

## Appendix 4.1 Affordable Housing

# Memo

<b>To:</b>	Cranleigh Neighbourhood Plan Steering Group		
<b>From:</b>	Esther Lyons	Senior Housing Strategy Officer	
<b>Date:</b>	15.12.2015		

<b>Re:</b>	<b>Affordable housing – Cranleigh Neighbourhood Plan Group</b>
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### Housing Register & Help to Buy Register

As at 15 January 2016, there were 130 households living in Cranleigh on the Housing Register. The Housing Register is the waiting list for rented affordable housing in Waverley.

	1-bed	2-bed	3-bed+	TOTAL
<b>All households on the Housing Register</b>	949	423	155	1528
<b>Households currently living in Cranleigh</b>	81	35	14	130

[Housing Register as at 15.01.2016]

There were 31 households with a connection to Cranleigh on the Help to Buy Register for shared ownership housing, of which:

- 7 both lived and worked in Cranleigh
- 12 lived in Cranleigh and worked elsewhere
- 12 worked in Cranleigh and lived elsewhere.

The Housing Register and Help to Buy Register provide a snapshot of housing need at a point in time. They can be viewed as one indicator of housing need but we should be mindful that these lists only contain details of households who are aware of the application process and have made the effort to apply. There are likely to be many more households in housing need who are not aware of the routes into affordable housing.

Applications for shared ownership are likely to increase following recent government announcements to incentivise homeownership, expanding shared ownership and introducing 'starter homes'.

### Existing affordable housing in the Parish

There are 663 affordable homes in Cranleigh, owned and managed by Waverley Borough Council and seven housing associations (Advance, Affinity Sutton, First Wessex, London & Quadrant, Stonewater, Thames Valley Housing, Whitmore Vale).

79 of these affordable homes were built on the Wyphurst Road estate in 2006 as an exception to planning policy by Affinity Sutton Housing Association for households with a local connection to Cranleigh. Addresses are Roberts Way, Hilliards View and Nuttall Gardens. Whilst local connection prioritisation criteria are applied to re-lets and re-sales of these properties, recent experience has shown a low demand from Cranleigh households for some properties, meaning that they are eventually allocated to households without a local connection to the Parish.

### Housing Needs Surveys

A local housing needs survey of the Parish can provide a clearer picture of housing need, although like the Housing Register and Help to Buy Register data, a survey is only able to provide a snapshot of need at a point in time.

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For more information about housing needs surveys, see the [Progress report on rural affordable housing 2015](#).

The Surrey Rural Housing Enabler can be commissioned to carry out a survey if the group wishes to gather this evidence. Please contact, Surrey Community Action on 01483 447141 to enquire about availability.

### **Strategic Housing Market Assessment**

The [West Surrey SHMA 2015 Waverley sub-area addendum](#) provides an overview of housing need in Waverley's four main settlements. The Strategic Housing Market Assessment uses population projections and other data sources to model future needs and trends, providing robust evidence, which will inform Waverley's new Local Plan.

See also: [PAS Neighbourhood Planning Advice Note: Housing Needs Assessment for Neighbourhood Plans](#)

