

WAVERLEY BOROUGH COUNCIL

HOUSING OVERVIEW AND SCRUTINY COMMITTEE

28 SEPTEMBER 2020

Title:

Housing Strategy 2019-20 Update

Portfolio Holder: Cllr Anne-Marie Rosoman, Portfolio Holder for Housing, Community Safety & Emergency Planning

Head of Service: Andrew Smith, Head of Housing Delivery and Communities

Key decision: No

Access: Public

1. Purpose and summary

1.1 The purpose of this report is to update the Committee on progress made on enabling new affordable homes in 2019-20.

2. Recommendation

2.1 The Housing Overview & Scrutiny Committee is asked to note the contents of this report and agree any comments it wishes to pass to the Executive.

3. Reason for the recommendation

3.1 Information and update.

4. Background

4.1 The report sets out affordable housing achievements between April 2019 and March 2020.

4.2 An analysis of the 150 new affordable homes which have been completed are broken down by affordable housing partner and geographic area.

4.3 In August 2020 the Ministry of Housing, Communities and Local Government published a White Paper (*Planning for the future*) which proposes a new tariff style Infrastructure Levy system. If implemented, the new system would replace existing Section 106 affordable housing requirements. It is not yet clear how such arrangements would ensure the future delivery of genuinely affordable homes for rent on new development sites.

4.4 A second consultation in August 2020 (*Changes to the current planning system*) proposes securing 'First Homes' for sale through developer contributions, at the same time raising thresholds so that developments of up to either 40 or 50 dwellings would not be

required to deliver any affordable homes.

4.5 The Council will have the opportunity to respond formally to both statutory consultations before changes are implemented.

5. Relationship to the Corporate Strategy and Service Plan

5.1 This report supports the Council's vision to promote and sustain housing to buy and to rent, for those on all income levels. The provision of affordable housing provides secure, safe and affordable homes for people to thrive and supports the economy. A new housing strategy is planned for 2021 to go alongside the new Corporate Plan.

6. Implications of decision

6.1 Resource (Finance, procurement, staffing, IT)

The strategy and updates have been carried out by existing staff in the Housing Strategy and Enabling team without incurring any extra costs. Additional costs are set out in the SMART action plan which accompanies the 2018-23 Housing Strategy.

6.2 Risk management

The Housing Strategy sets out our priorities for action and reduces the risk of new developments providing insufficient or the wrong type of affordable housing.

6.3 Legal

There are no legal implications arising out of this report in addition to the normal activities undertaken by the Council's Legal Services team in relation to securing Section 106 Agreements.

6.4 Equality, diversity and inclusion

Affordable housing actively promotes equality by offering security and opportunity to households in housing need, who often experience inequalities associated with living on a low income. Women, people with disabilities and BME groups are more likely than other groups to access social housing. The development of new affordable housing therefore benefits these groups.

6.5 Climate emergency declaration

New affordable homes will be required to make a positive contribution to the environment and this will be considered as part of the planning and construction process.

7. Consultation and engagement

7.1 The priorities for the housing strategy were consulted on during the development of the document. Yearly updates have since been provided to Councillors and our partners.

8. Other options considered

NA

9. Governance journey

9.1 The last update was provided to the Overview and Scrutiny committee in September 2019.

Annexes:

Background Papers

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

CONTACT OFFICER:

Name: Alice Lean

Position: Housing Strategy & Enabling Manager

Telephone: 01483 523252

Email: alice.lean@waverley.gov.uk

Name: Andrew Smith

Position: Head of Housing Delivery and Communities

Telephone: 01483 523096

Email: andrew.smith@waverley.gov.uk