

# Motion: Affordable Housing

**Proposer:** Councillor McKenna

**Seconder:** Councillor Essex

## For the Council to resolve:

### To note that:

Housing affordability has got worse since the Borough's corporate plan committed to secure the delivery of homes that can be afforded by local people and which provide a wider choice of tenure, type and size (page 13, Corporate Plan, 2020-2025):

- i. The average house price is now 14.4 times gross annual workplace-based income (Reigate and Banstead Housing Monitor, 2023). This has increased from a ratio of 10 times higher in our Corporate Plan.
- ii. Average private rents in Reigate and Banstead have risen from just over £150/week in 2021 to close to £300/week in 2023 (A Housing, Homes and Accommodation Strategy for Surrey, 2023 - [https://www.surreysays.co.uk/deputy-ceo/housing-strategy-survey/supporting\\_documents/A%20Housing%20Strategy%20for%20Surrey.pdf](https://www.surreysays.co.uk/deputy-ceo/housing-strategy-survey/supporting_documents/A%20Housing%20Strategy%20for%20Surrey.pdf), page 31).
- iii. There are now over 1275 households on the housing register (Annual Report 2022/23), an increase of at least 400 since the council published its five-year plan (2020).
- iv. Over the last quarter (Q1 2023/24) the council was housing 47 households in temporary emergency accommodation. This is a significant increase from the average of 17 households in B&B accommodation in 2018/19 (reference Reigate and Banstead Corporate Plan, 2020-2025).
- v. Whilst we have met the affordable housing target in the local plan, the percentage of affordable homes actually delivered in the period 2011-2021 was 14% in Reigate and Banstead (A Housing, Homes and Accommodation Strategy for Surrey, 2023 - [https://www.surreysays.co.uk/deputy-ceo/housing-strategy-survey/supporting\\_documents/A%20Housing%20Strategy%20for%20Surrey.pdf](https://www.surreysays.co.uk/deputy-ceo/housing-strategy-survey/supporting_documents/A%20Housing%20Strategy%20for%20Surrey.pdf), page 34).
- vi. Government Permitted Development Rights (PDR) rules means that 373 homes provided in schemes of 11+ homes in the last 3 years (April 2020 – March 2023) had no affordable homes. This represents an under provision of 112 less than would have been provided if these homes had been provided in accordance with the 30% affordable housing requirement in the Local Plan.
- vii. It is also as government exempts developments of 10 homes or less from providing affordable homes.

**To further note that:**

- viii.** The Council has updated its Affordable Housing Supplementary Planning Document (clause 5.25) so it now states that, "To meet the latest assessment of affordable housing needs in the borough, all rented accommodation should be provided as social rented accommodation. Where robust justification is provided, the Council may accept a proportion as affordable rent." But that this does not apply to schemes for less than 11 homes (including from residential social landlords).
- ix.** To address this shortfall in the amount of affordable housing needed locally the Council has already agreed to spend up to £30 million on affordable homes, alongside the Borough Council's Corporate Plan (2020-2025). This is reflected in the Council's budgets in the last few years.
- x.** None of this £30 million that the Council proposed to invest in affordable homes with has so far been committed or spent, with no business cases brought forward setting out plans for new housing schemes and how they will be funded.

**To resolve to:**

- Publish a plan within the next 4 months setting out how the Council plans to deliver and fund the £30m allocated for additional social housing locally, including to increase the number of homes delivered at a social rent.