Affordable Housing
Ashtead - Leatherhead Area Forum
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Affordable Housing

• Why do we need a Housing Strategy?
• Why an East Surrey Housing Strategy?
• East Surrey & housing need
• Strategy direction and priorities
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Why do we need a Housing Strategy?

• Local Government Act 2003

• It provides a picture of the housing market and assesses the levels of housing need and demand

• It sets out the housing priorities for the area and explains how these will be achieved over the next four years
Why an East Surrey Housing Strategy?

• 2007 East Surrey Strategic Housing Market Assessment identified a housing market across the East Surrey area

• Indicated similar levels of need and affordability

• Encouraged by Government to work on a sub-regional basis

• We generally consult the same organisations
Why an East Surrey Housing Strategy?

• Strong partnership
  – East Surrey Strategic Housing Market Assessment
  – East Surrey Gypsy and Traveller Accommodation Assessment
  – East Surrey home energy efficiency funding
  – East Surrey Home Choice
  – Surrey Local Area Agreement target to develop new affordable homes
Why an East Surrey Housing Strategy?

• The East Surrey Housing Strategy sets the direction and priorities for the sub-region

• It reflects the uniqueness of each district and commits us to specific actions – Leatherhead Night Hostel
East Surrey and housing need

• Situated in one of the UK’s most affluent counties. Average gross annual pay for East Surrey in 2008 was £39,000 & lower income household average £22,000

• An expensive place to live. The average house price at March 2009 was £290,479. (despite the downturn -19% higher than the South East average)
East Surrey and housing need

- **Affordability.** Income of £35,000 to buy 1 bed flat & £61,000 to buy 2 bed terrace

- **A high demand area.** The total number of house-holds is expected to rise by 19.2% from 2004 -2026.
East Surrey and housing need

- **Getting Older.** Forecast to have the greatest growth of those over 80. 50% more people in this age group in 2026 than in 2004.

- **Predominately private sector housing.** Only 11.6% of the housing stock is owned by councils and housing associations. Stock in good repair.
East Surrey and housing need

• All authorities have high numbers on their housing registers

• All authorities have a high number of concealed households identified in housing needs surveys

• Level of affordable housing and private development cannot meet the need
Strategy direction and priorities

• Creating housing opportunities
• Improving housing standards
• Improving housing and support for vulnerable people
Creating housing opportunities

• We want to:
  • Increase the supply of affordable homes (Mole Valley 50-100 per year)
  • Balanced and sustainable communities
  • Continue to reduce homelessness
Improving housing standards

• We want to:
  • Reduce overcrowding and under occupation
  • Reduce empty homes
  • Improve housing conditions
  • Improve energy efficiency
Improving housing & support for vulnerable people

• We want to:
  • Maintain and encourage independence
  • Develop new services – shared ownership for people with disabilities
  • Review existing services – older people – Ashtead - Leatherhead schemes
Recent achievements

• **63 affordable homes enabled 2007/08 & 56 in 2008/09** – Mole Valley Place, Howard Close & Dene Road, Ashtead. Parsons Mead, Ashtead pending.

• Survey on older persons’ housing needs and review of Mole Valley Housing Association's stock
Recent achievements

- 130 households assisted to find private rented accommodation
- Secured government grant to refurbish the Leatherhead Night Hostel
Consultation

- Stakeholder consultation event – Denbies
- Tenant and residents’ meetings
- Articles in local press and Council magazines
- Web-based consultation
- Consultation with Members
East Surrey Housing Strategy

Your views?

If you would like to make further comments on any aspect of the Strategy please contact Alison Wilks on 01306 870645 or email alison.wilks@molevalley.gov.uk