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EPSOM RAILWAY STATION

AFFORDABLE HOUSING STATEMENT

prepared for: Solum Regeneration

26.10.2009



## 1.0 INTRODUCTION

- 1.1 This Statement provides details relating to the provision of affordable housing in connection with a planning application for the proposed redevelopment of Epsom Railway Station. In greater detail, this planning application seeks:

***“Provision of mixed use development, comprising new railway station ticket hall facility, 124 residential apartments, 64 bed hotel and ancillary A1 and A3 retail uses, together with 67 car parking spaces, highway and public realm improvements and servicing arrangements”***

This contents of this Statement are as follows:

- 2.0 Affordable Housing Need
- 3.0 Housing Numbers
- 4.0 Dwelling Mix
- 5.0 Types of Affordability
- 6.0 Planning Obligations

## 2.0 AFFORDABLE HOUSING NEED

- 2.1 Epsom and Ewell Borough Council includes a key priority within its Community Strategy for the provision of affordable housing. In turn, the Core Strategy includes in Policy CS9, a requirement of 35% affordable housing provision (on sites of over 15 units) in order to supply the current deficit exhibited in the Borough.
- 2.2 The Council’s Housing Needs Survey (update 2006) indicates that there is a total annual requirement of 559 affordable units within the Borough. Once re-lets and sales of the existing affordable stock have been considered, there remains a total affordable housing shortfall of 470 units. This amounts to a total shortfall of 7,050 units over the lifespan of the Core Strategy until 2019.
- 2.3 Completion rates of affordable housing between 2004 and 2006 were approximately 60 units per annum and it is recognised that the *“current level of annual need is nearly 8 times the number of units recently provided from new delivery and conversions resulting in growing levels of unmet need each year”*. (Housing Needs Survey Update – 2006, para 6.84)
- 2.4 The Council recognise that given past building rates, providing an additional 470 units per annum is not sustainable. In addition to this, the South East Plan allocates a total provision of 3,620 units until 2026 (181 per annum), which is clearly below the anticipated shortfall in affordable housing.
- 2.5 Assuming the figure promoted through the South East Plan of 181 units per annum, and taking into account the Council’s requirement of 35% affordable housing provision (under Policy CS9 of the Core Strategy), this results in a requirement for 63 units per annum.

- 2.6 It is therefore clear that there is a substantial need and unmet demand for the provision of affordable housing within the Borough. It is recognised that the overall target of 559 affordable units per annum is in effect impossible to achieve given the level of housebuilding activity and available sites within the Borough, and that reduced figure of 63 is a more realistic level to attain for. This reduced requirement does not of course, eliminate the strong need case for affordable housing within the Borough and as such, the proposed development will assist greatly in providing this and fulfilling almost one year's worth of the Council's affordable housing requirement.

### 3.0 HOUSING NUMBERS

- 3.1 The proposed development seeks the provision of a total of 124 units, 54 of these will be affordable, which represents a 44% provision.

### 4.0 DWELLING MIX

- 4.1 The table below sets out the proposed dwelling mix in the development:

	1 bed	2 bed	3 bed	TOTAL
Shared Ownership	8	12	1	<b>21</b>
Social Rented	9	21	3	<b>33</b>
<i>Affordable Sub-total</i>	<i>17</i>	<i>33</i>	<i>4</i>	<i><b>54</b></i>
Private	37	33	0	<b>70</b>
<b>TOTAL</b>	<b>54</b>	<b>66</b>	<b>4</b>	<b>124</b>

### 5.0

- 5.1 The proposed affordable housing includes shared ownership (39%) and social rented (61%) accommodation, which is provided to specified eligible households whose needs are not met by the market.
- 5.2 The social rented housing will be owned by a registered social landlord, for which guideline rents are determined through the national regime.
- 5.3 The shared ownership housing will be accommodation at prices and rents above those of social rent, but below market price or rents. This will include shared equity products for sale and intermediate rent. All shared ownership housing will meet criteria for affordable housing in the Government's Affordable Housing Policy Statement (November 2006).

### 6.0 PLANNING OBLIGATIONS

- 6.1 Suggested Heads of Terms for a s.106 agreement have been submitted to accompany this application. It is anticipated that any planning obligations relating to the provision of affordable housing will conform with Circular 05/2005 (Planning Obligations).