

Appendices to the Affordable Housing Proof of Evidence of James Stacey BA (Hons) DipTP MRTPI

Bugle Nurseries, 171 Upper Halliford Road, Shepperton

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Outline application with approval sought for scale, access and siting, with details of appearance and landscaping reserved, for the demolition of existing buildings and structures, removal of waste transfer facility and the redevelopment of the site for up to 80 residential units and the provision of open space and a play area, plus associated works for landscaping, parking areas, pedestrian, cycle and vehicular routes

Bugle Nurseries, 171 Upper Halliford Road, Shepperton

Angle Property (RLP Shepperton) LLP

October 2023

PINS REF: APP/Z3635/W/23/3325635

LPA REF: 22/01615/OUT

OUR REF: M23/1004-02.RPT

TETLOW KING PLANNING
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Appendices

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2023](#)
- Appendix JS 2 [Relevant Extracts from the Planning
Practice Guidance](#)
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Delivery in Spelthorne](#)

Appendix JS 1

Freedom of Information Correspondence dated 24 October 2023



Nathan Price

From: The FOI Team <FOI@spelthorne.gov.uk>
Sent: 23 October 2023 20:34
To: Nathan Price
Subject: FOI-548284160 - Response
Attachments: FOI-548284160.xlsx

Reference: FOI-548284160
Date of request: 18/09/2023
Title of request: Housing Data
Information request:

I hope this email finds you well. I write to you to make a request under the Freedom of Information Act 2000 in respect of housing matters in the Halliford and Sunbury West Ward, as well as Spelthorne Borough Council.

Please see below the FOI request. Please let me know if you have any queries or require any clarification; I look forward to hearing from you within the relevant timescales.

Confirmation of receipt would be greatly appreciated.

Freedom of Information Request Below

Questions 1 to 9 of this request relate to data held by the Housing Department.

Questions 10 to 13 of this request relate to data held by the Planning Department.

Housing Register

1. The total number of households on the Council's Housing Register at 31 March 2023.
2. The average waiting times at 31 March 2023 for the following types of affordable property across the Authority:
 - a. 1-bed affordable dwelling;
 - b. 2-bed affordable dwelling;
 - c. 3-bed affordable dwelling; and

d. A 4+ bed affordable dwelling.

3. The average waiting times at 31 March 2022 for the following types of affordable property across the Authority:

- a. 1-bed affordable dwelling;
- b. 2-bed affordable dwelling;
- c. 3-bed affordable dwelling; and
- d. A 4+ bed affordable dwelling.

4. The total number of households on the Council's Housing Register at 31 March 2023 specifying the following locations as their preferred choice of location:

Location	Household Preferences (31 March 2023)
Halliford and Sunbury West Ward	

5. The number of properties advertised, and the average number of bids per property over the 2022/23 monitoring period for the following types of affordable property in the locations listed below:

Type of affordable property	Halliford and Sunbury West Ward	
	Number of properties advertised	Average Bids per Property
1-bed affordable dwelling		
2-bed affordable dwelling		
3-bed affordable dwelling		
4+ bed affordable dwelling		

6. Any changes the Council has made to its Housing Register Allocations Policy since 2011 including:

- The date they occurred;
- What they entailed; and
- Copies of the respective documents

Social Housing Stock

7. The total number of social housing dwelling stock at 31 March 2023 in the following locations:

Location	Total Social Housing Stock (31 March 2023)
Halliford and Sunbury West Ward	

Social Housing Lettings

8. The number of social housing lettings in the period between 1 April 2021 and 31 March 2022; and between 1 April 2022 and 31 March 2023 in the following locations:

Location	Social Housing Lettings	
	1 April 2021 to 31 March 2022	1 April 2022 to 31 March 2023
Halliford and Sunbury West Ward		

Temporary Accommodation

9. The number of households on the Housing Register housed in temporary accommodation within and outside the Spelthorne Borough Council region on the following dates:

Households in Temporary Accommodation	31 March 2022	31 March 2023
Households Housed within Spelthorne Borough Council		
Households Housed outside Spelthorne Borough Council		
Total Households		

Housing Completions

10. The number of NET housing completions in the Spelthorne Borough Council region broken down on a per annum basis for the period between 2000/01 and 2022/23.
11. The number of NET affordable housing completions in the Spelthorne Borough Council region broken down on a per annum basis for the period between 2000/01 and 2022/23.
12. The number of NET housing completions in Halliford and Sunbury West Ward broken down on a per annum basis for the period between 2000/01 and 2022/23.
13. The number of NET affordable housing completions in Halliford and Sunbury West Ward broken down on a per annum basis for the period between 2000/01 and 2022/23.

Glossary of Terms

Housing Register	The housing register is a waiting list of households in a given authority area who are eligible and in need of an affordable home.
Affordable Property	Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions: <ul style="list-style-type: none"> a. Affordable housing for rent b. Starter Homes c. Discounted market sales housing; and d. Other affordable routes to home ownership.^[1]
Housing Completion	A dwelling is counted as completed when construction has ceased, and it becomes ready for occupation. This includes new build dwellings, conversions, changes of use and redevelopments. Housing completions should be provided as net figures.
Net	Net refers to total (gross) figures minus any deductions (for example, through demolitions).
Monitoring Period	From 1 April in any given calendar year through until 31 March in the following calendar year.
Prevention Duty	The prevention duty applies when a local authority is satisfied that an applicant is threatened with homelessness and eligible for assistance.
Relief Duty	The relief duty applies when a local authority is satisfied that an applicant is homeless and eligible for assistance.
Parish	The smallest unit of local government.
Ward	A division of a city or town, for representative, electoral, or administrative purposes.

[1] As defined by Annex 2 of the National Planning Policy Framework (2021) which can be viewed [here](#).

I look forward to hearing from you. If there are any issues with providing any of the data then please get in touch.

Dear Nathan Price,

I can confirm that Spelthorne Borough Council holds some the requested information.

In response to Qu's 1-9:

This information is not held

We have just introduced a new housing allocations policy and invited all our customers to reapply.

Our register has gone from 3800 households to 1700 households

There has never been an average waiting time

We don't hold the information retrospectively on how many households included Upper Haliford.

Qus 10-13 are on the attachment

You are advised that this information is provided in accordance with the Freedom of Information Act 2000 and is for your personal use. Any re-use of this information will be subject to the Re-Use of Public Sector Information Regulations (2015) and authorisation from the Council will be required. In the event of any re-use, the information must be reproduced accurately and not used in a misleading manner.

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If you are not content with the outcome of the internal review, you have the right to apply directly to the Information Commissioner for a decision. The Information Commissioner can be contacted at:

The Information Commissioner's Office
Wycliffe House
Water Lane
Wilmslow
Cheshire
SK9 5AF

Kind Regards

Freedom of Information Team

Spelthorne Borough Council,

Council Offices, Knowle Green, Staines-upon-Thames, TW18 1XB

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Register today to keep connected www.spelthorne.gov.uk/customerportal

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Nathan Price

From: Nathan Price
Sent: 18 September 2023 14:34
To: 'foi@spelthorne.gov.uk'
Cc: James Stacey
Subject: Freedom of Information Request - Housing Data

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Nathan Price BA (Hons) MSc
Assistant Planner
TETLOW KING PLANNING



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^[1] As defined by Annex 2 of the National Planning Policy Framework (2021) which can be viewed [here](#).

	2000/01	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23
10. The number of <u>NET</u> housing completions in the Spelthorne Borough Council region broken down on a per annum basis for the period between 2000/01 and 2022/23.	66	249	164	473	272	134	180	184	187	211	139	159	170	191	265	308	347	250	289	228	639	205	138
11. The number of <u>NET</u> affordable housing completions in the Spelthorne Borough Council region broken down on a per annum basis for the period between 2000/01 and 2022/23.	26	59	64	35	68	12	55	22	57	43	52	84	43	44	-27	124	46	9	6	0	177	0	0
12. The number of <u>NET</u> housing completions in Halliford and Sunbury West Ward broken down on a per annum basis for the period between 2000/01 and 2022/23.	5	6	2	0	7	3	4	19	1	4	2	2	5	9	31	29	16	33	0	8	1	0	0
13. The number of <u>NET</u> affordable housing completions in Halliford and Sunbury West Ward broken down on a per annum basis for the period between 2000/01 and 2022/23.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	8	0	9	0	0	0	0	0

Appendix JS 2

Relevant Extracts from the Planning Practice Guidance



Extracts from Planning Practice Guidance

*as of 23/11/2022

Section	Paragraph	Commentary
Housing and Economic Needs Assessment	006 Reference ID: 2a-006-20190220	<p>This section sets out that assessments of housing need should include considerations of and be adjusted to address affordability.</p> <p>This paragraph sets out that <i>“an affordability adjustment is applied as household growth on its own is insufficient as an indicators or future housing need.”</i></p> <p>This is because:</p> <ul style="list-style-type: none"> • <i>“Household formation is constrained to the supply of available properties – new households cannot form if there is nowhere for them to live; and</i> • <i>people may want to live in an area in which they do not reside currently, for example to be near to work, but be unable to find appropriate accommodation that they can afford.”</i> <p><i>“The affordability adjustment is applied in order to ensure that the standard method for assessing local housing need responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes. The specific adjustment in this guidance is set at a level to ensure that minimum annual housing need starts to address the affordability of homes.”</i></p>
Housing and Economic Needs Assessment	018 Reference ID 2a-01820190220	<p>Sets out that <i>“all households whose needs are not met by the market can be considered in affordable housing need. The definition of affordable housing is set out in Annex 2 of the National Planning Policy Framework”</i>.</p>
Housing and Economic Needs Assessment	019 Reference ID 2a-01920190220	<p>States that <i>“strategic policy making authorities will need to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market. This should involve working with colleagues in their relevant authority (e.g. housing, health and social care departments).</i></p>
Housing and Economic Needs Assessment	020 Reference ID 2a-02020190220	<p>The paragraph sets out that in order to calculate gross need for affordable housing, <i>“strategic policy-making authorities can establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:</i></p> <ul style="list-style-type: none"> • <i>the number of homeless households;</i> • <i>the number of those in priority need who are currently housed in temporary accommodation;</i> • <i>the number of households in over-crowded housing;</i> • <i>the number of concealed households;</i>

		<ul style="list-style-type: none"> • <i>the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings); and</i> • <i>the number of households from other tenures in need and those that cannot afford their own homes, either to rent, or to own, where that is their aspiration."</i>
Housing and Economic Needs Assessment	024 Reference ID 2a-02420190220	<p>The paragraph states that "<i>the total need for affordable housing will need to be converted into annual flows by calculating the total net need (subtract total available stock from total gross need) and converting total net need into an annual flow based on the plan period</i>".</p> <p>It also details that:</p> <p><i>"An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes."</i></p>
Housing Supply and Delivery	031 Reference ID: 68-031-20190722	<p>With regard to how past shortfalls in housing completions against planned requirements should be addressed, the paragraph states:</p> <p><i>"The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgfield approach)..."</i></p>

Appendix JS 3

Calculation of Net Affordable Housing Delivery in Spelthorne



Calculation of Net Affordable Housing Delivery in Spelthorne

Appendix JS 3

The below table calculates the net affordable housing additions in Spelthorne Borough, which are discussed in Section 6 of this Proof of Evidence. To arrive at the net affordable housing additions, Right to Buy sales are deducted from gross affordable housing completions (to reflect the fact these dwellings are lost permanently from the affordable housing stock). In Spelthorne, the affordable housing is held by Registered Providers, who report on Right to Buy sales through statistical data returns.

Figure: Calculation of Net Additions to Affordable Housing Stock, 2006/07 to 2022/23

Monitoring Year	Gross Affordable Housing Completions	Right to Buy sales (Registered Provider stock)	Net Affordable Housing Additions
2006/07	55	Not available	55
2007/08	22	Not available	22
2008/09	57	Not available	57
2009/10	43	Not available	43
2010/11	52	Not available	52
2011/12	84	-2	82
2012/13	43	-5	38
2013/14	44	-5	39
2014/15	-27	-5	-32
2015/16	124	-2	122
2016/17	46	-4	42
2017/18	9	-2	7
2018/19	6	0	6
2019/20	0	-1	-1
2020/21	177	-2	175
2021/22	0	-2	-2
2022/23	0	Not available	0
Total	735	-30	705
Average per annum	43	-3*	41

Source: Freedom of Information Response dated 24 October 2023, and Private Registered Provider Statistical Data Returns (2011/12 to 2021/22) * Average calculated between 2011/12 to 2021/22 only