

Healthy Homes 2025-2028



Waverley Borough Council Housing Strategy

Waverley
BOROUGH COUNCIL

Approval & Publication:

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Equality Impact Assessment	Required	16.09.25	The Equality Impact Assessment indicates that the proposals in this report will not have a disproportionately adverse impact on any people with a particular characteristic.	EL
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Document Statement

Waverley is committed to providing homes to buy or rent for households from all income levels. The strategy sets out our priorities and objectives for the development of new affordable homes by the Council and our partners for the next 3 years and follows our previous affordable homes delivery strategy: 'Build More, Build Better, Build for Life'.



Document Improvement

The Council welcomes comments and feedback on its policies and procedures. Please contact alice.lean@waverley.gov.uk and esther.lyons@waverley.gov.uk Housing Strategy and Enabling Team if you have any comments

Related information

[Housing and Homelessness Strategy for Guildford Borough Council for 2025-2034](#)

[Homes England Capital Funding Guide](#)

[Home Energy Model: Future Homes Standard assessment - GOV.UK](#)

[MHCLG \(02.07.25\) Delivering A Decade of Renewal for Social and Affordable Housing](#)

[NHF & Shelter: The economic impact of building social housing National Planning Policy Framework Updated Dec 2024](#)

[Natural England's Strategic Direction 2025-2030: Recovering Nature for Growth, Health and Security](#)

[Waverley Borough Council Affordable Housing Supplementary Planning Document Update 2023](#)

[Waverley Borough Council Capital Strategy 2023-2028](#)

[Waverley Borough Council Carbon Neutrality Action Plan 2020-2030](#)

[Waverley Borough Council Climate Change and Sustainability Strategy 2024](#)

[Waverley Borough Council Climate Change and Sustainability SPD](#)

[Waverley Borough Council Corporate Strategy 2024- 2028: Building Opportunity](#)

[Waverley Borough Council Housing Affordability Study \(2021\)](#)

Waverley Borough Council Housing and Economic Development Needs Assessment (Iceni Projects, DRAFT)

[Waverley Borough Council Homelessness Strategy 2023-2028](#)

[Waverley's Thriving and Green Economy 2024](#)

[Waverley Borough Council Asset Investment Strategy 2025-2030](#)

[Waverley Borough Council Mutual Exchange Policy](#)

[Waverley and Guildford Borough Councils Empty Homes Strategy \(DRAFT\)](#)

[Royal College of Paediatrics and Child Health 'Child Poverty on the Front Line of the NHS' July 2025](#)

[All Age Autism Strategy 2021 to 2026 - Surrey County Council](#)

[Surrey County Council \(2023\) A Housing, Homes and Accommodation Strategy for Surrey](#)

[Surrey County Council \(2025\) Surrey's Economic Growth Strategy 2025-2035](#)

[Surrey County Council \(2024\) Joint Strategic Needs Assessment](#)

[Waverley planning guidance for accommodation with care for older people](#)

[Surrey County Council A Community Vision for Surrey in 2030](#)

[Surrey County Council \(2025\) Understanding Inequality in Surrey: An Evidence Base | Surrey-i](#)

Foreword from the Leader of the Council

The quality of our homes is fundamental to our quality of life, health and wellbeing. We all need more than just a basic roof over our heads. When our homes are of a decent quality, the comfort and security they provide enrich our lives and support our mental and physical health. That's why it's essential for everyone in Waverley to have a decent and affordable home. Government policy continues to push homeownership, but we know that products like First Homes do not meet housing need in Waverley. The Government's definition of 'affordable housing' just isn't affordable here. We have set our own definition of Locally Affordable Homes in this new housing strategy, to prioritise the development of truly affordable social rented housing in our area.

Right now, too many people are living in high-cost, poor-quality homes that put a strain on their health. We're facing a housing crisis compounded by the extra pressure of the rising cost of living. It isn't right that so many people are forced to choose between heating and eating. Good quality, well insulated homes are vital to keep bills down. We will use a 'fabric first' approach to make new locally affordable homes as energy efficient as possible. Ensuring locally affordable homes are built in places that provide access to public transport and walkable services will support health and wellbeing, whilst working towards our vision of a more sustainable borough.

From the secure base of a decent and affordable home, we're able to thrive in our work and, as

a result, contribute more to our society and economy. We need more social rented housing so that everyone has a secure footing to build a good life, through higher educational attainment and employment. New affordable housing developments will help alleviate poverty and create a more inclusive borough. Our towns and villages thrive when workers providing essential services and support networks can afford to live and work locally.

Our housing system needs health and wellbeing to be put before profits, with landlords, local authorities and government all playing their part. This is a responsibility that we carry willingly, and we commit to working in new and innovative ways with our partners, to deliver the locally affordable homes our residents need to lead healthy lives.



Councillor Paul Follows
Lead of the Council



Councillor Janet Crowe
Co-Portfolio Holder for Housing (Delivery)



Councillor Liz Townsend
Portfolio Holder for Planning & Economic Development

Strategic context

- Delivering more good quality affordable housing is an investment in people’s health, for now and in the future. The Written Ministerial Statement published 30 July 2024 of the Deputy Prime Minister and Secretary of State for Housing, Communities, and Local Government stated that “the Government is committed to the biggest growth in social and affordable housebuilding in a generation.” This statement was followed by ambitious reforms to the National Planning Policy Framework to increase overall housing delivery.
- In Waverley, evidence from the Waverley Borough Council Housing and Economic Development Needs Assessment (HEDNA) clearly demonstrates the severity of the local affordability crisis and recommends that the Council should maximise the delivery of affordable housing at every opportunity.
- This new strategy follows the 2022-25 strategy *Build More, Build Better, Build for Life*, which was successful in capping affordable rent levels to ensure that low paid workers can access new affordable homes. This new strategy, *Healthy Homes*, is written in a climate of collaboration and future Local Government Reorganisation, to maximise the benefits of partnerships across all areas of public service and with affordable housing providers.
- This strategy will be in place for the period up to Local Government Reorganisation and will continue to be used until the new council combines housing approaches and creates a new strategy. We do not expect that to be on vesting day so it is right that we are looking further ahead. This strategy is an evolving document and will be updated on an annual basis in order to reflect the changing context. The *Healthy Homes* strategy action plan will be updated annually, to allow for changes arising from the Council’s collaboration with Guildford Borough Council, and emerging Local Government Reorganisation, to be incorporated.
- Waverley Borough Council has committed to delivering decent and affordable homes in the *Waverley Corporate Strategy 2024-28*. The Council works with a range of partners to maximise opportunities for new affordable housing, both as a provider and enabler. The Affordable Homes Delivery Strategy 2025-28 flows from the Corporate Strategy. It will contribute to achieving each of the Council’s five strategic priorities as set out overleaf:

Priority 1: A more sustainable borough

We will deliver new developments which have resilience, sustainability and biodiversity embedded into them through Local Plan policies to ensure all affordable homes are healthy living environments, thermally comfortable, efficient and well-adapted to climate change. New affordable housing developments will deliver improvements to the natural environment, known as Biodiversity Net Gain. Time spent in contact with nature improves people's mental and physical health. This reduces the burden on the health system and promotes increased economic activity.

Priority 2: A more prosperous borough

We will support the local economy by building homes that local workers on low incomes can afford. This underpins essential services including health, care and support services as well as leisure and hospitality. Affordable housing supports rural villages to retain young families and thriving businesses. The NHF & Shelter study into the economic impact of building social housing found that increased affordable housing delivery brings long-term economic benefits including increased employment, decrease in Universal Credit claims, reduced homelessness services expenditure, lower crime and fewer disruptions to education.

Priority 3: A more inclusive borough

New development must reflect the diverse needs of our residents at all stages in their lives. We will collaborate more closely with Adult Social Care partners to build the right homes for older people and those with specialist needs. Prioritising social rented housing will ensure homes are genuinely affordable for people who need them most. Affordable homes prevent people from becoming trapped in poverty.

Priority 4: Decent and affordable homes

Developments will be informed by a better understanding of changing needs across the borough. Our policies to shape type, tenure, affordability and energy efficiency of new supply will be determined by robust, up-to-date evidence.

Priority 5: A resilient and well-managed council

- We will use our financial flexibilities and assets as a local authority to develop more affordable homes. We will work with government departments to secure additional funding to support delivery.
- The *Surrey County Council (2024) Joint Strategic Needs Assessment (JSNA)* identifies housing as a key 'wider determinant of health'. This Affordable Homes Delivery Strategy emphasises the importance of our close work with health and social care partners, to contribute to achieving the *Community Vision for Surrey in 2030*. We need to plan now to meet the needs of our growing older population in years to come.
- The *Waverley Borough Council Climate Change and Sustainability Strategy 2024* outlines the Council's commitment to becoming a net zero carbon council by 2030 and feeds into the Waverley Housing Development Programme.
- *Waverley's Thriving and Green Economy 2024 and Surrey's Economic Growth Strategy 2025-2035* identify a need to provide affordable housing to support local employers and to make sure our economy has access to the talent it needs into the future.
- The Council is preparing a new Local Plan. The new Local Plan will include a policy on meeting affordable housing need, based upon a robust, up-to-date evidence base, to ensure that the right types of homes are provided in the right places. The adopted Waverley Borough Council Local Plan will remain the key part of the statutory development plan until it is replaced.

A healthy supply of decent and affordable homes

We will build and help deliver a greater number of decent and affordable homes, considering private and public land, to meet local housing needs. We will double the number of new-build homes we develop directly as a Council each year. We will secure the right types of good quality affordable homes in the right places through the planning system. This will help us to achieve our vision of a more inclusive borough.

HS1 Right homes in the right places

Developments will be informed by a better understanding of changing needs across the borough. Our policies to shape type and tenure of new supply will be determined by robust, up-to-date evidence.

HS2 Making the most effective use of our planning powers

Utilising the full range of mechanisms available, challenging developers on viability, and lobbying for a better system.

HS3 Innovative financing

We will maximise use of government grants and publicly owned assets to fund and develop more affordable homes.

HS4 Making best use of our existing stock

From filling empty homes, through to Rightsizing to better match homes to households and using our existing land and property in the most efficient way, we want to make the very best use of our existing housing assets.

Healthy communities, healthy environments

We will deliver new developments through our own new build programme and in partnership with other affordable housing providers, building communities which are sustainable in the long term. We will use a 'fabric first' approach to make new affordable homes as energy efficient as possible. This will help us to achieve our vision of a more sustainable borough.

HC1

Greener homes

Waverley has declared a Climate Emergency¹. We aim to become a net zero carbon council by 2030 and have set out how we will achieve this in our Climate Neutrality Action Plan². We aspire to deliver new developments which have resilience, sustainability and biodiversity embedded into them through Local Plan policies, so that all affordable homes are healthy living environments, thermally comfortable, efficient and well-adapted to climate change. Energy efficient homes are good for the planet and good for residents' bills.

HC2

Developing thriving new communities

To engage with residents, developers and affordable housing providers about how to ensure that new development creates safe, secure and cohesive communities that will be sustainable in the long term.

HC3

Inclusive, accessible and adaptable homes to be proud of

New development must reflect the diverse needs of our residents at all stages in their lives. We will collaborate more closely with Adult Social Care partners to build the right homes for older people and those with specialist needs.

HC4

Seamless services

Many households in housing need are using a range of public services. By working more closely together, we provide our customers with a better experience, avoiding gaps and duplication. This makes services more efficient and provides savings to the public purse. We will forge stronger links with Health, Adult Social Care, our Town & Parish Councils, housing providers and neighbouring councils.

A healthy economy, a more prosperous borough

We will build and help deliver Locally Affordable Homes to support our local economy. This will help us to achieve our vision of a more prosperous borough.

HE1

Prioritising Social Rents

Too many people are being forced to pay a large portion of their income on housing costs. Unaffordable homes undermine lives. Prioritising social rented housing will ensure that homes are genuinely affordable for people who need them most. Affordable homes can prevent people from becoming trapped in poverty, because they are the only type of housing where rents are linked to local incomes. So, this helps to keep rent affordable and helps people to access and/ or stay in work.

HE2

Homes for a stronger economy

We will support the local economy by building homes that local workers on low incomes can afford. This underpins the essential services that keep the borough going, including health, care and support services, leisure, hospitality and our farming communities. We will design developments to meet housing and employment needs, including small businesses, home workers and essential workers.

HE3

Supporting rural communities

We will work with Parish Councils to understand the needs of their communities. We will work with partners to enable delivery of affordable homes on rural exception sites, helping our rural villages to retain young families and thriving businesses.

An action plan for a healthy supply of homes

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
1	<p>HS1</p> <p>HS3</p> <p>HS4</p> <p>Priority 1</p> <p>Priority 2</p> <p>Priority 3</p> <p>Priority 4</p> <p>Priority 5</p>	To complete 150 WBC new affordable homes on our own land and s.106 sites ³ over three years	✓	✓	✓	<p>Asset Management</p> <p>Building Control</p> <p>Capital Projects</p> <p>Development Management</p> <p>Homechoice</p> <p>Housing Development</p> <p>Housing Strategy and Enabling</p> <p>Planning Policy, Infrastructure and Planning Specialist Team</p>	<p>Make use of private and public land e.g. Waverley owned, SCC land and assets database mapped on GIS, Church of England Land, etc.</p> <p>Quarterly performance reporting on number of planning consents, starts on site and completions of Waverley and other affordable housing providers new homes against indicative target</p> <p>Local Authority Housing Fund</p> <p>Waverley Asset Investment Strategy</p> <p>Waverley Capital Strategy 2025-2030</p> <p>Homes England Affordable Homes Programme 2021-2026, 2026-2036 and Social and Affordable Homes Programme 2026-2036 including additionality by affordable housing providers, with nomination rights to WBC and Homes England Partner Fund</p>	<p>150 WBC homes to be completed; sites to be agreed with Assistant Directors and Portfolio Holders</p> <p>WBC development on Council land</p> <p>WBC Development on s.106 sites</p> <p>Capping of service and management charges at planning stage, to keep as affordable as possible</p> <p>Benchmarking number of WBC new homes with other Affordable Housing Providers including Almshouses for development on s.106, land led and Rural Exception Sites (approx. 150 over 3 years)</p>

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
							Homelessness Strategy 2023-2028 Waverley Housing Allocations Scheme Waverley Housing Revenue Account ⁴ Business Plan Review Waverley Property Investment Strategy 2025-6 ⁵ Waverley New Build Affordable Homes Budget Ministry of Housing, Communities and Local Government ⁶ Grant Recycled Capital Grant Warm Homes: Social Housing Fund Wave 3 energy efficiency scheme bolstering HRA funds Any other new funding sources as launched/ announced	

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
2	HS1 Priority 3 Priority 4	<p>To work closely with developers and Affordable Housing Providers at planning application and pre-application stage to ensure the location, size, type, tenure and design of new affordable homes meets need.</p> <p>Proactively encourage developers and affordable housing providers to use the pre-application advice service.</p>	✓	✓	✓	<p>Building Control</p> <p>Development Management</p> <p>Housing Development</p> <p>Housing Strategy and Enabling</p> <p>Planning Policy, Infrastructure and Planning Specialist Team</p>	<p>Officer time</p> <p>Waverley Carbon Neutrality Action Plan</p> <p>Waverley Climate Change and Sustainability Strategy</p> <p>Building Regulations</p> <p>Contact providers when new schemes being discussed through planning to ascertain interest and link developers and providers</p> <p>Nomination Rights to WBC Housing Needs Register</p> <p>Applicants secured in Nomination Agreements</p>	<p>Housing Strategy & Enabling comments provided on planning consultations for 100% of pre-apps and planning applications triggering AH, supported housing and housing for older people.</p> <p>Results of resident satisfaction surveys show 90% of new residents satisfied with their new home.</p> <p>Local Plan affordable housing requirement on qualifying sites met</p> <p>Tenure, bed size mix and rent levels of affordable housing on new developments meets latest evidence, including homes attractive to downsizers to free up larger family homes</p>

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
								Proactively encourage developers to engage with pre-application advice and replace First Homes with Planning permission with affordable tenures to better meet need.
3	HS1 Priority 2 Priority 3 Priority 4	To incorporate recommendations from the 2025 HEDNA update to inform local housing requirements	✓	✓	✓	Housing Strategy and Enabling Planning Policy, Infrastructure and Planning Specialist Team	Officer time	Updated evidence base to support Local Plan affordable housing policy AHN1 to align supply more closely with need and take account of new policy including changes to NPPF
4	HS2 Priority 2 Priority 3 Priority 4	To make recommendations for new Local Plan to respond to housing need and affordability	✓	✓	✓	Housing Strategy and Enabling Planning Policy	Cost of Living Group Officer time	Responding to new housing and planning policy and housing need in local context, based on HEDNA update 2025

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
5	HS2 Priority 2 Priority 3 Priority 4	To ensure Council has access to professional, independent advice to scrutinise and robustly challenge every planning application that makes a viability case to reduce or change the tenure	✓	✓	✓	Development Management Housing Strategy and Enabling	Officer time	To maximise affordable housing in the borough and demonstrate the Council's commitment and expectations regarding affordable housing, including use of clawbacks Publish a case study
6	HS2 Priority 3 Priority 4 Priority 5	To ensure that legal agreements securing affordable housing are fit for purpose	✓	✓	✓	Development Management Housing Strategy and Enabling Legal	Officer time	Type, tenure, location and mix of affordable housing to meet need is secured. Affordable homes for rent secured in perpetuity, templates kept updated with changes to policy etc.

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
7	HS2 Priority 3 Priority 4	To lobby central government for policy change to support delivery of Locally Affordable Homes	✓	✓	✓	Assistant Director of Housing Assistant Director of Planning Assistant Director of Regeneration and Economic Development Communications	Officer time, using links with Homes England, CIH, MHCLG, RTPI, Town and Country Planning Association and the Local Government Association	To be a leading voice in national debate and be instrumental to positive change including through collaborative networks. Lobbying and working with professional bodies to address issues around funding, additionality and finding providers on small sites and impact of the RTB on affordable housing supply.
8	HS3 Priority 2 Priority 3 Priority 4 Priority 5	To use our commuted sums to create additionality on at least one scheme per year	✓	✓	✓	Development Management Housing Development Housing Strategy and Enabling Planning Policy, Infrastructure and Planning Specialist Team	Committed sum Homes England Grant MHCLG grant	Sums spent achieve increased supply, quality and affordability on developments local to where they were secured, documented on Exacom.

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
9	HS2 Priority 1 Priority 4	To provide updates to developers on changes to affordable housing requirements arising from NPPF update	✓			Development Management Strategy and Enabling Planning Policy, Infrastructure and Planning Specialist Team	Reflect change in policy including support for social rent, removal of First Homes and 10% affordable home ownership requirement and updated evidence base	Clarity for developers on our affordable housing requirements via updates to website, including First Homes.
10	HS3 Priority 1 Priority 2 Priority 3 Priority 4	Develop a cross borough Rural Housing Statement		✓		Housing Strategy and Enabling Teams across Surrey rural authorities	Officer time Surrey Rural Housing Group	Rural Housing Statement produced and updated on an annual basis
11	HS4 Priority 1 Priority 4	Working in partnership to target specific empty homes and explore working with a delivery partner to work with and access external funding	✓	✓	✓	Private Sector Housing	Accessing national funding opportunities Action plan in Empty Homes Strategy Business Improvement District Chamber of Commerce Networks Private Sector Housing Manager	Empty homes over shops; making links between housing and business Undertake a detailed assessment of existing empty homes by owner, property type and location

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
								Numerical target to be recorded in October each year - the aim is for this number to be below the figure reported by council tax in October the previous year. Empty homes renovation loan of up to £20k
12	HS4 Priority 4	Better match between needs and existing supply	✓	✓	✓	Easy Move Officer Housing Needs Manager Housing Strategy and Enabling Affordable Housing Providers	Downsizing monetary incentive and assistance from Easy Move officer Mutual Exchange Policy Waverley and housing association rightsizing action group	Mix delivered facilitates rightsizing moves within council stock Mix of affordable homes delivered includes homes which would be attractive to downsizers, to free up larger affordable homes
13		Develop Housing Strategy for new unitary authority			✓	Housing Strategy and Enabling across authorities in new organisation	Local Government Reorganisation	Setting out strategic vision and ambition context of consolidated services and partnership, to grow capacity and resilience across housing.

An action plan for healthy communities

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
14	HC1 Priority 1 Priority 4 Priority 5	Continue to progress the Local Plan Policies for strengthening sustainability requirements	✓	✓	✓	Building Control Planning Policy, Infrastructure and Planning Specialist Team	New Standard Assessment Procedure model expected 2025 ⁷	Homes on new developments to be future-proofed to include designs for battery storage in line with emerging technology
15	HC1 Priority 1 Priority 4 Priority 5	Secure the budgets to enable all new-build council homes and estate regeneration projects to be built or retrofitted to a carbon neutral standard	✓	✓	✓	Asset Management Building Control Housing Development	New Standard Assessment Procedure model expected 2025	Ensure carbon standards are set and used across the different areas of Council housing All new build council homes are carbon neutral by 2030 Ensure that explicit advice is provided to developers on our own sites, consistent with our carbon neutral goal

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
16	HC1 Priority 1 Priority 2 Priority 3 Priority 4 Priority 5	Update of design standards and Employer's Requirements to reflect the Council's priorities around sustainability and quality of new Council housing	✓			Housing Development Team	Officer time	Standards and requirements reflected on new Council housing
17	HC2	Update Tenancy Strategy	✓			Housing Strategy and Enabling Team	Officer time	Tenancy strategy in place, to support affordable providers Tenancy Policies
18	HC2 Priority 3 Priority 4 Priority 5	Proactively gather data and feedback from residents of WBC new build affordable housing schemes about their housing costs	✓	✓	✓	Housing Development Tenant Involvement Officer	Officer time	New homes will meet the diverse needs of residents and reflect their feedback

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
								<p>Resident satisfaction surveys completed on all WBC new build schemes six months after handover</p> <p>Tenants Panel Representative engaged at early stage of scheme development</p> <p>Areas for improvement identified and any concerns addressed</p> <p>Providing lessons learnt, take aways and cascading findings to planning officers to feed into new developments</p>
19	HC2 Priority 3 Priority 4	To explore alternative models of development which foster community connection and a sense of belonging and pride in neighbourhoods, including cohousing	✓	✓	✓	Housing Strategy and Enabling Team Affordable Housing Providers Housing Development Team	Officer time	<p>Information gathering and learning from best practice elsewhere.</p> <p>Exploring potential sites for a cohousing scheme.</p>

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
20	HC2 Priority 3 Priority 4	To engage with the Designing Out Crime Officer at pre-application stage to ensure that new affordable housing developments are safe and secure	✓	✓	✓	Housing Strategy and Enabling Team Planning Policy, Infrastructure and Planning Specialist Team Surrey Police Designing Out Crime Officer Community Safety Team	Pre-application advice Learning from ASB Case Reviews	Pre-application advice given New developments reflect best practice in safety and security
21	HC3 Priority 3 Priority 4	To plan strategically for the development of a range of housing options for older people, including Extra Care housing, dementia specialist care, working in partnership with Surrey CC Adult Social Care Commissioning Team	✓	✓	✓	Housing Strategy and Enabling Planning Policy, Infrastructure and Planning Specialist Team	Officer time Work with partner agencies	Mix of homes delivered meets identified needs (in strategy progress reports) Site identified for at least one new build Extra Care Scheme Supported housing mapping of providers/ current schemes/ need/ eligibility/ referrals routes Work closely with SCC to feed back LA views on the proposal for a local Supported Housing Regulator

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
22	HC3 Priority 3 Priority 4 Priority 5	Cross reference database of adapted properties with database of households requiring adapted or specialist housing in order to enable at least one scheme pa with wheelchair accessible homes (M4/3 standard) to meet the needs of older people/ people with physical disabilities	✓	✓	✓	Building Control Development Management Homechoice Housing Development Housing Operations Manager Housing Strategy and Enabling	Ensure all affordable homes on new developments meet at least the Building Regulations M4 (2) Category 2 Standard as required, under Policy AHN3 and reviewed Waverley Design Standards, and secured in s.106 agreements	To identify and quantify need for accessible homes, incorporate into new schemes and secure via s.106 agreements and include as planning conditions on all new builds

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
23	HC3 Priority 3 Priority 4	To write and implement a supported Housing Strategy in order to consider opportunities for any stage of life for people with disabilities including physical, learning disabilities, people living with mental health problems, ex-Service People; working in partnership with Surrey CC Adult Social Care Commissioning Team	✓	✓	✓	Housing Needs Manager Housing Strategy and Enabling Supported Housing Providers Surrey County Council	Officer time HEDNA JSNA Continued funding of existing supported bed spaces and explore new opportunities Waverley's Single Housing Panel	Mapping of existing supply and referral routes to be provided to housing options and Homechoice for referrals Work closely with the Housing Needs team to identify changing needs in Waverley and to plan to meet needs of specific groups Suitable sites identified Waverley to be lead Housing Authority represented on the Autism Workstream Group (led by Surrey CC)

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
24	HC4 Priority 3 Priority 4 Priority 5	To develop stronger links with Health, Adult Social Care, Town & Parish Councils, Districts and Boroughs, housing and support providers, neighbouring councils and between Waverley Borough Council departments	✓	✓	✓	Adult Social Care Mental Health Team District and Boroughs Housing Needs Manager Housing Strategy and Enabling NHS	Community Harm and Risk Management; CHaRMM ⁸ Health and Wellbeing Partnership Board and Waverley Operational Group Health and Wellbeing Strategy Surrey ⁹ Household Support Fund <i>NHF (2025) Finding a Safe Home After Hospital</i> NHS Change Rural Forum Safer Waverley Partnership Action Plan StreetSafe ¹⁰ Safeguarding Policy ¹¹ Town and Parish Forum Thriving Communities Commission Waverley Joint Action Group ¹²	Jointly launch and arrange training on the revised Surrey Mental health Discharge protocol Prompt assessment and provision of sanctuary scheme ¹³ measures so victims of domestic abuse can remain safely in their homes where it is appropriate and to reduce the need of more disruptive emergency homelessness approach ¹⁴ Waverley will be an active participant in the Surrey Health Determinants Research Collaboration, to build evidence about how lifestyle, social, economic, build and natural environmental factors ¹⁵ affect health e.g. poor housing conditions, food poverty and air quality.

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
								<p>The HDRC will bring together evidence of what works, for who and when to improve and protect the health of Surrey residents</p> <p>Improve customer journey for homeless clients moving from hospital to appropriate accommodation to reduce number of vulnerable customers being discharged from hospital into inappropriate and unsupported accommodation such as emergency B&B</p> <p>Regular liaison meetings with SCCAdult Social Care</p> <p>To Host/ chair annual joint Affordable Housing Provider Forum</p> <p>To host/ chair Surrey Enabling Officers Group, leading on sharing best practice on affordable housing delivery across authorities</p>

An action plan for a healthy economy

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
25	HE1 Priority 1 Priority 2 Priority 3 Priority 4	To deliver, and encourage providers to deliver, social rented homes for our lowest income households	✓	✓	✓	Housing Strategy and Enabling	Officer time	Delivery of social rent is considered before affordable rents on all relevant applications
26	HE1 Priority 1 Priority 2 Priority 3 Priority 4	For authorities in England to provide accommodation to families with housing needs who have arrived in the UK via Ukrainian and Afghan resettlement and relocation schemes	✓	✓	✓	Community Services Housing Development Housing Needs Manager	Local Authority Housing Fund Round 1 Local Authority Housing Fund Round 3 Internal budget	As per Corporate Delivery Plan
27	HE1 Priority 1 Priority 2 Priority 3 Priority 4	Supporting our Armed Forces community to access appropriate housing and support	✓	✓	✓	Armed Forces Covenant Lead Officer	<i>Armed Forces Community Covenant</i> Tenancy Strategy Allocations Policy	Housing appropriate to needs

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
28	HE2 Priority 1 Priority 2 Priority 3 Priority 4	To use the most up-to-date evidence to provide new homes that attract and retain essential workers in Waverley	✓	✓	✓	Economic Development Housing Development Housing Strategy and Enabling	Evidence including 2025 HEDNA/ feedback from SCC Adult Social Care team/ Economic Development Strategy; incorporated into planning consultation responses Shared prosperity funding Surrey Economic Growth Fund ¹⁶ Social Value Working Group	Local essential workers access new affordable homes delivered and local businesses and economies supported, including rural businesses and tied accommodation Measuring social value of affordable housing Marketing and communications with Economic Development Team Survey with local employers
29	HE2 Priority 2 Priority 3 Priority 4	We will design developments to meet housing and employment needs, including small businesses and home workers	✓	✓	✓	Building Control Development Management Housing Strategy and Enabling Planning Policy, Infrastructure and Planning Specialist Team Economic Development	Officer time Social Value Working Group Dunsfold Park Supplementary Planning Document ¹⁷ Measuring Social Value; Paper 7; Housing Affordability and Productivity (June 2025) Homes England ¹⁸ Waverley Economic Development Strategy and Action Plan 2024-2032 ¹⁹	High quality new affordable homes built in a mix and layout that is tenure neutral Considering the impact of building homes in industrial clusters to drive productivity growth

	Link to strategy	Action	By when			By who	How we will deliver the action	Expected achievements/ outcomes
			Year 1 2025- 2026	Year 2 2026- 2027	Year 3 2027- 2028			
								Support and enable future provision of affordable housing and home working at Dunsfold Park Garden Village to ensure high quality and affordability on this strategic development
30	HE4 Priority 2 Priority 3 Priority 4	Work with Rural Housing Enablers and Parish Councils to provide parish profiles and 3 Housing Needs Surveys pa	✓	✓	✓	English Rural Housing Association Housing Strategy and Enabling Team Town and Parish Councils Surrey Community Action Surrey Rural Housing Enablers	Rural Forum Rural Housing Enabler time (post part-funded by WBC) Town and Parish Forum WBC Community Led Housing Start up grant Rural Housing Enablers to present at Guildford and Waverley Rural Forum on an annual basis and facilitate peer support between Parish Councils Rural employers and businesses	Annual rural update targeting Parishes with unmet need and bringing forward Rural Exception sites The Surrey Rural Housing Enablers to support community led homes, working with local communities who wish to develop their own housing projects via Community Land Trusts Production of Parish Profiles Early consultation with Town & Parish Councils about affordable housing issues in their area

Glossary

Additionality / Additional Affordable Housing means delivery of new affordable housing over and above the number of affordable homes secured through the planning system, funded by Homes England grant.

Affordable Housing (NPPF Definition): the Government's definitions of 'affordable housing, affordable housing for rent, First Homes, discounted market sales housing and other affordable routes to home ownership' are defined in Annex 2 of the revised National Planning Policy Framework (NPPF) or any future guidance that replaces it, meaning housing for sale or rent for those whose needs are not met by the market.

Affordable Housing Provider means a registered provider of affordable housing within the meaning of Section 80 (1) of the Housing and Regeneration Act 2008, or alternatively a body providing affordable housing.

Affordable Rent Affordable housing provided to households who are eligible for affordable rented housing and provided at a rent of no more than 80% of the local market rent (including service charges) and always below the Local Housing Allowance and where local market rents are calculated using the Royal Institution of Chartered Surveyors approved valuation methods.

AHN1 Affordable Housing on Development Sites [Waverley Local Plan Policy].

AHN2 Rural Exception Sites [Waverley Local Plan Policy].

AHN3 Housing Types and Size [Waverley Local Plan Policy].

Armed Forces Community Covenant commits local civilian and military communities to working together more closely to support current and former armed forces personnel and their families.

Community Land Trust Democratic, non-profit organisations that own and develop land for the benefit of the community.

Commuted Sum Payment in lieu, paid by a developer to the Council.

Development Plan: The adopted suite of documents, which set out the parameters for all development in the Borough.

Essential Worker: someone without whose work society cannot function properly e.g. teacher, health care worker, transport workers driver, postal worker, refuse collector.

Extra Care Housing with care.

First Homes First Homes are a specific kind of discounted market sale housing which are classed as 'affordable housing' for planning purposes. First Homes:

a) must be discounted by a minimum of 30% against the market value;

b) are sold to a person or persons meeting the First Homes eligibility criteria;

c) on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,

d) after the discount has been applied, the first sale must be at a price no higher than £250,000 (or £420,000 in Greater London).

HEDNA: Housing and Economic Development Needs Assessment – the latest evidence base comprising household, and economic growth projections to inform local planning decisions.

Homes England: Homes England is the Government’s national housing and regeneration agency for England. It provides investment for new affordable housing and to improve existing affordable housing, as well as for regenerating land.

HRA Housing Revenue Account, records expenditure and income on running a council’s own housing stock.

Waverley Borough Council Local Plan Part 1:

The new Local Plan is the overarching planning document for Waverley Borough and replaces the previous Local Plan and relevant Development Control Policies documents which were adopted in 2002. The new Local Plan sets out the planning strategy for the years up to 2032 to deliver the social, economic and environmental needs of the whole Borough, as well as looking beyond the Borough’s boundaries.

Local Housing Allowance means the housing benefits scheme based on private market rents being paid by tenants in the broad rental market area and which do not exceed the maximum local housing allowance (or whatever benefits scheme is in place from time to time) and as set by the Valuation Office agency for the area of the Borough Council.

Local Plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law, this is described as the development plan document adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies or a combination of the two.

Locally Affordable Homes: Homes which are affordable to Waverley workers or low-income households living in Waverley, according to the Council’s latest evidence source.

M4 (1) Category 1: Visitable Dwellings, Schedule 1 to Building Regulations 2010.

M4 (1) Category 2: Accessible and adaptable dwellings, Schedule 1 to Building Regulations 2010.

M4 (1) Category 3: Wheelchair User Dwellings, Schedule 1 to Building Regulations 2010.

Material consideration: A matter that should be taken into account in deciding a planning application or on an appeal against a planning decision.

National Planning Policy Framework (NPPF): The key document, introduced in March 2012 and last updated in July 2021, setting out Government policy in relation to planning in England. The NPPF is part of the Government’s reforms to make the planning system less complex, more accessible and to promote sustainable growth.

Net Zero Carbon Homes a home responsible for emitting net zero in greenhouse gas emissions.

Nomination Rights The right of the Council to nominate applicants who meet eligibility criteria.

Planning Obligation: A legal agreement entered into under section 106 of the town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Recycled Capital Grant an internal fund within the accounts of an affordable housing provider used to recycle grant receipts.

Rent Caps setting overall maximum rent level.

Rural Exception Sites Small sites used for affordable housing in perpetuity where sites would not normally be used for housing.

Section 106 Agreement:
See 'Planning Obligation'.

Social Rented Housing Affordable homes provided by Affordable Housing Providers to households who are eligible for social rented housing, and for which guideline target rents are determined through the national rent regime;

Shared Ownership: Shared ownership is a mechanism for purchasing a property for those who cannot afford full home ownership. A percentage of the equity is purchased by means of deposit and mortgage. The retained equity is held by an Affordable Housing Provider (or similar). The owner takes out a lease and pays rent on the retained equity. Generally initial purchases are 25-40% of the equity. Owners can usually purchase further shares of the property over time – this is known as “staircasing”.

Supplementary Planning Documents (SPD): Documents which add further detail to the policies in the development plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Surrey Rural Housing Enabler Worker employed by Surrey Community Action to support new rural affordable homes.

Tenancy Strategy sets out how affordable housing in an area is let and how long tenancies should be granted for.

Tenure Neutral Design which promotes an inclusive, sustainable community.

Viability In planning terms relates to the assessment of a development scheme to establish that favourable conditions regarding the financial aspects will enable development to proceed.

References

- 1 [Waverley Borough Council - Climate change strategy and action plan](#)
- 2 [Waverley Carbon Neutrality Action Plan 2020-2030.pdf](#)
- 3 Lib Dem manifesto pledge of 200 new WBC homes 2024-2028
- 4 Housing Revenue Account
- 5 <https://modgov.waverley.gov.uk/documents/s69202/Annexe%20A3%20-%20Asset%20Investment%20Strategy%202025-26.pdf>
- 6 Department for Levelling Up, Homes and Communities (formerly Ministry for Housing, Homes and Communities)
- 7 [Home Energy Model: Future Homes Standard assessment - GOV.UK](#)
- 8 [Community Harm and Risk Management Meeting](#)
- 9 [Annex A - Health Wellbeing Board Joint Strategy.pdf](#)
- 10 [StreetSafe | Waverley Borough Council](#)
- 11 [Safeguarding Policy for Children and Adults-updated2020.docx](#)
- 12 [JAG Nomination form blank template.doc](#)
- 13 run by South-West Surrey DA Outreach
- 14 [Delivery Plan Outcome](#); Supporting people in the Borough without a place to call home
- 15 Also known as the wider determinants of health
- 16 [Surrey Economic Growth Fund | Business Surrey](#)
- 17 [Dunsfold Park Supplementary Planning Document \(SPD\) Consultation | Waverley Borough Council](#)
- 18 [Housing affordability and productivity](#)
- 19 [Waverley Borough Council Economic Development Strategy & Action Plan | Waverley Borough Council](#)

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