintaining the character of our towns and villages whilst securing more subsidised affordable housing for local people and our service men and women to live in. New affordable homes are needed for a broad spectrum of households including people struggling to get on the housing ladder, family homes, and accessible properties or specialised accommodation for people with support needs.

We are 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 and we aim to develop attractive, high quality new homes, appropriate to their environment which enhances the surroundings for new tenants and their neighbours. The Council has an aspiration that all new affordable homes on Council land should achieve Sustainable Homes Code Level 4². We will promote sustainable developments, which give a good space standard of dwellings to all new future occupants and can adapt as households change over time.

This Delivery Plan has been developed at an exciting time of rapid change and new opportunities in housing and housing finance. Waverley Borough Council has been instrumental in bringing about a review of how local authority housing is funded. With effect from April 2012 the financing system for local authorities with retained housing stock has changed, granting councils more freedom over their assets, and retaining all the revenues raised from its properties. Waverley intends to take full advantage of this to develop new affordable homes, in turn supporting our local communities, services and businesses.

The Council is responding to these changes by developing a long term plan to ensure best use of our land and our resources and assets available to us and our partners, balancing competing priorities and developing new approaches to meet local housing need. We are ambitious to

¹ http://www.waverley.gov.uk/downloads/file/2865/corporate_plan_2012_to_2015

² as contained in the Council's Energy and Carbon Policy 2011-2015

achieve the best we can for our residents and tenants, in providing high quality, exemplar affordable homes, fitting for a beautiful borough, where local people from all tenures are proud to live.



Cllr Keith Webster

Portfolio Holder for Housing

Summary of approach

A robust corporate approach

This paper sets out the Council's strategic approach to becoming a driving force in the development of new affordable housing in the borough. The development of affordable housing is a firm commitment in the Council's Corporate Plan and represents an exciting opportunity for the borough. The approach set out in this paper is necessarily ambitious and relies on the co-ordination of activities across the Council and the establishment of new areas of professional expertise and organisational capacity.

Maximising funding opportunities

The Council's Housing Revenue Account business plan 2012-2042 identifies £261 million to invest in new affordable homes in Waverley over the next thirty years. £18.98 million of this is available over the next five years. This represents a once in a generation scale of investment in new homes which sits alongside a similar level of Council investment being made to transform the quality of the existing housing stock.

The approach being taken seeks to go beyond the Council's own direct funding. This paper also sets out clear expectations of funding from other sources. This includes Section 106 monies / Community Infrastructure Levy funds arising from local private sector developments, capital receipts on Council assets that are achieved over this period, and commuted sums on other developments. Although the scale of these additional funding sources are inevitably more difficult to predict, it is estimated that they will contribute at least a further £1 million of investment for new homes over the next five years.

In addition to the funding the Council is able to secure itself, the approach set out in this paper relies on the Council continuing to use its powers as a Planning Authority to enable the development of affordable housing through Housing Associations. Housing Associations are able to draw on their own resources and can access other funding sources, including Homes and Community Agency (HCA) funding. There are currently over 160 new affordable homes in the

pipeline for Waverley that are being developed in this way and an estimated 450 affordable homes that could come forward over the next 10 years

Optimal programming

The success of the Council's approach will rely on a strong pipeline of new sites that meet the Council's criteria and are suitable for affordable housing. A lack of availability of these sites in a timely manner is one of the greatest risks to the Council's commitment to the delivery of affordable housing. To address this, the Council will seek to identify and fully assess as many sites as possible in the early stages of this programme. This will include land owned by the Council and land available on the open market for the Council to purchase. Some of these sites may be developed out immediately while others will be held back in a land bank ready to contribute to the programme in later years when additional construction funds are available.

Strong capacity to deliver

The Council will need to invest in its capacity if it is to be effective in delivering a programme of this scale and complexity. It is proposed to establish a dedicated team within the Council that is able to carry out the following core activities:

- Site identification, assessment and acquisition
- Access to different funding sources and ensuring compliance with funders requirements
- Preparation of development briefs
- Appointing Development Agents and/or developers
- Overseeing the construction process and construction team
- Associated project and programme and contract management
- Quality assurance, monitoring and reporting

The approach will be to establish a small core team within the Council reporting to the Head of Housing consisting of a Housing Development Manager and Housing Development Officer at the front-end of the programme.

As well as staffing capacity, investment in computer based site appraisal tools will also be made to enable the team to accelerate the assessment and evaluation of new sites.

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In addition to the Council's core team, it is proposed to utilise development agents with a strong track record in the delivery of affordable housing programmes. The development agents will be appointed to represent the Council's interests on particular sites in relation to all aspects of construction in return for a percentage fee. This will provide the Council with maximum flexibility to vary the capacity available to match the scale of construction it is ready to proceed with at any one time. This will also enable the Council to draw on a high level of specialist expertise as it develops its own capacity.

The Council will seek to progressively reduce its reliance on external development agents over the next three years as it builds up the size of its own core team. A major focus of the core team in the early part of the programme will be on bringing forward the future pipeline of suitable sites and the building up of the Council's land bank.

Exemplar Design and Accessibility

The Council wants to re-define expectations about the design and quality of affordable homes in Waverley building beautiful homes for a beautiful borough. The approach will be to develop Council homes that both protect and enhance the local character of the local towns and villages. The Council's new homes will also reflect the changing needs of our local residents, meeting excellent standards in both energy efficiency and accessibility.

Retained ownership by the Council for local people

Homes developed using Council sourced funding will be retained by the Council rather than being passed on to a Registered Social Landlord (RSL) where the Council would only be able to retain nomination rights. Retaining the new homes within the Council will enable it, as a Housing Authority, to maintain an influence over the future use of these homes and enable it to secure an income for the long term that can be invested back into the housing service for tenants. The exceptions to this will be where a development, due to its particular location and size, could be more efficiently managed by an existing provider that is already operating in the area.

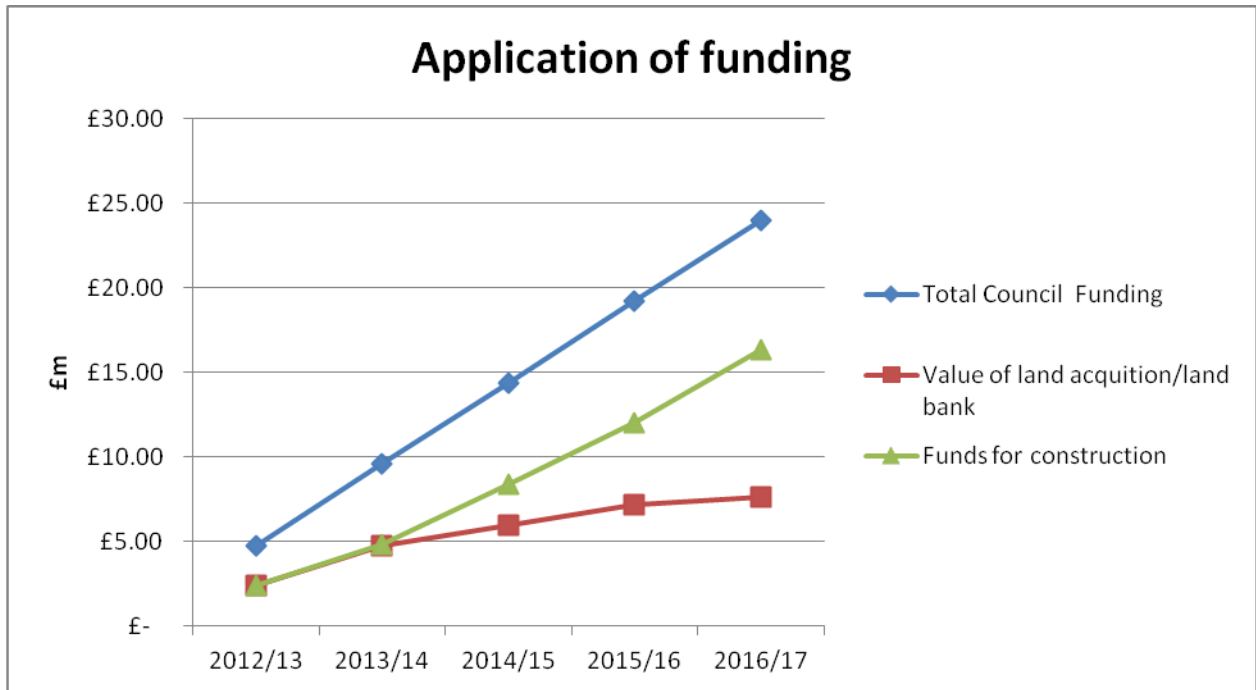
**Summary of funding available and delivery projections for the first five years
(excluding Housing Association funded development)**

	2012/13	2013/14	2014/15	2015/16	2016/17	Total
	£m	£m	£m	£m	£m	£m
FUNDING PROJECTIONS						
Investment available through Waverley's HRA Business Plan	7.592	7.592	7.592	7.592	7.592	37.960
50% of above available to deliver new homes.	3.796	3.796	3.796	3.796	3.796	18.980
Additional funds secured by the Council for new homes	1.000	1.000	1.000	1.000	1.000	5.000
Total Council investment available for new homes	4.796	4.796	4.796	4.796	4.796	23.980
DELIVERY PROJECTIONS						
Contribution of above to construction vs land acquisition	50:50	50:50	75:25	75:25	90:10	100%
Contribution value to land bank	2.398	2.398	1.199	1.199	0.479	7.673
Min target for additional units (homes) with planning	25	45	65	75	85	295

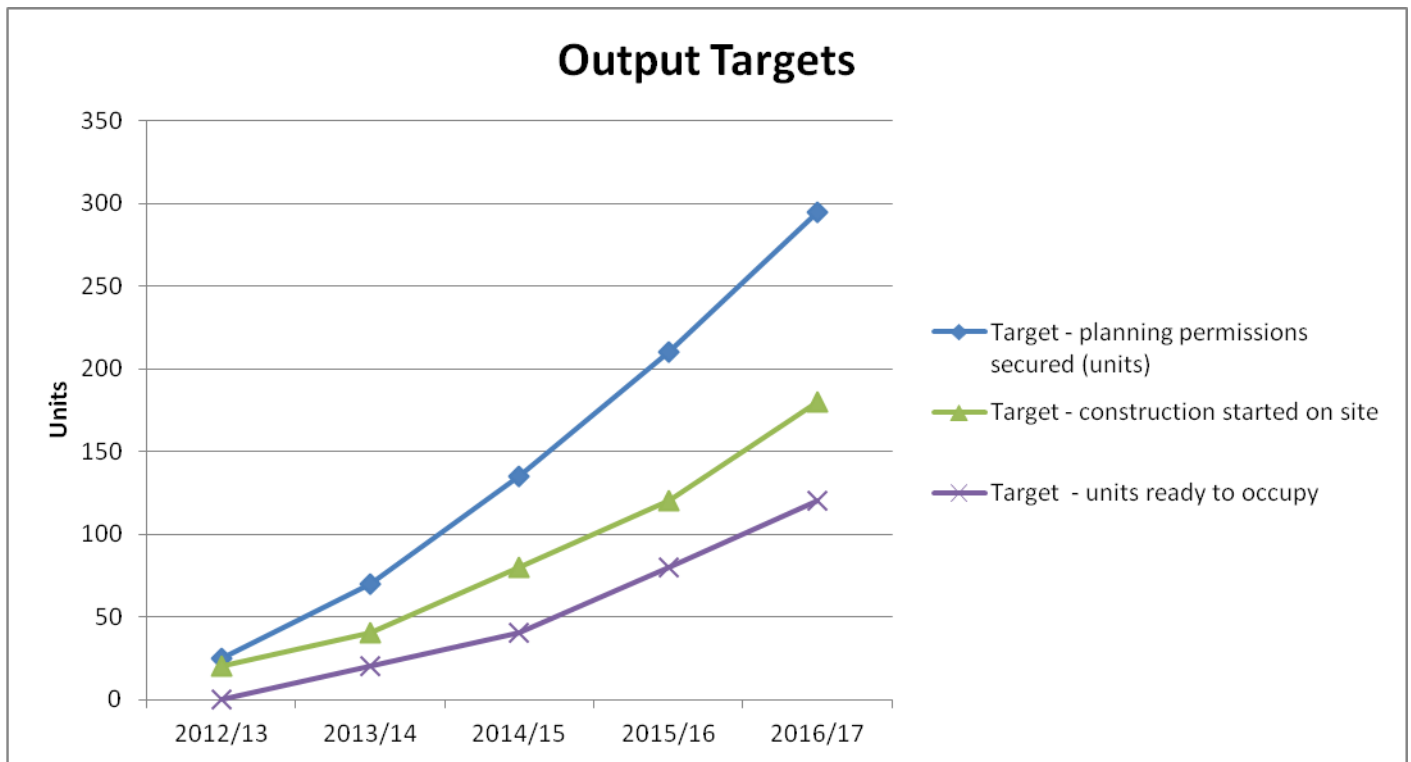
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permission secured						
Target for units with construction started during year	20	20	40	40	60	180
Target for units ready to occupy	Nil	20	20	40	40	120

The above assumes that the Council will need to make a much higher investment in year 1 to 4 in assessing and acquiring sites and building up its land bank and planning consents. As this forward pipeline of sites is established, the funding shifts progressively to construction and delivery of the new homes from year 3/4 and beyond.



Note: the above figures are cumulative



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In addition to the above, the Council will continue to work with Housing Association partners to enable them to build affordable homes through the Council's planning powers using their own independent funding sources. The Council will continue to explore other funding sources and opportunities that may arise to supplement the programme further.

Context

Waverley was ranked as the 8th best place to live in the 2012 Sunday Times Best Place to Live Survey. The Borough is a desirable place in which to live, and this is demonstrated by the fact that house prices in Waverley are amongst the highest in the region. This high demand has led to a shortage of affordable housing in the area. This is now one of the most significant issues facing the Council in meeting the needs of local households. In particular, the proportion of older people who may have specific housing needs is increasing and we will continue to need to respond to the housing needs of people with particular support or access needs.

According to the Chartered Institute of Housing South East, investing in affordable housing is fundamental to creating sustainable communities which will contribute to the development of the local economy³... With average house prices⁴ well above average incomes, less people will be able to afford to live and work in an area and hence will need to relocate, which will result in decrease of workforce available. Furthermore, a review undertaken by CIH, National Housing Federation and NFA to input into the Government Comprehensive Spending Review highlights that investment in new affordable housing is fundamental in:

- Supporting economic recovery
- Driving up competitiveness and productivity of the economy
- Raising educational achievement
- Helping to create green future by tackling carbon emissions and creating green jobs.

Although the Council still owns 4,879 properties⁵, most of these are occupied and it is only when one becomes vacant or available that it can be re-let to one of the 3,506 households currently on the Housing Needs Register. For example, 306 households were re-housed in Council properties between 2011 and 2012.

³ *Housing and Economic Linkages: Housing as a catalyst for sustainable economic growth*, Chartered Institute of Housing South East, October 2010

⁴ £424,318 between October and December 2011

http://news.bbc.co.uk/1/shared/spl/hi/in_depth/uk_house_prices/las/html/las.stm

⁵ As at 01.04.12

The Regional Economic Strategy for the South East⁶ describes the strength of the regional economy, but identifies that currently the three main problems of success are a lack of affordable housing, transport congestion and skills shortage.

This Delivery plan is part of the implementation of the 2012-41 HRA Self Financing Business Plan, with a focus on Council new build development. The business case and tenure modelling of each site will need to be appraised individually on software to be purchased for the purpose. Alongside this work will be a continued partnership with local Registered Social Landlords (RSL) on S.106 and other sites negotiated through the planning system, such as rural exception sites. There will also be cross over with new commuted sums agreed which can in turn be used to support Council or RSL new development of affordable homes (see Figure 1).

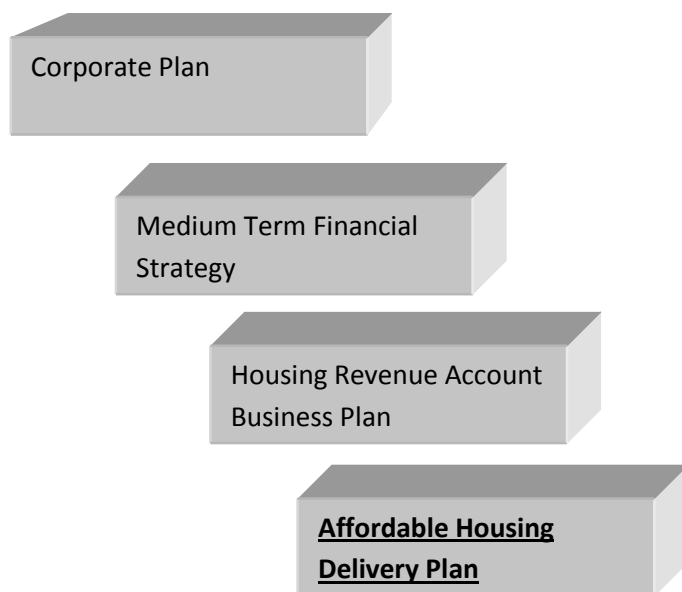


Figure 1: Strategic Context of Affordable Housing Delivery Plan 2012-2017

National Planning Policy Framework⁷ defines affordable housing as social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision', which is in line with the definition used in Waverley's Emerging Core Strategy⁸.

⁶ http://www.seeda.org.uk/res_for_the_south_east_2006-2016/res_2002-2012

⁷ <http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf>

⁸ http://www.waverley.gov.uk/downloads/download/1161/consultation_on_waverleys_future_building_what_matters_to_you

Funding Sources

Capital resources available for enabling new affordable housing are derived from a number of sources including new financial freedoms under self financing, commuted sums in lieu of on site affordable housing on new housing developments and sales of council homes under the Right-to-Buy and land disposals.

The Localism Act (2011) has given the Council greater freedom and flexibility over its housing stock. This is in part due to the abolishment of the National Housing subsidy (Housing Revenue Account subsidy system and replaced it with a self financing system. This change of system has happened as the result of the Council's campaign to change the inherently unfair subsidy system and prudent financial control⁹. Under the old National Housing Subsidy system the Council returned more than half its rental income (around £12.8million per annum) to the Treasury. At the end of March 2012 the Council took the opportunity to buy itself out of the subsidy system that had been so unfair to Waverley residents at a cost of £189m. This was by a loan largely secured from the Public Works Loan Board (PWLB) (at very competitive rates) to make the required settlement with the Government. The annual cost of servicing and repaying this loan is significantly less than was required to be paid through the previous National Housing Subsidy, providing Waverley with £3-4 million of additional investment funds in new affordable homes each year that in previous years would have been paid to the Treasury.

It is the Council's intention first and foremost to reinvest as much resource as possible in the twin priorities of improving the existing housing stock and developing new affordable housing, as contained in the HRA business plan 2012-2042¹⁰ and Waverley's Corporate Plan 2012-2015¹¹ (see Table 1). Therefore, a Delivery Plan for the development of new affordable housing from 2012 to 2041 is required to ensure that the Council has an agreed approach and schedule of potential development proposals. Clearly this Plan will be developed on an ongoing basis.

This Delivery plan will provide a strategy to spend funds accrued to invest in new build affordable housing, forming the first in a series of 5 year Delivery plans to guide our investment, covering the period 2012-2017 (see Table 1, line 1).

⁹ Please refer to the Capital Resources section for further information, page 8

¹⁰ http://www.waverley.gov.uk/download/meetings/id/5339/download_appendix_a3-hra_business_plan_annexe

¹¹ http://www.waverley.gov.uk/downloads/file/2865/corporate_plan_2012_to_2015

Agreed use of Business Plan Investment Funds

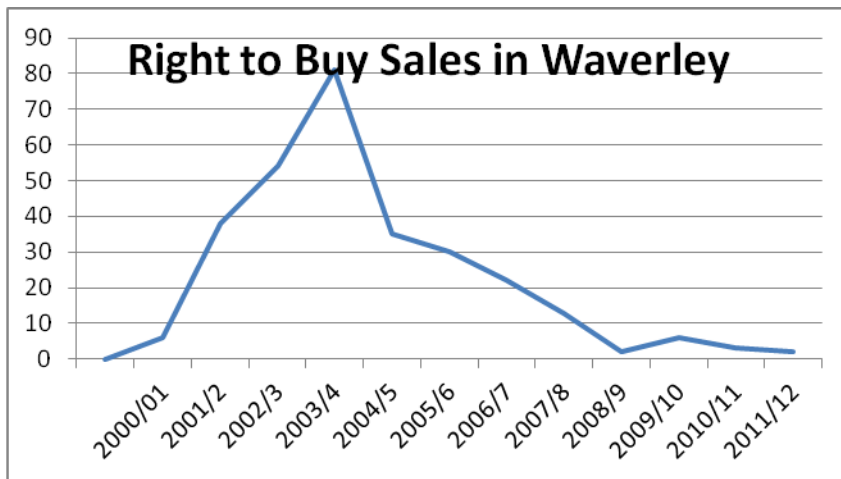
1	Year One to Five (April 2012-March 2017)	1/2 of investment into stock improvement £18.98m	1/2 of investment into new affordable homes £18.98m	
2	Year Six to Ten (April 2017- March 2022)	1/3 of investment into stock improvement £20.7m	1/3 of investment into new affordable homes £20.7m	1/3 of investment into debt repayment £20.7m
3	Year Eleven to Thirty (April 2022- March 2041)	1/4 of investment into stock improvement £221.8m	1/4 of investment into new affordable £221.8m	1/2 of investment into debt repayment £171.3 (debt repaid after 25 years)

Table 1: Council policy on agreed apportionment of Investment funds 2012-2041

Through the abolition of the National Housing subsidy Council has secured £6m additional net rental income funding pa (as compared to under the subsidy payment system), half of which has been committed to developing new affordable homes and half towards improving existing stock during the next five years. .

The Council has taken the policy position approach that capital receipts arising from the sale of housing assets, such as through Right to buy, should be reinvested in housing programmes and as a result of this policy has accumulated £2,528,000 ready to reinvest in affordable homes.

It is important to note that future income through this route is likely to be relatively modest, as Sales in Waverley have fallen in recent years to 3 sales in 2011/12 pa, in comparison to 2003/4 when Right to Buy sales peaked at 81 homes pa (see Graph 1).



Graph 1: Right to Buy Sales in Waverley between 2000 and 2012.

The Council is holding £1m of commuted sums which have been secured in lieu of affordable housing on site. Each commuted sum has a S.106 Agreement which specifies how the sum must be spent, for example as a 'contribution towards the provision of affordable housing within Waverley borough.' This could include

1. Council built new affordable homes
2. Purchasing land to develop new affordable homes
3. Topping up existing funding from other sources, to enable a tenure mix/ type of homes more closely in line with local housing need.

Some S.106 Agreements give a deadline by which time they must be, after which time it can be claimed back by the developer. Some commuted sums have specific criteria about where in the borough they need to be spent. If the lower threshold at which an affordable housing contribution is required is introduced following current consultation on the Council's Core Strategy¹², it is likely the amount of commuted sums being negotiated and agreed will increase. As further sums are agreed/ received, they can be added to future revisions of this document.

¹²

http://www.waverley.gov.uk/info/856/local_development_framework/1298/waverleys_future_building_what_matters_to_you

Strategic Options Appraisal

The Council is committed to increasing the availability of affordable homes for Waverley residents and for service men and women, with Government policy endorsing this approach.

Given the level of resources available, it is estimated that the Council could develop up at least 300 new affordable homes over a 10 year programme.

This is a prudent rate of growth for a borough like Waverley and will help ensure that this takes place in a way that is sensitive to the characteristics of the local area. However, given this, the Council will need to consider a range of strategic options for delivering this. This will include possible sources of land, sites and properties which the Council can use and combine with its own resources in order to achieve this (see Table 2) as well as partnering arrangements. The priority is to ensure that the Council is able to achieve its target number or best value new homes for local residents in the shortest period of time. No one route is likely to be able to deliver this entirely by itself, but by pursuing a number of approaches the Council will maximise the opportunity to achieve this.

APPROACH	STRENGTHS	WEAKNESSES
New affordable homes on Council land/sites, to be developed, owned and managed by Waverley.	<p>Maintains maximum control.</p> <p>Already landowner so more cost and time effective</p> <p>Secure, provides a rental income stream for the long term</p>	<p>The Council does not have the necessary skills in-house to undertake the development</p> <p>The Council would need to buy-in such expertise through 'Development Agreements' with the private sector or RSLs and appoint appropriately qualified staff. The up front costs of Development Agent services would then be capitalised against the overall development costs</p>
New homes on Council land developed through a Registered Social Landlord where the Council retains on	Utilising development expertise that already exists in the market but are not available in-	Less resources available to Registered Social Landlords to help develop out sites.

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going nomination rights	<p>house</p> <p>May be most appropriate where there is existing RSL provision that this would complement.</p> <p>Should enable efficient and timely delivery of new homes.</p>	
Enabling new affordable homes through planning powers e.g. s.106 sites	<p>Larger numbers of new affordable homes than possible just on Council owned land, with 102 affordable homes completed on s.106 sites in the last 5 years and 233 affordable homes with planning permission, on site or in the pipeline.</p> <p>Using Council planning policy to enable new affordable housing, on mixed tenure sites</p>	<p>Market led timescales for development out of Council's control</p> <p>Viability assumptions may change.</p>
Open market land and properties inc RTB re-sales, open market sites listed in Strategic Housing Land Availability Assessment	<p>Enables stock rationalisation e.g. private sector property for sale amongst existing Council properties</p> <p>Allows Council to land bank and consider alternative options for sites e.g. selling on with planning permission</p>	<p>Criteria required as to how to for which opportunities needs to be established.</p> <p>Land owners may be reluctant to sell to Council.</p>
Other public sector owned land and properties	<p>Building upon County wide mapping exercises already carried out</p> <p>Ability to support shared corporate priorities of new affordable housing and providing homes for people who also have support needs</p>	<p>Requires joined up working to be able to match shared housing need and potential supply, some factors out of Council control</p> <p>Needs for specific client groups to be balanced with wider housing need from local households</p>

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Developing outside the borough	Opportunities to develop on Council owned sites outside the borough but adjoining boundary in order to maximise opportunities to meet local housing need and keep existing communities together.	Remove opportunity to sell sites outside borough to realise receipt and further rationalise land assets. Very limited supply
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Table 2: Strengths and weaknesses of a range of approaches to the Council developing new affordable homes

An effective approach to developing new affordable homes is likely to draw on a range of options with the most appropriate being assessed on a site by site basis.

Criteria for assessing each potential site

The following criteria are proposed for assessing potential sites for affordable homes using a 5 case appraisal (see Table 3)

ASPECT	Example of consideration
STRATEGIC Is this option supported by a robust case for change?	Is it deliverable? Is the site is aligned with corporate and planning policy (the new Core Strategy)? Does the site have community and member support?
ECONOMIC Does this option optimise good value for money?	Does the site offer the opportunity for stock rationalisation, decanting or decommissioning so as to make most efficient use of existing Council stock? Is development providing the Council good value for its land/ investment?
COMMERCIAL Is this option commercially viable?	Is the site within or adjacent to the borough to provide an opportunity to meet local housing need? Does the site have good access on and off the site?

	If it is connected to local services and amenities?
FINANCIAL Is this option financially viable?	Does the usage for affordable homes maximises value for money ensuring the Council is making best use of the land and/or assets, including reasonable breakeven points for investment and rental income? Will the scheme break even by the end of the period of the Business plan (i.e. 2041)?
MANAGEMENT Can this option be delivered successfully	Can the scheme can accommodate homes that meet a specific housing need, including specialist housing and housing for people who also have support needs? Is the tenure mix and number of homes viable and aligned to local housing need (i.e. social or affordable rent, shared ownership)? Is there a local housing need for this type of development in this location?

Table 3: Criteria for assessing sites using a 5 case appraisal

Ways of assessing and taking forward sites with development potential are listed in Appendices 1 and 2 and the Year 1 action plan. The sites in the Appendices and action plan are not exhaustive, but give some context to the scale, location and type of land with some development potential. At this stage, the inclusion of these sites are not an indication that they will be developed, only that they will be included in this appraisal exercise and so subject to further investigation as to whether they should be. For example, parking and garage sites will require parking surveys, rural exception sites will require Housing Needs Surveys to demonstrate local housing need and all will need to be financially appraised and subject to thorough searches, investigations and consultation in terms of the specific issues on each individual site. Decisions about which garage sites could be developed and which retained will enable informed decisions to be made by the garage strategy group about investment and repairs. Sites appraised in year 1 with development potential can then be costed and incorporated into an action plan for subsequent years.

Short Term Delivery (Years 1-5; see Appendix 1)

The Council has been reviewing its land and property holdings in recent years for a number of reasons:

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- to identify land that could be developed for affordable housing and/or generate a capital receipt
- to identify property that is surplus to requirements, no longer fit-for-purpose or land without development potential with a view to disposal to generate a capital receipt
- to help raise capital resources for reinvestment in the Council's housing stock to help meet the Decent Homes Standard
- as a matter of good asset management practice, in line with the HRA Asset Management Strategy and Council Asset Management Strategy
- to align with needs identified through local consultation, for example Rural Housing Needs Surveys and the Waverley settlement hierarchy¹³
- To reflect changes in planning policy, especially the National Planning Policy Framework.¹⁴
- To increase the energy efficiency of Council properties and opportunities to deliver developments of exemplar environmental standards.

Council landholdings are relatively modest and there are a number of small parcels of land available with development potential, which could form a Delivery programme for Council new build. Although individually, each site is only able to generate a small number of new homes, packaging them together may provide economies of scale and be more attractive for development. Larger sites owned by the Council are more challenging and will require further feasibility work. The development of Council owned land and properties provide an opportunity to provide new affordable homes, which can be achieved in the shorter term. As the existing landowner, the Council is in control of the timescales and would only need to contribute build and on costs. As a Strategic Housing Authority, the Council is strongly encouraged to "...consider the contribution that [it] can make to bringing forward housing supply and meeting local needs and priorities through the use of [its] own land holdings"¹⁵.

The Council owns a number of former Garages Sites and garages with low demand¹⁶ (see Photo 1). In recent years, the Council has been reviewing the garage blocks it owns as a landlord, held in

¹³ http://www.waverley.gov.uk/info/856/local_development_framework/190/the_evidence_base-ldf_studies_and_research/8

¹⁴ <http://www.communities.gov.uk/publications/planningandbuilding/nppf>

¹⁵ 2011-15 Affordable Housing Plan – Framework – DCLG/HCA - Feb 2011

<http://www.homesandcommunities.co.uk/public/documents/Affordable-Homes-Framework.pdf>

¹⁶ See photo 3

the Housing Revenue Account. There had been a decline in the demand for garages for a number of reasons:

- people want to park their cars near to their home;
- people installing dropped kerbs and in-curtilage parking;
- garage blocks seen as being rather isolated; and
- Cost of renting garages.

Due to lack of funding for maintenance the majority of the garage blocks are in need of repair and renovation. In some instances some garages have been the victim of vandalism. Because of the pressures on the HRA capital programme, the structural condition, and the lack of demand for garages in certain areas, a number of garage blocks were demolished. The Council originally owned some 93 garages blocks and 32 low-demand blocks in poor structural condition have been demolished, and have since been available for use as surface car-parking.



Photo 1: Council owned garage site in Farncombe

The Council also owns a number of small Sites with development potential. There are small pockets of land owned by the Council that have prospect for development, for example where properties have been demolished and the site is now empty, which could be redeveloped or sold relatively quickly (see Photo 2).



Photo 2: Example of an empty Council owned site where two dwellings have already been demolished.

Medium to Long Term Delivery (Years 6-10; See Appendix 2)

The Council also owns a number of larger sites which could be developed in the medium term.

The Council could also build on existing mapping which has been carried out by working in partnership with other public sector landowners in order to pursue shared priorities of enabling new affordable housing.

A Strategic Housing Land Availability Assessment has been established, which provides information about sites including those privately owned with the potential to generate new affordable homes. Further work is required to scope and appraise these sites.

- Criteria for buying back private sector properties/ private land
- e.g. only privately owned RTB in a block or terrace of otherwise WBC properties
- Good value for money/ viability/ potential

The Council also owns a number of larger land holdings. These indicative sites are more complex and require further feasibility studies to determine their development potential (if any). For

example, these could include mixed use sites or rural exception land. Larger SHLAA and private market sites could also be considered for development over the longer term.

Partnering Arrangements

In the past, the Council's primary approach to securing new affordable housing using its own land has been to transfer the land asset to a Registered Social Landlord (RSL.) The RSL would build, own and let the new homes to Council nominees from the Housing Needs Register. These important partnering arrangements have assisted the Council in our strategic function of enabling new affordable housing development, in a context of high local housing need and limited supply of land available for development, with 172 new affordable homes developed on s.106 sites and 55 affordable homes developed on Council land over the last 5 years. This approach has had the added benefit of often (but not always) securing a capital receipt for reinvestment in the Council own housing stock for DHS works. Whilst the Council retained nomination rights, this did not provide long term income stream. Each nomination right can be equated to a value of £5,300 in terms of preventing homelessness¹⁷. Our RSL partners have a proven track record and expertise and in some parts of the borough, an RSL may own more affordable housing stock than the Council and so have been and will be best placed to develop in certain settlements in terms of stock rationalisation and providing the most cost effective housing management services. Although the £3m which has been committed to new affordable housing each year will be invaluable to meeting local housing need, it will not be sufficient to develop all affordable supply and so the Council hopes to maintain and develop existing partnering arrangements where appropriate.



Photo 3: Making better use of Council land and properties. Work before on a Council owned sheltered housing scheme (left; August 2010) and new build affordable family housing in development by TVHA (right; March 2012) at Rowland House, Cranleigh

¹⁷ ¹⁷ Cost of dealing with a homelessness case is assessed as being £5,300, 'Demonstrating the Cost Effectiveness of Preventing Homelessness' CLG (2010)

RSLs have also been able to secure Social Housing Grant from the Homes and Communities Agency. However, as funding from the Homes and Communities Agency grows increasingly scarce, it will be more unlikely that the Council will receive a capital receipt for small sites made available to RSLs for development as affordable housing. The expectation will be that free land is provided, whether that land is from a private developer or public body. The HCA considers free or discounted publicly owned land as “...another way of reducing the costs of developing new affordable homes and contributing towards new supply¹⁸ or to generate a tenure more suited to local housing need”¹⁹ This approach aims to reduce demands placed on diminishing HCA funding.



Figure 2: Artists impression of Brightwells at East Street which will include 72 affordable homes

¹⁸ 2011-15 Affordable Housing Programme – Framework – DCLG/HCA - Feb 2011, Para 2.11 iv

¹⁹ 2011-15 Affordable Housing Programme – Framework – DCLG/HCA - Feb 2011, Para 4.22

Sites underway and in pipeline

Table 4 shows schemes on site or with planning permission on non-Council land

NO. OF NEW AFFORDABLE HOMES	STATUS	SITE	AREA	RSL	EXPECTED COMPLETION
32 affordable homes	On site	Wrecclesham Road ²⁰	Farnham	Sentinel	Jan 2013
11 affordable homes	With planning permission	Drummonds, London Road	Hindhead	Mount Green	Approx 2013
7 affordable homes	With planning permission	Shackleford Mushrooms	Peperharow	TBC	Approx 2014
2 affordable homes	With planning permission	Keens Yard	Witley	TBC	Approx 2015
24 affordable homes	With planning permission	Swallow Tiles	Cranleigh	Affinity Sutton	Approx 2014
37 affordable homes	Planning application submitted	Wurth House	Godalming	TBC	Approx 2015
48 affordable homes ²¹	Pipeline scheme	Upper Tuesley	Milford	TBC	Approx 2015
161 affordable homes					

Table 4: Affordable housing with planning permission, on site or in the pipeline on non Council land

²⁰ See Photo 4

²¹ Including 12 existing properties at the Crescent



Photo 4: Work in progress on 32 affordable homes which will be owned and managed by Sentinel (March 2012)

Table 5 shows Council owned sites, on site or with planning permission.

NO. OF NEW AFFORDABLE HOMES	STATUS	SITE	AREA	Affordable Housing Provider	EXPECTED COMPLETION
39 affordable homes	On site	Rowland House ²²	Cranleigh	TVHA	July 2012
14 affordable homes	With planning permission	Station Road ²³	Godalming	WBC	Approx 2013
72 affordable homes	With planning permission	Brightwells Development at East Street ²⁴	Farnham	TVHA	Approx 2014
125 affordable homes					

Table 4: Council owned sites on site or with planning permission

²² See photo 3

²³ See Figure 3

²⁴ See Figure 2

http://www.waverley.gov.uk/info/200132/east_street/516/brightwells_development_at_east_street_in_farnham



Figure 3: Elevations for 14 affordable homes with planning permission in Godalming

Building the right kind of homes for Waverley residents

The Council is keen to develop new homes which protect the local character of our towns and villages. Like many parts of Surrey, the cost of buying or renting a home in our rural settlements is now beyond the reach of many local households, especially those at earlier stages of their career and on lower incomes who are employed to provide services locally. New affordable homes are designed to tackle this issue, provide an affordable alternative and helping to ensure that the village continues to support a balanced community, with a range of age groups and incomes. Waverley will continue to work closely with Parish Councils and the Surrey Rural Housing Enabler to provide meet local housing need through in our rural settlements.



Photo 5: 11 new affordable homes at Arnold Close, Dunsfold for people with a local connection (part rural exception and part s.106 site), completed in 2010, owned and managed by English Rural Housing Association.

A number of individuals and households have particular and special housing requirements (see Table 6). These include:

Larger families	The turnover and available supply of family houses with 3 or more bedrooms is significantly lower than that of smaller properties. For example, 144 general need households were re-housed in 1 or 2 bedroom Council properties during 2011-12, as opposed 51 households into 3 or 4 bedroom
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	<p>properties. Although the number of people on the housing register needing one bedroom accommodation is greater than for those needing two bed, three bed or larger, given that 40% of those re-housed are already in social housing, the development of larger properties also frees up smaller vacancies further in the supply chain.</p>
<p>People who have particular access requirements e.g. wheelchair accessible homes;</p>	<p>Waverley has an ageing population, who are more likely to have access or physical support needs. Currently 17.6% of the Waverley population is above retirement age, as opposed to 15% of applicants on the Council's Housing Needs Register. This trend is set to continue. It is projected that between 2002 and 2015 the number of people in Waverley over 65 will increase by 16.5%. It is also projected that the number of people in Waverley over 85 will increase by 29.4%. The projected increase in the number of Waverley residents over 65 has implications in relation to the type of housing available and other considerations such as health and access to services.</p>
<p>People who need housing with support e.g. people with learning difficulties; people with mental health issues; people with drug and alcohol dependency;</p>	<p>14% of Waverley residents have a disability or long-term limiting illness. Those with a disability or illness may experience difficulties accessing services, participating in neighbourhood activities and remaining in their own homes. It is estimated that there are 7,372 people in Waverley in 2012 with a moderate or severe physical disability.</p> <p>Carers for those with a disability or illness, including young carers, may also be at risk of being socially excluded and have their own support needs. People with learning disabilities or mental health problems are also at risk of becoming excluded. Surrey PCT's strategy "Improving Mental Well-being in Surrey" identifies risk factors which contribute to mental health problems such as low income, poor housing, unemployment and social isolation.</p>
<p>Young people who need support.</p>	<p>An increase in young people suffering from dementia has been identified. A Rapid Improvement Team co-ordinated by Surrey County Council is working with partner agencies, including borough and district Councils, to improve the outcomes and accommodation options for homeless 16-17 year olds.</p>
<p>Older people with</p>	<p>In line with national trends, Waverley has an ageing population. . Nearly 1 in</p>

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support needs.	<p>10 residents in Waverley are over the age of 75, the second highest proportion in Surrey. Projections show that there is likely to be almost a 30% rise in the number of people aged over 85 in the next 10 years.</p> <p>1, 650 Waverley residents aged 65 or older receive services from SCC adult social care²⁵. It is estimated²⁶ that 5,963 of older people with a potential social care need are living alone (aged 75+), 4,662 are unable to manage at least one mobility activity and 1,859 have Dementia.</p>
People who need to move-on from supported accommodation;	<p>In April 2012 there were 9 households on the Council's housing register living in supported housing ready to move into settled social housing tenancies. There were also another 149 households needing settled accommodation at some stage in the future, subject to a satisfactory independent living assessment.</p>
Gypsies and travelling show people.	<p>There is a relatively large and long-standing Gypsy and Traveller community in Waverley. There are currently 13 authorised and 2 unauthorised sites for Gypsies and Travellers. One of the authorised sites, Rosewood in Brook, has a temporary permission until October 2012. There are also 2 authorised and 1 unauthorised sites for Travelling Showpeople. All except The Willows site in Runfold are privately owned and managed. All the sites tend to be in countryside locations. Government Policy²⁷ requires Councils to assess need and identify pitch requirements for each authority. A GTAA was carried out in 2006 by David Couttie Associates on behalf of Waverley, Guildford and Surrey Heath Borough Councils, known as the West Surrey GTAA. The GTAA concluded that Waverley had 85 households living on authorised sites and identified a need for 37 additional pitches for Gypsies and Travellers between 2006-2011 with a compound growth rate of 3% post 2011. The Council is currently carrying out an update to the Needs Assessment.</p>

Table 5: Housing for people with specialist needs

²⁵ As at December 2010

²⁶ As at 2012

²⁷ Planning Policy for Traveller Sites



Photo 6: Work before and in progress (2010) in Farnham or former Council owned surface parking land, which now provides 2 x move on units for people with a learning difficulty leaving supported housing and a 2 bedroom wheelchair accessible ground floor flat, owned and managed by Ability HA

The Council is keen to explore ways of meeting housing needs these households when looking at development opportunities and will work in partnership with support providers to identify and work towards meeting these needs through development on our own land.

Delivery Plan Project Management team structure

A corporate steering group with led at Head of Service level with officers from Planning, Housing, and Finance will be established to steer the process and implement this Delivery Plan (see Figure 4). The Head of Housing is part of the Delivery Plan project group and HRA Self Financing Business Plan project group and will report back to the HRA Self Financing Group and at each meeting

Project Reporting

Monthly highlight reports will be produced by the Housing Strategy and Enabling Manager and provided to the Head of Housing who will feed these back to the HRA Self Financing Business Plan Project Group and the Housing Portfolio Holder. This Delivery Plan will feed into actions from annual Housing Service Plans and performance indicators to be established on Covalent.

Market conditions and the outcome of feasibility studies will dictate the timescales for delivery and some of the schemes listed, based on the information we have at this point in time may not come to fruition. Other new schemes not known about at this point in time may come forward and replace them. Therefore these figures should be treated with some caution due to the potential for numbers and timescales to evolve. For this reason, the plan will be reviewed and updated on a yearly basis.

Governance

A Delivery Board will be established, comprising of the Strategic Director, Head of Housing, Planning and Finance. This group will project manage the development agent. Progress of the Delivery Board will be overseen by a Housing Development Special Interest Group, member of which will include the Housing, Planning, Finance and Property Portfolio Holders and a ward member from each planning committee area team.

Communications approach

The first Affordable Housing Delivery Plan will go to Community/ Corporate Overview and Scrutiny on 25 June, Executive for approval on 3 July 2012 and onto full Council 17 July 2012 for adoption. Members and Portfolio Holders will be kept updated with quarterly newsletters with progress on Council sites. Local members will be invited to all opening events, with press releases written to celebrate successes. This will be the responsibility of the Housing Strategy and Enabling Manager. Consultation with neighbours and the wider community will be part of the Development Agent's responsibilities in developing each individual site (see Table 7).

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Intended beneficiaries	Project	Interested Parties	Key Stakeholders
Households in housing need	Neighbours/ local communities	Local members Housing and Planning Portfolio Holders	

Table 7: Users and Interested Parties

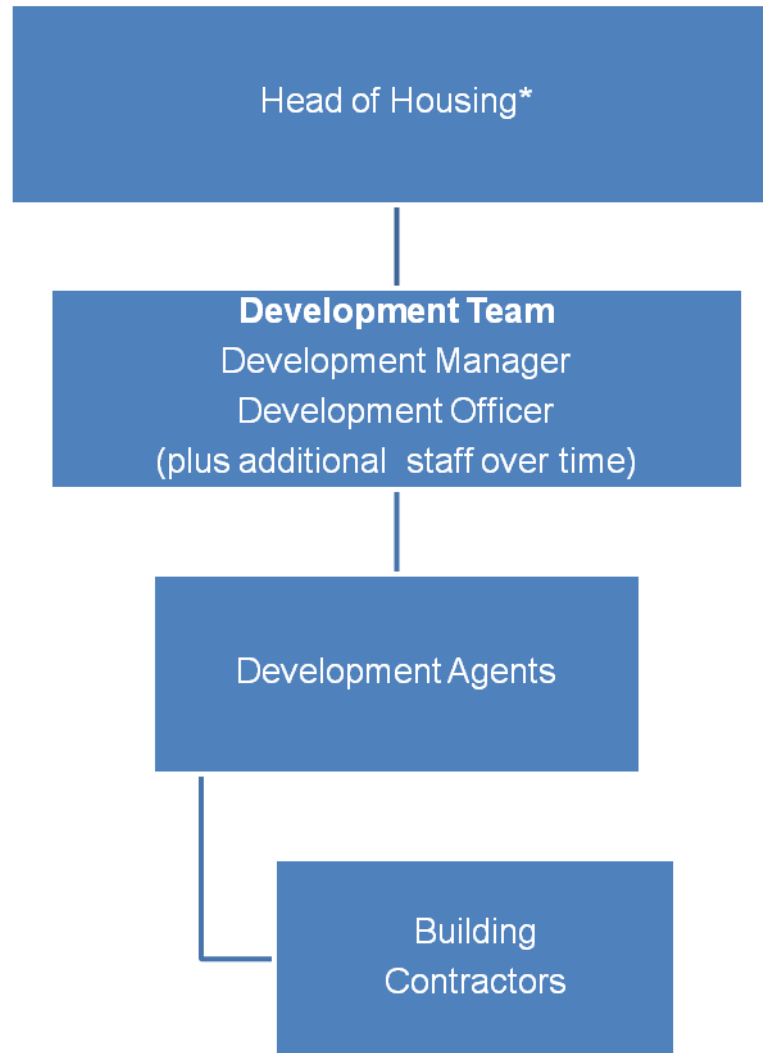


Figure 4: Delivery Plan Project Management team structure.

***=Existing officers/ members**

Risk Management

RISK FACTOR	MITIGATING ACTION
<p>Not taking full advantage of the funding opportunities available, to expand Council stock</p>	<p>Having a clear delivery plan to develop Council homes</p> <p>Contingency plans and ongoing appraisals if some sites are not realised to provide future pipeline of sites should any of originals not be realised.</p> <p>Clear governance for identification and release of sites</p> <p>Robust project and performance management systems in place for delivery.</p> <p>Continued partnership working with RSL's and Development Agent to deliver on the Council's behalf</p> <p>Development Team with expertise and track record in place to ensure project delivery, alongside corporate support and commitment</p> <p>Long term vision and commitment to affordable housing in Corporate policy and service planning</p>
<p>Local public opposition</p>	<p>Early, thorough public consultation with members, stakeholders and community on site by site basis</p> <p>High quality design standards and developing new homes which respond to local concerns</p> <p>Providing new, exemplar affordable housing which meets the needs of our local communities including vulnerable people and households with specific support or access needs.</p> <p>Demonstrating alignment to the emerging LDF/ core policy</p>
<p>Changes in National legislation and/ or funding arrangements</p>	<p>While there is a significant raft of new legislation in train, the main implications of this are already known, including a greater emphasis on the Localism agenda enabling Local Authorities greater freedom to determine future housing stock.</p>

Table 8: Risk factors and mitigating actions

Action Plan: Year 1

Desired outcome / Objective		To increase the supply of affordable houses with at least 30 x Council new build homes pa.			
Action(s)	Timescales / Deadlines	Lead Officer	Resource Implications	EqIA Needed? (Y/N/Done)	Success Criteria/Measures
Appoint Development Agent to bring forward Council sites	July 2012	Head of Housing	TBC	N	Development agent in place Project plan for Station Road established and implemented.
Implementing planning permission for Station Road, Godalming	March 2013	Head of Housing	£1,930,000	N	Development started on site
Purchase viability appraisal software (4 x licences)	June/July 2012	Head of Housing	£3,100pa plus support costs at 15% pa (£465)	N	Viability software in place, 3 x half days training for staff completed
Rural housing needs survey for Shackleford and Wonersh	June 2012	Rural Housing Enabler	£200	N	Study completed. Picture of needs and potential sites provided for desktop appraisal
Architect appraisal of sites	August 2012	Head of Housing	TBC	N	Appraisals completed. Decision taken as to which sites will be developed and incorporated into development plan Y2-5
JD for Development Manager and Officer agreed and advertised	July 2012	Head of Housing/ Planning	TBC	N	Officer in post

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Write Delivery action plan for Year 2-5	March 2013	Head of Housing	Officer Time	N	2013-2017 action plan in place
Establish governance controls for Delivery Plan	July 2012	Head of Housing	Officer Time	N	Governance in place
Establish plan for Wey Hill	March 2013	Corporate project group	Officer Time	N	Plan in place
Development agent to produce feasibility reports	March 2013	Development Agent	TBC	N	Appraisals completed. Decision taken as to which sites will be developed and incorporated into Delivery plan Y2-5
Ongoing appraisals of SCC and WBC land and assessing purchase of open market land.	Ongoing	Development/ site appraisal officer	TBC	N	Appraisals completed. Decision taken as to which sites will be developed and incorporated into Delivery plan Y2-5
Partnership working with Adults and Community Care to identify housing needs of people who also have support needs	Ongoing	Housing Strategy and Enabling Manager	TBC	N	Comprehensive assessment of need, fed into new supply.
Review our monitoring arrangements to ensure better understanding of the needs of our tenants	Ongoing	Housing Needs Manager	Officer Time	N	Accurate, up to date information
Establish procurement list of approved contractors	January 2013	Head of Housing	Officer Time	N	List in place

Equality Impact Assessment Form

– Initial Screening (Part 1)

Name of policy/strategy/procedure/function

Affordable Homes Delivery Plan 2012-2017

Name and telephone number of officer completing assessment

Alice Lean x 3096

Date completed

March 2012

Section 1 - What is the policy or activity trying to achieve?

This Equality Impact Assessment will evaluate the potential impact of this service/ policy/function/strategy on Waverley's residents and staff. It can help staff provide and deliver excellent services by making sure that these reflect the needs of the community and does not discriminate. This part of the EIA is a risk assessment to find out the possible impact on your customers. If there is likely to be an adverse impact then a full EqIA (Part 2) will need to be completed. Before you can assess the potential impact of the activity, it is important to understand exactly what it is trying to achieve.

What **outcomes** are wanted from this policy/activity, what are you trying to achieve?

Council new build of affordable homes on Council land

Who is affected by this policy/activity?

Owners, neighbours/ residents, Councillors,
HRA self financing project team
Strategy and Enabling Team
Planning Service and Housing Service

Who are the main people involved in this activity?

Head of Housing/ Planning
Housing Strategy and Enabling Manager/ Officer
HRA self financing project team
Councillors

Is this policy associated with any other Council policy? (Please refer to Backstage for a list of Council policies)

Is the responsibility for the proposed policy/activity shared with another service, authority or organisation? If so, what responsibility and with whom is it shared?

Housing
Planning
Housing Strategy and Enabling

Section 2 - Information gathering

It is important to consider all available information that would help determine whether the policy/activity could have any potential adverse impact. Data can be statistical information from formal audits, consultation exercises and surveys, service performance information, workforce profiles, local population and census data. For example, the data may show that a particular group of people are not accessing the service. Where data by equality group is limited or not available, assessors should identify this as a limitation and devise action plans to overcome this.

Do you have any monitoring data available on the number of people (from different target groups) who are using or are potentially impacted upon by your policy/activity?

Although Waverley as a whole area is the 6th least deprived area in the country (348 out of 354), there are differences and inequalities between the areas within Waverley. The neighbourhoods of greatest need that largely fall into the areas highlighted above are Sandy Hill (Farnham), Ockford Ridge/Aaron's Hill (Godalming) and Northbourne (Farncombe) which are more likely to contain higher concentrations of affordable housing need. The experience of disadvantage will often be worse and result in more exclusion in an area like Waverley because of the relative affluence that is experienced by most people – this has been described as being “at the bottom of a cliff face of affluence”. It is estimated that 41% of children in poverty do not live in an area considered to have multiple need. There is the potential for that high earning residents with an affluent lifestyle may become socially excluded if they lose their health or their job.

If monitoring has NOT been undertaken specify the arrangement you intend to make; if not please give a reason for your decision.

Delivery plan is site based, as opposed to who is living in the property.
Monitoring and the impact of different target groups could be collected at the point of tenant satisfaction forms, one year after completion.

Section 3 – Assess the Impact on Equality Target groups

Assess the potential impact that the policy/activity could have on each of the target groups. The potential impact could be negative, positive or neutral. If you have assessed negative potential impact for any of the target groups you will also need to assess whether the negative potential impact is high or low. Also remember that the Equality Framework for Local Government wants us to consider the impact of our services on the life chances for all of those in our communities.

Consider the following:

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Physical access, location, geography, poverty, deprivation and social exclusion issues, employment, accessible communications issues.

Direct discrimination; does the strategy, policy etc intentionally exclude a particular equality category? Is it justified?

Indirect discrimination; does this strategy/policy/function affect some equality categories disproportionately? Is this justified? Is the policy/activity or its outcomes (such as the services provided) likely to be equally accessed by all? Are there barriers that might inhibit or restrict access to the service for some people?

	Positive impact (it could benefit)	Neutral	Negative impact (it could disadvantage)	Reason
Gender				
Women	<input type="checkbox"/>	✓	High Low <input type="checkbox"/> <input type="checkbox"/>	
Men	<input type="checkbox"/>	✓	High Low <input type="checkbox"/> <input type="checkbox"/>	
Transgendered Men/Women	<input type="checkbox"/>	✓	High Low <input type="checkbox"/> <input type="checkbox"/>	
Race				
The categories used in the Race section are those used in the 2001 census. Consideration should be given to the needs of specific communities within the broad categories.				
Asian	<input type="checkbox"/>	✓	High Low <input type="checkbox"/> <input type="checkbox"/>	The 2001 census showed that 2.61% of the Borough's residents classed themselves as 'non-white' although this was almost a 100% increase from the 1991 census. Of those on the Council's housing register in April 2012, 5% considered themselves to be 'non- white'. The electoral role appears to show an increase in residents from other European countries, with over 1800 residents in 2008 with a European nationality other than British. Recent years have seen an increase in migrant workers in the healthcare and agricultural sectors. There is
Black	<input type="checkbox"/>	✓	High Low <input type="checkbox"/> <input type="checkbox"/>	
Mixed race	<input type="checkbox"/>	✓	High Low <input type="checkbox"/> <input type="checkbox"/>	
White	<input type="checkbox"/>	✓	High Low <input type="checkbox"/> <input type="checkbox"/>	
Chinese	<input type="checkbox"/>	✓	High Low <input type="checkbox"/> <input type="checkbox"/>	

	Positive impact (it could benefit)	Neutral	Negative impact (it could disadvantage)	Reason
Other racial or ethnic groups - specify	<input type="checkbox"/>	✓	High Low <input type="checkbox"/> <input type="checkbox"/>	<p>now a requirement for all care workers to have an NVQ qualification, which can be an issue for those who do not speak English as a first language. Some schools in the Borough have also seen an increase in pupils whose first language is not English. It would be easy for ethnic minority residents to feel isolated in an area where most people are from the same ethnic group or background.</p> <p>There is a relatively large and long-standing Gypsy and Traveller community in Waverley. There are currently 13 authorised and 2 unauthorised sites for Gypsies and Travellers. One of the authorised sites, Rosewood in Brook, has a temporary permission until October 2012. There are also 2 authorised and 1 unauthorised sites for Travelling Showpeople. All except The Willows site in Runfold are privately owned and managed. All the sites tend to be in countryside locations. Government Policy²⁸ requires Councils to assess need and identify pitch requirements for each authority. A GTAA was carried out in 2006 by David Couttie Associates on behalf of Waverley, Guildford and Surrey Heath Borough Councils, known as the West Surrey GTAA. The GTAA concluded that Waverley had 85 households living on authorised sites and identified a need for 37 additional pitches for Gypsies and Travellers between 2006-2011 with a compound growth rate of 3% post 2011. The Council is currently carrying out an update to the Needs Assessment.</p>
Disability				
Long term health impairment could include, mental health problems, asthma, heart conditions, chronic fatigue etc.				
Physical	✓	<input type="checkbox"/>	High Low <input type="checkbox"/> <input type="checkbox"/>	Housing for people with access requirements is identified within the criteria for assessing each potential site.
Sensory	✓	<input type="checkbox"/>	High Low <input type="checkbox"/> <input type="checkbox"/>	Accessing support services

²⁸ Planning Policy for Traveller Sites

	Positive impact (it could benefit)	Neutral	Negative impact (it could disadvantage)	Reason
Learning	✓	<input type="checkbox"/>	High Low <input type="checkbox"/> <input type="checkbox"/>	It is estimated that there are 1638 residents of Waverley with Learning Disabilities aged 18-64 and 499 over the age of 65. There are 660 residents with autistic spectrum disorders aged 18-64 which is a higher concentration than nationally. There are 17 young people with autism who need accommodation.
Long Term Health Impairment	✓	<input type="checkbox"/>	High Low <input type="checkbox"/> <input type="checkbox"/>	<p>Accessing support services. There is a link between poor quality of housing and health issues. Waverley is generally a healthy borough. 75% of the population said that their health was 'good' in the 2001 Census. It has a low mortality rate generally, with a correspondingly high life expectancy, however, inequalities in life expectancy relate to income groups. The Borough is well served geographically for doctor's surgeries, however, some village residents do need to travel by car to access their nearest facility, and there is no accident and emergency facility at any of the hospitals in the Borough. Access to Accident and Emergency facilities at Guildford Royal and Frimley Park Hospitals are remote from large parts of the Borough. Many of the health problems experienced are those associated with an ageing population. 14% of residents have a disability. Covering the full range of needs including drug/alcohol recovery, mental health, learning disability, physical disability etc, in April 2012 there 158 households currently in supported housing needing settled social housing in Waverley at some time in the future. The Delivery Plan identifies these needs and includes these needs as part of the criteria for assessing each potential housing site.</p>
Sexual orientation				
Heterosexuals, lesbians, gay men and bisexuals	<input type="checkbox"/>	✓	High Low <input type="checkbox"/> <input type="checkbox"/>	
Age				

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	Positive impact (it could benefit)	Neutral	Negative impact (it could disadvantage)	Reason
Older people	✓	<input type="checkbox"/>	High Low <input type="checkbox"/> <input type="checkbox"/>	<p>In line with national trends, Waverley has an ageing population. Currently 17.6% of the Waverley population is above retirement age, as opposed to 15% of applicants on the Council's Housing Needs Register. This trend is set to continue. It is projected that between 2002 and 2015 the number of people in Waverley over 65 will increase by 16.5%. It is also projected that the number of people in Waverley over 85 will increase by 29.4%. The projected increase in the number of Waverley residents over 65 has implications in relation to the type of housing available and other considerations such as health and access to services.</p> <p>1, 650 Waverley residents aged 65 or older receive services from SCC adult social care²⁹. It is estimated³⁰ that 5,963 of older people with a potential social care need are living alone (aged 75+), 4,662 are unable to manage at least one mobility activity and 1,859 have Dementia.</p> <p>Nearly 1 in 10 residents in Waverley are over the age of 75, the second highest proportion in Surrey. Projections show that there is likely to be almost a 30% rise in the number of people aged over 85 in the next 10 years. Older people may feel excluded because of lack of available resources or limited 'liquid' cash, lack of contact with other people, ill health, inability to access services and not enough opportunities to become involved in neighbourhood activities. 3 A particular issue can be living in a society that is increasingly dependent on information and transactions on the internet.</p> <p>The above figures/trends are not currently reflected on the Council's Housing register. 15% of those on the housing register in April 2012 were aged 65 or over and 74% aged 16-54. The largest cohort of applicants are those aged 25-34 (25%).</p>

²⁹ As at December 2010

³⁰ As at 2012

	Positive impact (it could benefit)	Neutral	Negative impact (it could disadvantage)	Reason
Younger people and children	✓	<input type="checkbox"/>	High Low <input type="checkbox"/> <input type="checkbox"/>	<p>Family housing</p> <p>Young people run the risk of being excluded because of the rural nature of Waverley – a lack of facilities or transport to facilities. This can lead, as a result of boredom or nothing to do, to a higher risk of crime or anti social behaviour. For example, a recent Godalming 'Health Check' identified that there was a lack of places to be for young people in their own areas, and that they did not necessarily wish to travel to other areas. Young people are in danger of being excluded from decision making and shaping their areas, as there can be less opportunities for them to participate and comment, e.g. as they are unable to vote.</p> <p>59% of applicants on the Council's housing register are aged between 16-44 with the largest cohort aged between 25 and 34 (25%).</p>
<p>Religion or belief</p> <p>Faith groups cover a wide range of groupings, the most common of which are Buddhists, Christians, Hindus, Jews, Muslims, and Sikhs. Consider faith categories individually and collectively when considering positive and negative impacts.</p>				
Faith groups	<input type="checkbox"/>	✓	High Low <input type="checkbox"/> <input type="checkbox"/>	<p>There are many Christian-based initiatives in Waverley. The 2001 census recorded over 1,700 people in Waverley who gave their religion as one other than Christian (including Buddhist, Hindu, Jewish, Muslim and Sikh). There are few places of worship or facilities linked to these faiths in Waverley.</p>

If you have indicated there is a potential negative impact on any group, are these intentional and of a high impact?

Intended – i.e. can be justified in terms of legislation

e.g. concessionary fares for over 60s

Yes No ✓

High Impact? – i.e. it is or may be discriminatory against some groups .

Yes No ✓

Is the negative impact **NOT INTENDED** and/or of **HIGH IMPACT**?

- If yes, a full assessment is required. Please complete the **Equality impact assessment form Part Two: Full assessment**.

NO Complete the rest of this form below and consider if completing the **Equality impact assessment form Part Two: Full assessment** would be helpful in making a thorough assessment. Do not ignore low impacts – these could help you develop services in the future.

Section four: Improvement planning

It is important to consider any influence the policy/activity is having, or potentially could have, on the individual strands of equality. The policy/activity should also be examined for its effectiveness in

- promoting equality
- eliminating discrimination

Could you minimise or remove any low negative impact or improve the positive impact of the strategy/policy/procedure/function and if so how

Use the table below to record how you could minimise or remove any low negative impact or improve the positive impact of the policy/activity:

Issue	Action
NA	NA

If there is no evidence that the policy/activity promotes equality, equal opportunities or improved relations – could it be adapted so that it does? How?

NA

Section five: Monitoring and reviewing

What data do you have which monitors the impact of the policy/activity on minority groups?

NA

How is this data used?

NA

If there is no data, please explain how you intend to continue monitoring the impact of this policy/activity:

NA

Recommendation

Full Equality Impact Assessment required

NO

Name of Assessor:

Date:

Signed off by:

Date:

Name of HOS or Director

Published on website

Date:

Please send a copy of the completed form to the Corporate Equality Group, via Louise Norie at louise.norie@waverley.gov.uk.

Appendix 1: Short Term Delivery (Years 1-5)

INDICATIVE DELIVERY PLAN	SITE	AREA	POTENTIAL ALIGNMENT WITH COUNCIL PLANNING POLICY ³¹	POTENTIAL CAPACITY ³²	Y 1	Y 2	Y 3	Y 4	Y 5	Y6-10
Implement planning permission granted for 14 new affordable homes	Station Road	Godalming	3	10 x 2 bed, 4 x 3 bed	£1,930,000					
Development	Badgers Close	Farncombe	3	3 x 3 bed houses, 2 x 2 bed houses		£639,829 ³³				
Development	Silo Drive	Farncombe	3	2 x 4 bed houses		£327,816				

³¹ Potential degree of compliance with Council Planning Policy; 1=Low, 2=Medium, 3=High

³² Subject to viability and development appraisal, pre-application advice, searches and consultation

³³ Development costs based on build costs of £1,413psqm @ 50sqm for 1 bed, 75 sqm for 2 bed, 85 sqm for 3 bed, 100sqm for a 4 bed plus 16% on- costs (inc development agent fees). Actual costing provided by SDS used for Station Road and Middlefield

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INDICATIVE DELIVERY PLAN	SITE	AREA	POTENTIAL ALIGNMENT WITH COUNCIL PLANNING POLICY ³⁴	POTENTIAL CAPACITY ³⁵	Y 1	Y 2	Y 3	Y 4	Y 5	Y 6-10 ³⁶
Development	Middlefield	Farnham	3	5 x 2 bed houses, 2 x 2 bed flats		£805,000				
Development	Warren/ Perrior	Farncombe	3	2 x 4 bed houses		£327,816				
Development	Stoke Hills	Farnham	3	2 x 3 bed houses			£278,644			
Development	Hullmead	Shamley Green	3	2 x 3 bed houses			£278,644			
Development	Nursery Hill	Shamley Green	3	2 x 3 bed houses			£278,644			

³⁴ Potential degree of compliance with Council Planning Policy; 1=Low, 2=Medium, 3=High

³⁵ Subject to viability and development appraisal, pre-application advice, searches and consultation, estimates at 30 dph

INDICATIVE DELIVERY PLAN	SITE	AREA	POTENTIAL ALIGNMENT WITH COUNCIL PLANNING POLICY ³⁷	POTENTIAL CAPACITY ³⁸	Y 1	Y 2	Y 3	Y 4	Y 5	Y 6-10
Development	Wyphurst Road (garages adj to 66)	Cranleigh	3	2 x 3 bed houses			£278,644			
Establish Corporate group to make decisions about future of Wey Hill, Haslemere	Wey Hill	Haslemere	2	17						
Architect to appraise	Wey Court House	Godalming	3	14						
Architect to appraise	Highways	Hindhead	3	9						
Architect to appraise	Hillside	Hindhead	3	5						
Development agent to produce feasibility report	Chiltern Close	Alfold	1	8						

³⁷ Potential degree of compliance with Council Planning Policy; 1=Low, 2=Medium, 3=High

³⁸ Subject to viability and development appraisal, pre-application advice, searches and consultation

INDICATIVE DELIVERY PLAN	SITE	AREA	POTENTIAL ALIGNMENT WITH COUNCIL PLANNING POLICY ³⁹	POTENTIAL CAPACITY ⁴⁰	Y 1	Y 2	Y 3	Y 4	Y 5	Y 6-10
Development agent to produce feasibility report	Knights Road	Farnham	3	2						
Development agent to produce feasibility report	Broadwater Park	Godalming	1	12						
Development agent to produce feasibility report	Long Gore Woodland	Godalming	1	21						
Development agent to produce feasibility report	Shepherds Way	Tilford	1	8						

³⁹ Potential degree of compliance with Council Planning Policy; 1=Low, 2=Medium, 3=High

⁴⁰ Subject to viability and development appraisal, pre-application advice, searches and consultation

INDICATIVE DELIVERY PLAN	SITE	AREA	POTENTIAL ALIGNMENT WITH COUNCIL PLANNING POLICY ⁴¹	POTENTIAL CAPACITY ⁴²	Y1	Y2	Y3	Y4	Y5	Y6-10
Development agent to produce feasibility report	Sunvale Avenue	Haslemere	3	2						
Ongoing appraisals of SCC and WBC land	NA	NA	VARIOUS	NA						
Rural housing needs survey for Shackleford and Wonersh	Various	Shackleford, Wonersh	1	NA						
Rural Housing Needs Survey for Alfold and Elstead	Various	Alfold	1	TNA		£2,000				

⁴¹ Potential degree of compliance with Council Planning Policy; 1=Low, 2=Medium, 3=High

⁴² Subject to viability and development appraisal, pre-application advice, searches and consultation

INDICATIVE DELIVERY PLAN	SITE	AREA	POTENTIAL ALLIGNMENT WITH COUNCIL PLANNING POLICY ⁴³	POTENTIAL CAPACITY ⁴⁴	Y 1	Y 2	Y 3	Y 4	Y 5	Y6-10
Rural Housing Needs Survey for Tilford	Various	Tilford	1	8			£1,000			
Implement results of feasibility and architects reports on viable sites to take forward from year 1			NA	TBC		TBC				
TOTAL INDICATIVE NEW HOMES YEARS 1-5				144						

⁴³ Potential degree of compliance with Council Planning Policy; 1=Low, 2=Medium, 3=High

⁴⁴ Subject to viability and development appraisal, pre-application advice, searches and consultation

Appendix 2: Medium to Long Term Delivery (years 6-10)

INDICATIVE DELIVERY PLAN	SITE	AREA	POTENTIAL ALIGNMENT WITH COUNCIL PLANNING POLICY ⁴⁵	POTENTIAL CAPACITY ⁴⁶	Y 1	Y 2	Y 3	Y 4	Y 5	Y6-10
Development	Broad Acres	Farncombe	3	1 x 3 bed house						139312
Development	Ockford Ridge, adj to 146	Godalming	3	1 x 3 bed house						139312
Development	Peakfield	Frensham	3	2 x 2 bed bungalows						245862
Development	Parkhouse Cottages	Churt	3	2 x 2 bed houses						245862
Development	Thurbans Road	Farnham	3	2						
Development	Green Lane/ Greenfield Road	Farnham	3	2						
Development	Hartsgrove	Chiddingfold	3	2						

⁴⁵ Potential degree of compliance with Council Planning Policy; 1=Low, 2=Medium, 3=High

⁴⁶ Subject to viability and development appraisal, pre-application advice, searches and consultation

Development	Chestnut Way	Bramley	3	3							
Development	Sunbrow	Haslemere	3	2							
Subject to results of housing needs survey, take forward exception site at Alfold if there is sufficient local housing need	Various	Alfold	1	8							£2,000
Subject to results of housing needs survey, take forward exception site at Tilford if there is sufficient local housing need	Various	Tilford	1	8							£1,000
TOTAL INDICATIVE NEW HOMES YEARS 6-10				37							

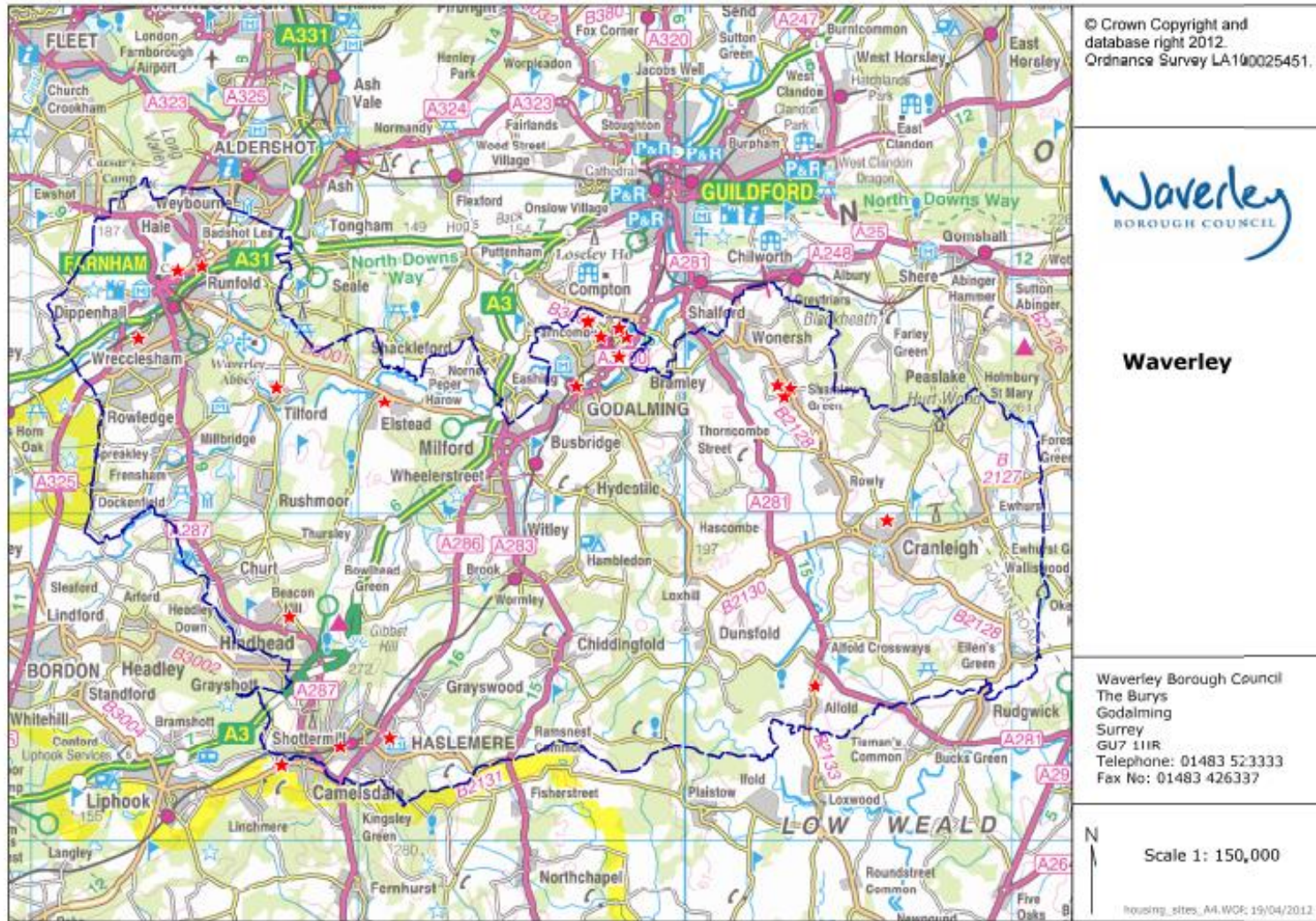


Figure 5: Location of Council owned sites identified in Delivery Plan