



Housing Strategy Update

**Year Three
Achievements**

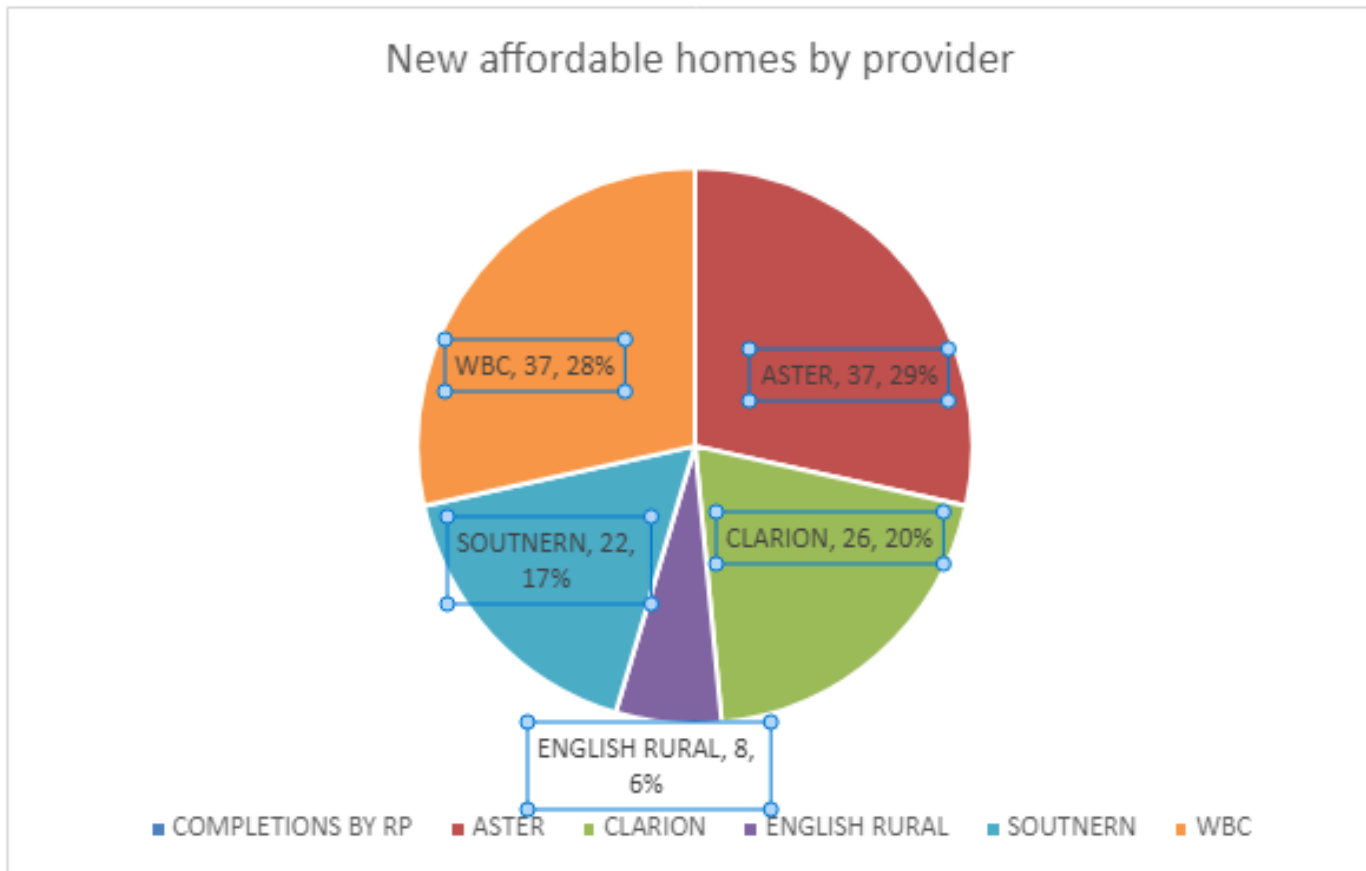
**01.04.20-
31.03.21**

Who delivered new affordable homes this year?

All 130 new homes completed in 2020-21 were provided by 5 organisations across 9 development sites (scheme photos overleaf)

1. The Council Ockford Ridge, Godalming
2. Aster Crondall Lane, Farnham/ Little Acres, Farnham
3. Clarion Elmbridge Road, Cranleigh/ Cranleigh Grange, Cranleigh/ Horsham Road Phase 1, Cranleigh/ Weyburn Works, Elstead
4. English Rural Springfield, Dunsfold
5. Southern Housing Horsham Road Phase 2, Cranleigh

The pie chart below shows number of homes and percentage of all homes pa by provider.



PHOTOS OF COMPLETED SCHEMES 2020-21

**Waverley
Borough
Council**



Photo 1: Ockford Ridge, Godalming

Aster



Photo 2; Crondall Lane, Farnham



Photo 3: Little Acres, Farnham



Photo 4: Cranleigh Grange (Hewitts), Cranleigh



Photo 5: Elmbridge Road, Cranleigh



Photo 6: Weyburn Works, Elstead



Photo 7: Horsham Road Phase 1, Cranleigh

**English
Rural
Housing
Association**














Photo 8: Springfield, Dunsfold

**Southern
Housing**



Photo 9: Horsham Road Phase 2 (2 x 3 bed houses for social rents with commuted sums), Cranleigh

2020-21 Highlights of achievements from the Housing Strategy Action Plan


 <p>Completion of 130 new affordable homes, including 37 new Council homes¹</p>	<p>70 grants for major adaptations and 20 grants for home energy/safety works completed</p> 	<p>Successful application for MHCLG Next Steps Accommodation Programme grant funding (£97k) to deliver two one bed modular homes to Passivhaus standard</p>	 <p>Affordable Housing Supplementary Planning Document adopted</p>	<p>Allocating £15k of Community Led Housing money, to support to 2 emerging Community Land Trusts to develop local needs housing</p> 
<p>All new licensable HMOs² have been inspected and licensed.</p> 	<p>Using Better Care Fund over £80k spent on energy efficiency works and removal of housing hazards</p>	<p>Building work starts on 96 new affordable homes</p> 	<p>Occupation of 2 x social rented units, enabled by £150K top up funding from commuted sums</p> 	<p>23 out of 33 households accommodated under the 'Everyone In' programme were provided with longer term housing solutions to prevent a return to rough sleeping/ sofa-surfing</p>
<p>3 new Council home being built on s.106 site in Witley</p> 	<p>£267k from commuted sums pot and planning permission secured on site to support 2 x self-contained units of safe accommodation for rough sleepers and those under threat or rough sleeping</p> 	 <p>560³ clients assisted by Handyperson Scheme</p>	<p>Home Improvement Grant spend of £400k⁴</p> 	<p>Planning permission for 29 new affordable homes, including Council homes in Chiddingfold and Farncombe</p>

¹ 37 new Council Homes at Ockford Ridge Site A

² identified by 1/4/20

³ Approx

⁴ - an increase of £70k from the average annual spend before new Home Improvement Policy introduced

Analysis of 2020-21 completions⁵	2020-21 130 homes	
Type of home General needs new build	TOTAL 130	% 100%
Tenure Social rent / affordable rent Shared ownership/ shared equity	SMHA/ rec mix 70% 30%	Mix Delivered 40% affordable rent 28% social rent 30% shared ownership 2% other
Property size One-beds Two-beds Three-beds Four-beds	SMHA rec mix 40% 30% 25% 5%	Mix Delivered 26% 39% 29% 6%
<p>SPOTLIGHT ON: NEW WBC AFFORDABLE HOMES ON SITE A AT OCKFORD RIDGE; WHITEBEAM WAY http://waverley.gov.uk/ORSiteATimelapse Number of homes 37 Architect – Sprunt Architects Contractor Thakeham Client Limited Green initiatives – Tree planting in rear gardens, provision of swift and bat boxes;fabric first approach, whole house automatic mechanical ventilation with heat recovery fitted which supplies fresh filtered air to the habitable rooms and extracts stale polluted air from the ‘wet’ rooms. Single communal Electric Vehicle Charging Point (EVCP) in unallocated parking bays and installed in plots with in-curtilage parking Build Cost - £7.0m Completion –October 2020</p>		

⁵ Percentages are rounded