

ASSESSING THE COUNCIL'S 'NEW' POSITION ON OAN

Guildford Borough Council Revised OAN			
		Plus Students	TOTAL
Council's Position ¹ without Market Signals	571dpa	23 ² dpa	594dpa
Council's Position with Market Signals 25% ³ (the Council does not apply a market signals adjustment)	714dpa	23dpa	737dpa

Economic Led Need – Using Forum Economic Need			
		Plus Students	TOTAL
Position without Market Signals	689 ⁴ dpa	23dpa	712dpa
Position with Market Signals 25%	861dpa	23dpa	884dpa

OAN to Meet Full Affordable Housing Need			
		Plus Students	TOTAL
Affordable Need ⁵	1170dpa	N/A	1170dpa

Range in OAN					
GBC Revised OAN	GBC Revised OAN plus uplift	Forum Economic Led	Economic Led plus uplift	Affordable Housing Need	Mean
594dpa	737dpa	712dpa	884dpa	1170dpa	819⁶dpa

¹ As set out in LPSS-004 Table 8 (Page 6 of 8)

² Based on Council's figure from SHMA Addendum 2017 – SD-003 Paragraph 7.14 (Page 65 of 72)

³ 25% market signals uplift as per Forum Matter 2, Appendix 1 paragraph 4.15 (Page 13 of 26)

⁴ Economic led need figure as per Forum Matter 2, Appendix 1 Table 6.5 (Page 19 of 26)

⁵ Delivery to meet affordable need in full. Change from 517 dpa to reflect 2016 SNPP (N Ireland in evidence 06 June 2018). Note that Council's OAN figure of 594 dpa would deliver a maximum of 237.6 dpa or 51% of total need.

⁶ Option 8 of the SA June 2017 – CD05 Paragraph 6.7.3 second bullet on page 34 – 'Option 8 is a reasonable higher growth option [825dpa] – any higher growth option would likely lead to unacceptable negative environmental effects.'