

HOUSING AND COMMUNITY SAFETY ADVISORY COMMITTEE
10 February 2015 at 7.00 pm

Attached is a short briefing note for Members

8. **Changes to Government Guidance on Planning Obligations - Implications on SDC's Affordable Housing Policies**

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Missons*

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BRIEFING: STARTER HOMES INITIATIVE

10/02/15

Government issued a consultation (ended 09/02/15) on 'Stepping onto the Property Ladder' - a starter homes initiative for first time buyers.

The initiative will help younger people (under 40-years of age) to buy their first home on new-build developments.

The developments will be targeted on brownfield land not previously allocated for housing (currently allocated instead for commercial or industrial use) where there are limited remediation and infrastructure costs and the land is no longer required/not viable for a commercial or industrial use.

The homes will be marketed at a least 20% below the local market value.

Government hopes that 100,000 starter homes will be developed under the initiative over the next 5-years.

We have fed back on the consultation and suggested the homes should be offered to the same 'in need' group as that covered under the Help-to-Buy shared-ownership scheme.

This could potentially provide the means to deliver a 'type' of affordable housing in lieu of fewer units coming forward as a result of recent changes to the planning system.

Housing Policy

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