

More affordable housing now. Cllr Kate Chinn

7 December 2022

The Local Plan of Epsom and Ewell Borough Council should specify a minimum requirement of 40% of affordable housing in each new housing development of 10 or more units (Use Class C3) of which at least 25% will be reserved for social rent and comply with the vacant building credit.

Labour are asking that the Local Plan specifies a minimum amount of both affordable housing and social housing for rent. Our targets are quite low with many councils providing more however, other councils don't have such a low bar as their starting point. Epsom and Ewell have the lowest percentage of social housing in the county.

In the last 3 years the affordable homes built in the borough were: -

2019-2020 15%

2020-2021 3%

2021-2022 6%

If Covid was a factor in this its even more important for even more homes to be rapidly built in the borough to catch up and, it's very clear indeed, many more affordable homes must be built to make the strategy deliverable.

I think that the Homeless and Rough Sleeping Strategy, for those who don't have much homelessness in their ward, clearly explains the cost of homelessness for an individual, a family and society. There's also the financial cost to the borough of just under £2m and to society as the health and well being impact of homelessness increases the demand for health and social care resources.

I hear of individuals living in overcrowded accommodation. I have families who live separately during the week, often with grandparents, so the children can attend schools which meet their need. Many people are living out of borough losing contact with their known and trusted support networks.

Building affordable homes - I recall just two units, as part of a development, coming to planning recently and they were not of a good standard space or amenity wise and affordable housing should not be substandard housing so on the advice of the officers it was rightly refused.

I constantly hear that providing affordable homes as part of a development is unviable. Well, why not tell developers to open their books as they must do in Brighton and the council can check their calculations.

I see application after application being refused or deferred and Epsom needs to be building homes of a good standard that residents can afford to live in, settle in and raise their families.

The Homeless and Rough Sleeping Strategy recognises that residents are unable to access affordable homes, and this is a main causal factor for homelessness in the borough.

At the briefing on the Homeless and Rough sleeping Strategy some of us attended a graph showed a clear dip in homeless numbers which was when the Hollymoor Lane development became occupied. A development of affordable and social housing, environmentally friendly, with solar panels and EV points, and built to a good standard.

The borough needs more developments like this

The Labour group welcomes the action plan to increase availability of affordable accommodation and welcomes the action to build homes and identify appropriate council owned sites.

However with soaring rents, S21 evictions happening again coupled with the lack of social housing we do fear numbers of homeless people will increase.

Epsom and Ewell council needs to ensure and facilitate building affordable homes. Currently it is changing from a NIMBY borough to a BANANA borough. Build Absolutely Nothing Anywhere Near Anyone.

It needs to change. The council should identify appropriate sites and continue to engage with Housing Association and responsible developers to get homes built.

Affordable Homes for residents need to be built and they need to be built now.

Councillor Kate Chinn - Labour Court Ward