

WAVERLEY BOROUGH COUNCIL
HOUSING OVERVIEW & SCRUTINY COMMITTEE
23 SEPTEMBER 2019

Title:

**WAVERLEY HOUSING STRATEGY- 2018-2023
YEAR 1 ACHIEVEMENTS
HOUSING DELIVERY AND COMMUNITIES**

**[Portfolio Holder: Cllr Anne-Marie Rosoman]
[Wards Affected: All]**

Summary and purpose:

To report on achievements by the Housing Delivery and Communities Service against Year One actions in the Council's 2018-2023 Housing Strategy and provide a summary of affordable housing reports that will inform Year 2 actions.

How this report relates to the Council's Corporate Priorities:

This report relates to the Council's People/ Place/ Prosperity priorities through the provision of affordable housing for people in housing need and the social, economic and community benefits to wider society.

Equality and Diversity Implications:

There are no direct equality and diversity implications arising from this report.

Financial Implications:

Any additional costs are set out in the action plan.

Legal Implications:

There are no direct legal implications arising from this report.

Introduction

1. This report sets out achievements against Year One actions from the Housing Strategy, between April 2018 and March 2019.
2. The Council's Strategic Housing and Delivery services comprises:
 - Housing Strategy and Enabling
 - Housing Delivery (new build council housing)
 - Housing Needs
 - Private Sector Housing
3. The Housing Strategy sets out the Council's strategic housing objectives from 2018-2023. As national and local housing policies change, and the needs of the Borough

change over time, it is essential that the Strategy is reviewed every year. Progress against the objectives must be monitored and the objectives realigned to enable the Council to meet the housing need of local people.

Year One Headline Achievements



Local Lettings Plan for Dunsfold Park drafted

Downsizing Day held to support older people who wish to find suitable alternative accommodation and Homelessness Forum with Statutory and Voluntary Partners



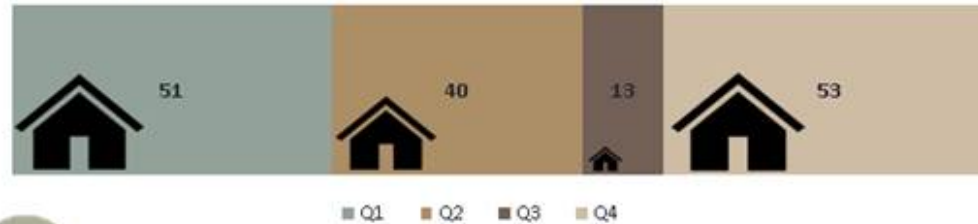
Homelessness Strategy Action Plan adopted ✓
Annual report produced for Affordable Housing Delivery Plan ✓
New home improvement plan successfully implemented ✓

Annual report produced for Affordable Housing Delivery Plan



112
Affordable Homes started on site

Completion of 157 Affordable Homes



Affordable Housing Supplementary Planning document drafted and ready for public consultation

40 Houses In Multiple Occupation Licences received

Start of Handy Person Service to keep older residents safe and secure in their homes

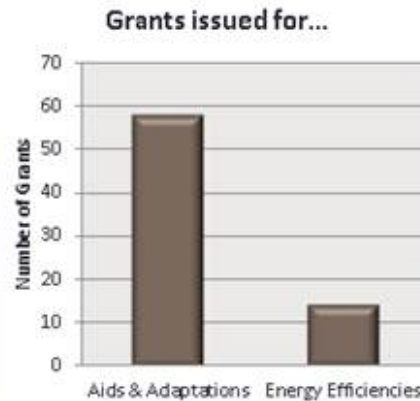


Completion of **45** new Council affordable homes, including 4 adapted units at Ockford Ridge

Rural Housing Needs Surveys carried out in Dunsfold, Elstead, Tilford and Wonersh



Introduction of new Handy person Service for Home Improvements



Waverley
Housing Strategy Achievements for 2018/19
264 Affordable Homes granted planning permission

Details of all actions and achievements can be found in the [Waverley Housing Strategy Year One Action Plan Achievements](#)

Year Two Actions

Objective H.c.1 in the Housing Strategy commits the Council to establishing three new models of development to bring forward additional affordable homes to meet local need. One of the proposed models is to create a Local Housing Company. A Company could cross subsidise affordable housing and/or directly develop temporary accommodation. It could provide for long-term investment through the development of housing for market rent to support council services in the future and potentially deliver a pipeline of rented homes which would add to the overall housing offer in the borough, where good quality, well managed market rented housing is in very short supply.

The Year 2 Actions also include a series four of profiling reports which have already been compiled. These interrelated reports provide more detail about local housing need and affordability. The principal findings are outlined below. The full reports are available on request.

Headlines from each report:

According to the [Affordability Report](#), the median property price in Waverley is £465,000.

The median earning is £37,076. Workers in a number of occupations such as primary school teachers (£27,474), builders (£23,707), nurses (£23,664) and firefighters (£22,459) earn significantly less. Many of these services are key to the wellbeing of our local communities and economies.

These groups will need to consider affordable housing to rent or buy to resolve their housing need and will benefit from the development of new affordable homes.

63% of local employers in the [Survey of Employers](#) felt the lack of housing people can afford in the local area had the greatest impact on the local economy. 77% of respondents believed if more housing was built, this would have a positive impact. 70% of respondents strongly agreed that the cost of buying a home that people can afford in Waverley is a problem. 67% of respondents felt the lack of housing people can afford had a great impact on their ability to recruit and retain staff.

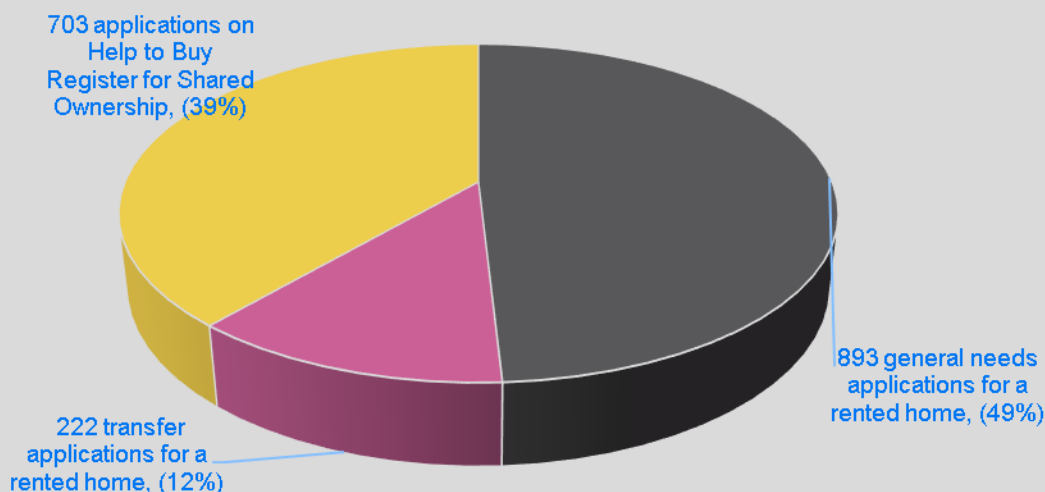
On 1 March 2019 the [Council's Housing Needs Register](#) held 893 applicants for general needs housing and an additional 222 households for a transfer application. Most general needs applicants were aged between 31-50 and in need of a one bed property and most transfer applicants needed a two bedroom property. Over 80% of general needs housing applicants were registered in Band C, which contains those with the least urgent need. The average waiting time in Band C is nearly 3 years.

The [Help to Buy Register](#) holds 703 applications for affordable home ownership from eligible households with a residence or work connection to Waverley. 68% of all applicants (480 households) live in Waverley. 22% of the applicants registered (156 households) both live and work in the borough. A further 28% live in Waverley but work elsewhere (200 households). 44% are renting privately and 41% are living with family and friends. Waverley's Help to Buy applicants have an average household income of £34,906. 59% have savings of less than £10,000

This is an under-representation of need as does not include households without a connection to Waverley who under Homes England policy would still be eligible to apply for an affordable home ownership product in the borough.

Housing Need in the borough is broken down in the following chart (1 March 2019).

Waverley Households Registered for an affordable home



4.

Recommendation

The Housing Overview and Scrutiny Committee are asked to note the achievements against Year One of the Housing Strategy and initial findings from the four profiling reports, which will inform any realignment of the Strategy during year 2 (2019-20)

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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