

Housing Strategy Statement 2021 - 2026

February 2021



Runnymede Borough Council
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www.runnymede.gov.uk

Runnymede Borough Council Housing Strategy Statement 2021 – 2026

Our aspiration is for sufficient and affordable, good quality housing that is accessible and suitable for local people in Runnymede. We are responding to the changing demographic and economic needs of our communities to deliver housing that promotes health, wellbeing and financial stability.

With an economically diverse population, home ownership can prove inaccessible for a significant percentage of local people. There is a need for more affordable housing in its various forms for the growing number of people unable to bridge the affordability gap to secure good quality, suitable housing as a vital prerequisite to health, opportunity and financial and social inclusion.

We aim to:

- Ensure good quality affordable housing is available to local people in both the social and private sector
- Support local people to access appropriate housing
- Increase the provision of affordable housing including low cost home ownership
- Identify local housing need to plan effectively for the future.



Strategic Context



Strengths

Housing stock of 2850 homes.
Reserves in the Housing Revenue Account.
Removal of Housing Revenue Account borrowing cap.
Ability to increase rent in line with the Rent Standard.
Availability of Affordable Homes Programme grant funding.
Partnership working.

Weaknesses



Extent of flood plain limits development opportunity.
Land availability for development is restricted due to the extent of the Green Belt.
Limited public transport.



Opportunities

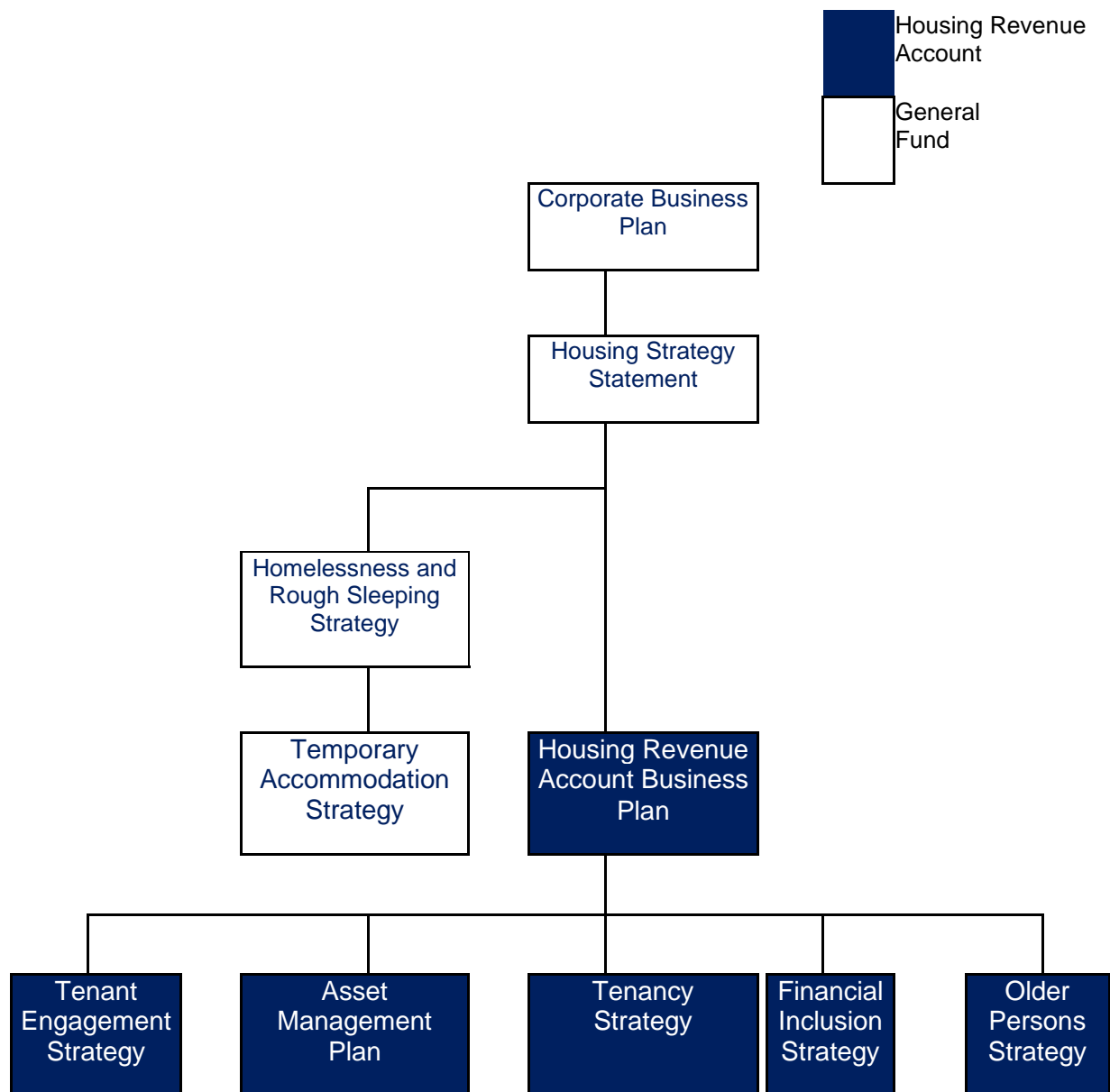
Carbon reduction.
Release of green belt sites.
Digitalisation.
Affordable Housing Supplementary Planning Document.
Surrey Heartlands Transformation and Integrated Care System.
Homes England Housing Infrastructure Funding.
Green agenda.
Longcross Garden Village.
Customer insight.
Regeneration of town centres.
Local Government reorganisation.
Shared services.
Runnymede Design Guide.
Minimum internal space standards.
Planning reforms.
Part M Building Regulations on accessibility.

Threats

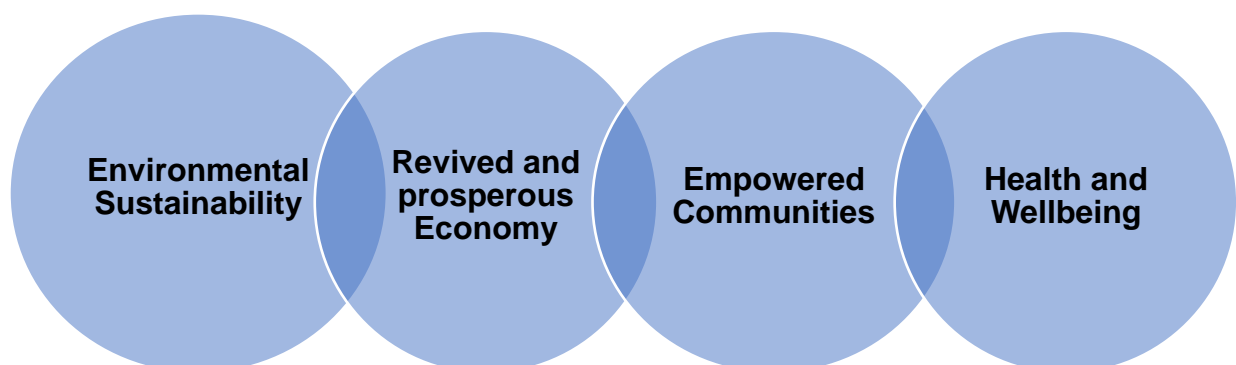


High cost of land and high rents.
Affordability gap
Financial pressures.
Unemployment likely to rise.
Planning reforms.
Local Plan review.
Viability appeals.
Rising homelessness.
Pressure on quality of housing with Permitted Development.
Financial pressures might lead to poorer design.
Rising expectations.
Increasingly complex needs.

Strategic Framework



This strategy supports the themes in the emerging Corporate Business Plan 2021 – 2026:



We aim to:

Ensure good quality affordable housing is available to local people in both the social and private sector	Support local people to access appropriate housing
Increase the provision of affordable housing including low cost home ownership	Identify local housing need to plan effectively for the future

Delivered by:

Partnership working across all relevant sectors to maximise delivery of our aims Safe, warm and secure homes in all tenures Reduction of carbon emissions Maximising the quality of new affordable homes Enforcement of private sector standards	Support with low-cost home ownership opportunities Maximising income and financial inclusion to ensure people can afford good quality housing Ensuring local people can access appropriate housing options Proactive outreach to ensure equality of access Investment in tenancy sustainment
Investment in new affordable homes Maximising the quantity of new affordable homes Home Improvement Agency and Disabled Facilities grants	Promoting community engagement to inform service design, delivery and review Assisting in developing appropriate specialist housing Understanding the housing needs of the Borough

Related strategies and documents

Strategy	Date/status	Link
Surrey Climate Change Strategy	2020	www.surreycc.gov.uk/people-and-community/climate-change/what-are-we-doing/climate-change-strategy
Corporate Business Plan 2016 - 2020	2016	www.runnymede.gov.uk/article/14622/Strategies-and-plans
Local Plan 2030	2020	www.runnymede.gov.uk/article/13869/NEW-Runnymede-2030-Local-Plan
The Economic Development Strategy 2016 - 2019	2016	www.runnymede.gov.uk/article/14622/Strategies-and-plans
Digital Strategy	2020	Internal document
Promoting Wellbeing in Older People Strategy	2017	www.runnymede.gov.uk/article/14622/Strategies-and-plans
Private Sector Renewal Strategy	2010	www.runnymede.gov.uk/media/5877/Private-Sector-Housing-Renewal-Strategy
Housing Business Centre Plan	2021	www.runnymede.gov.uk/article/14622/Strategies-and-plans
Homelessness and Rough Sleeping Strategy	2020	Homelessness and Rough Sleeping
Tenancy Strategy 2018 - 2020	2018	www.runnymede.gov.uk/article/14622/Strategies-and-plans
Corporate Business Plan 2020 - 2024	2021	
Tenancy Strategy 2021	2021	
Housing Revenue Account Business Plan	2021	
Housing Revenue Account Asset Management Plan	2021	
Older Persons Strategy	2021	
Empty homes Strategy	2021	
Financial Inclusion Strategy	2021	
Resident Engagement Strategy	2021	

Data sources

JSNA www.surreyi.gov.uk/jsna/

Surrey Homelessness Health Needs Audit 2016
www.surreyi.gov.uk/2017/03/15/surrey-homelessness-health-needs-audit-2016/

Barriers to Housing and Services
https://public.tableau.com/profile/surrey.i.helpdesk#!/vizhome/IndicesofDeprivation2019inSurrey_15754546852010/Story1

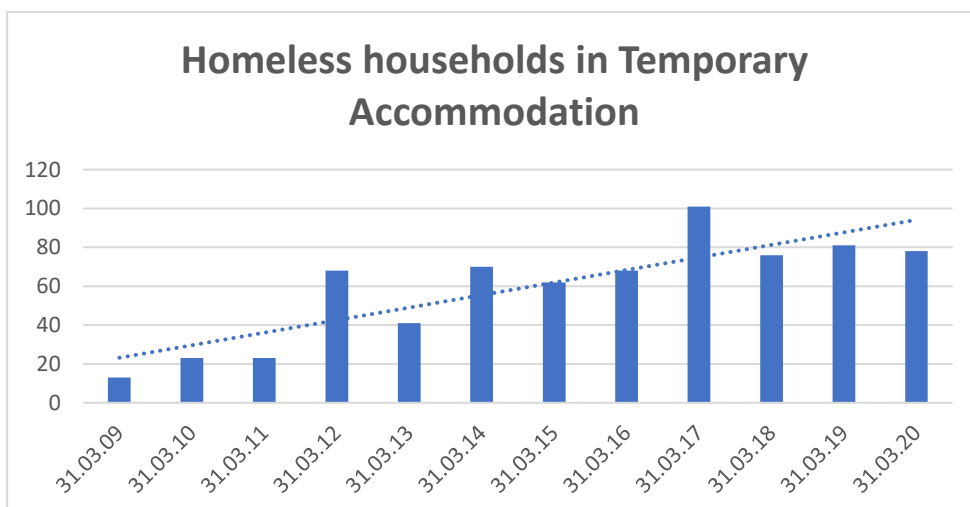
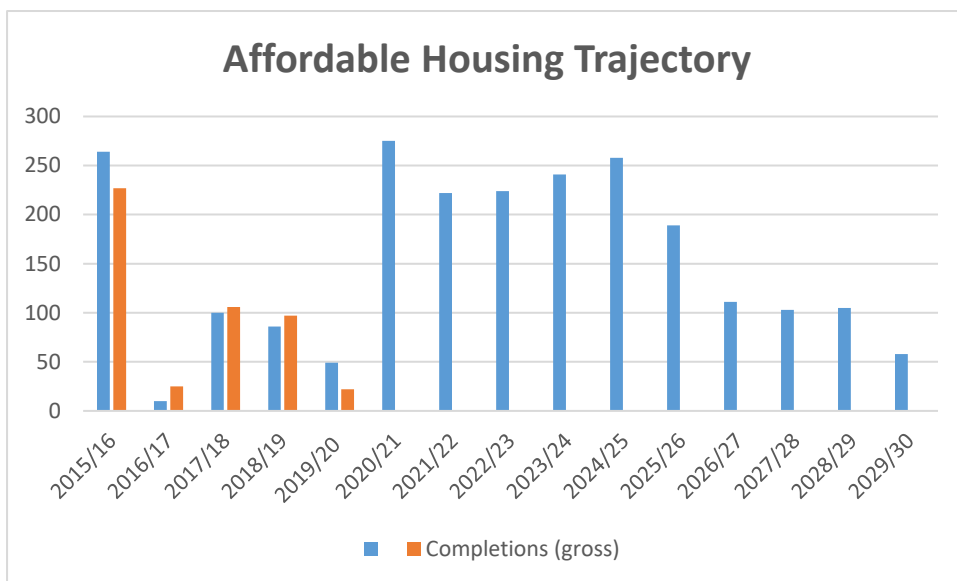
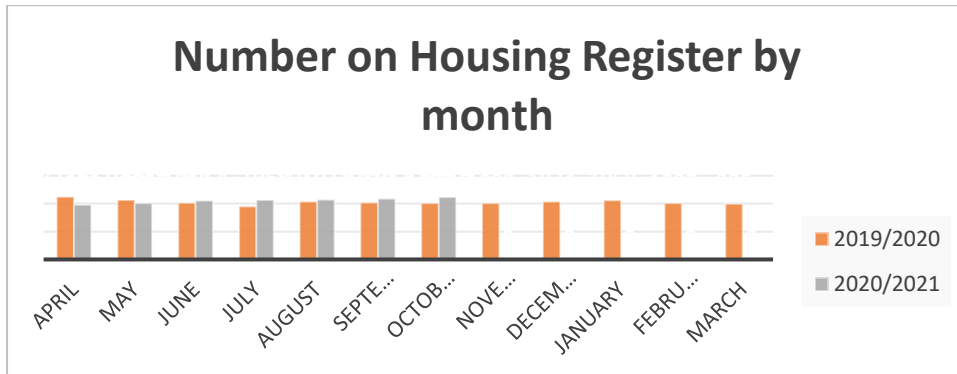
Strategic Housing Market Assessment

<https://www.runnymede.gov.uk/article/15552/Strategic-Housing-Market-Assessment-SHMA>

Key partners

Surrey County Council
Homes England
MHCLG
Regulator of Social Housing
Surrey Police
Surrey Energy and Sustainability Partnership
DWP
Advocacy and support agencies
Surrey Heartlands Health and Care Partnership
Health and Wellbeing Board
Registered Providers and Preferred Partners
Planning – Development Management and Local Plans
Private Sector Housing – Enforcement and Licencing
Community Services
Housing Benefit and Council Tax Relief
Contractors

Appendix A Housing Data



Current Tenure:

Owned (including shared ownership)	% Owned (including shared ownership)	Social rented	% Social rented	Private rented	% Private rented
23057	70.5	4210	12.9	4974	15.2

Source Census 2011

Local Housing Allowance Rates 2020-2021 based upon 30th percentile rents

BRMA	Room only	1 bed	2 bed	3 bed	4 bed
Walton	£109.71	£195.62	£253.15	£310.68	£407.34
East Thames Valley	£103.56	£184.11	£230.14	£293.42	£368.22

Estimated level of Affordable Housing need per year in Runnymede 2016 – 2036

Current need	Newly forming households	Existing households falling into need	Total Need	Supply from existing stock	Net Need
37	347	114	498	161	337

Source SHMA 2018

House prices are on average higher than in the rest of the South East and similar to those in parts of London:

Average house price in Runnymede Jan 2015 - £347,087
Average house price in Runnymede Aug 2020 - £416,532

Source Land Registry

Ratio of lower quartile house price to lower quartile gross annual (where available) residence-based earnings, 2002 to 2018											
Code	Name	2002	2004	2006	2008	2010	2012	2014	2016	2018	
E07000212	Runnymede	7.64	9.73	9.23	10.15	9.06	9.24	9.98	12.39	13.09	

Source: Office for National Statistics

Notes:

- House price data are taken from ONS House Price Statistics for Small Areas for the year ending September.
- Earnings data are taken from the Annual Survey of Hours and Earnings. These figures are estimates of gross residence-based individual full-time annual earnings where available.
- Data for annual earnings are not available for some areas. For these areas the ratio of house prices to earnings has been calculated using annualised weekly earnings. These are recorded in *bold grey italics*. Annualised weekly earnings are not produced on an identical basis to annual earnings and are therefore not directly comparable.

Lower quartile private rents by size and location – Year to March 2017

Runnymede	Monthly
Room only	£450
Studio	£700
1 bedroom	£850
2 bedrooms	£1,050
3 bedrooms	£1,300
4+ bedrooms	£1,695
All dwellings	£950

Source Valuation Office Agency 2017

Runnymede Projected Population Growth

2016	2030	Change	% change
86,967	98,727	11,759	13.50%

Runnymede Projected Household Change

2016	2030	Change	% change
34,951	40,508	5,557	15.90%

Source Runnymede SHMA 2018

Runnymede Population over 65 years

	2020	2030	2040
65 - 79 years	10,500	11,600	12,800
80 - 89 years	3,700	4,700	5,000
90+ years	900	1,000	1,500
TOTAL	15,100	17,300	19,300

Source IPC