

AFFORDABLE HOUSING POSITION STATEMENT ACTION PLAN FEBRUARY 2016 – Last Update July 2018

	Initiative	Lead	Target Date	Action	Progress
1.	<p>To invest the Council's capital ring fenced for affordable housing in social and affordable rented and shared ownership homes, and to contribute towards innovative solutions to provide new affordable homes.</p> <p>That consideration be given to whether developer contributions for affordable housing can be directed to local community housing trusts and associations rather than the wider range of organisations as at present.*</p>	Alison Wilks	From April 2016	<p>Investment decisions will be on a scheme by scheme basis in consultation with the Executive Member for Community Engagement and Resident Services. Investments will be recorded on the Affordable Housing Programme against each scheme.</p>	<p>August 2016 - There has been an approach from a small housing charity that is interested in acquiring an additional property. Confirmation has been given that the Council could provide a capital allocation subject to a capital funding agreement and arrangement for nominations. July 2017 - The charity has not pursued the option because they do not wish to grant the Council nomination rights in return for the grant.</p> <p>Investment in 2016/17 was made with the Grange at Bookham for four units of supported housing to provide move on for the main site and with Transform Housing to provide a shared house for single people under 35 who will be affected by the Single Room Rate for Housing</p>

					<p>Benefit purposes.</p> <p>Funding in 2017/18 was allocated to Mount Green.</p> <p>July 2018 a rural charity is looking to develop a rural exception site that may need funding support.</p> <p>Funding in 2018/19 has so far been allocated to Mount Green</p>
2.	Develop an Affordable Housing Strategy when the government publishes the new national definition for affordable housing.	Alison Wilks	December 2016	The timing of the development of the strategy will be dependent on the government's announcement on the new definition for affordable housing.	The Housing and Planning Act 2016, was given Royal Assent in May 2016. The Department of Local Government and Communities has consulted on the definition. The new definition should be published in the new National Planning Policy Framework in July 2018
3.	As part of the Local Plan process review: the percentage of affordable housing to be required on section 106 sites and how it is calculated; and	Jack Straw	The target adoption date for the new Local Plan is Autumn 2018	Policy CS4 of the Mole Valley Core Strategy establishes the proportion of affordable housing that MVDC will require as part of residential development schemes. It will be	The production of a new Local Plan is underway with adoption planned for 2019/20.

	<p>the size of affordable homes to be developed.</p> <p>The Panel recommends that the Local Plan Working Group looks proactively at increasing the proportion of affordable housing provided within a development and also the bedroom size of the properties provided.*</p>			<p>reviewed as part of the preparation of the new Mole Valley Local Plan. This will include viability appraisals to assess what proportion of new housing schemes can be required to be affordable in the future taking into account revisions to the definition of affordable housing that will include Starter Homes and other charges such as the Community Infrastructure Levy.</p> <p>Consideration will be given to the scope for interim measures that take account of changes to the Government's definition of affordable housing.</p>	
4.	<p>That Ward Members continue to be informed of new major planning applications in their area once submitted via the weekly list of planning applications.*</p>	<p>Gary Rhoades-Brown</p>	<p>Arrangement in place</p>		<p>This arrangement is in place and occurs weekly.</p>

5.	That the Executive undertakes further work to assess the viability of the Council building, managing and maintaining affordable housing, particularly in light of the Transform Leatherhead and other opportunities*	Nick Gray	February 2016 to April 2017	<p>The multi-disciplinary officer Asset Board will progress this piece of work. A range of potential vehicles suitable for the Council will be risk assessed.</p> <p>The Board will consider other Council owned and public sector owned sites. This will include work with SSC. The Department of Communities and Local Government public land list will be reviewed. There are currently no public sector sites for disposal in Mole Valley on the Homes and Communities Agency's current disposals list.</p> <p>The Board will also consider land acquisitions on behalf of Registered Providers and other joint initiatives that may include the development of new affordable homes and low level long term revenue streams for the Council.</p>	<p>Several Registered Providers have stated that they would be interested to work with the Council as a development partner for Transform Leatherhead.</p> <p>A joint event was held with Elmbridge Borough Council on local authorities building multi-tenure developments through a range of vehicles. Officers and members have also attended training courses and conferences.</p> <p>In June 2017 the Housing and Finance Institute assessed the Council's potential housing delivery capability using their Housing Business Ready model and made a number of recommendations that are summarised in the report to the former Executive on 27 March on Alternative Methods of Delivering Affordable Housing. The report recommended that:</p>
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					<ul style="list-style-type: none">• all Council assets considered for redevelopment are assessed for the inclusion of affordable homes• the development of the new Local Plan gives regard to measures to maximise the delivery of affordable housing• officers explore the feasibility of establishing a subsidiary of MOVA for the purposes of a housing company• over the next 6 months, officers explore further opportunities with all appropriate, and interested, development partners with a view to establishing joint ventures for the development of affordable housing .
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6.	That sites within the built up area continue to be carefully reviewed as part of the Local Plan making process and sites that come forward for consideration from developers in the meantime are assessed in terms of opportunities for Affordable housing is pursued where appropriate.*	Jack Straw Gary Rhoades Brown.	There will be a call for brownfield sites for inclusion as housing sites in the Local Plan in Sumer 2016 Opportunities to maximise the delivery of affordable housing will be assessed as part of the consideration of planning applications as they come forward	The suitability of sites in the built-up areas that land owners and developers suggest should be allocated for housing development will be considered as part of the preparation of the new Local Plan; their assessment will include their potential to contribute to the provision of affordable housing in terms of tenure, type and size	The production of a new Local Plan is underway with adoption planned for 2019/20.
7.	Evaluate the corporate implications of introducing Article 4 Directions to remove permitted development rights to convert office floor space to residential use, which would then enable the application of the affordable housing policy.	Jack Straw	June 2016	Survey office buildings to identify those at risk of residential conversion; engage with neighbouring Councils who have introduced Article 4 Directions to identify issues; consider risks.	Concluded that Article 4 Directions could not be imposed for the sole purpose of securing affordable housing.

8.	Promote the development of new affordable homes to Parish Councils and Resident Associations.	Alison Wilks	April 2016	Presentations given to the Parish Councils and Resident Associations meetings on 27 January 2016. Feedback awaited and will be followed up.	Potential developments at Leigh, Headley and Brockham remain under consideration.
9.	Encourage Circle Housing and Mount Green Housing Association to carry out further reviews of their assets to identify land that they own that could be potentially developed such as unused amenity land and garage sites.	Alison Wilks	April 2016	Meet with Circle Housing Mole Valley and Mount Green Housing Association and follow up.	Meetings have been held with Circle and Mount Green. Circle wishes to pursue the redevelopment of its estate at Kingston House Gardens Leatherhead and Mount Green is considering the potential of underused amenity land and garages at the estates it recently acquired from other Registered Providers in Mole Valley.
10.	Progress the Council owned site at The Foundry, Dorking for the development of affordable housing.	Andrew Ward	March 2016	Different options for the site are under evaluation	The Council has reviewed this site and it is not considered workable to provide affordable housing
11.	Mole Valley has an aging population and Surrey County Council (SCC) has identified that at least two to three Extra Care Sheltered Housing	Jack Straw	Identify potential opportunities in draft Local Plan by Summer	Discussions have been held with Surrey County Council (SCC) working on the 'Accommodation with Care and Support Project' to identify	The production of a new Local Plan underway with adoption planned for 2019/20. SCC and CCGs are being

	schemes need to be developed in the area, which will also enable long term savings in Adult Social Care costs. This requirement will be further developed for the new Local Plan.		2017	issues and requirements. Further analysis will be undertaken in consultation with SCC and the Clinical Commissioning Groups.	consulted, including on the provision of accommodation for older people.
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* Recommendation from Affordable Housing Scrutiny Panel