

Item 8 - A Local first Homes Policy for Sevenoaks District

The attached report was considered by the Housing & Health Advisory Committee on 23 November 2021. The relevant Minute extract is below.

Housing & Health Advisory Committee (23 November 2021, Minute 32)

The Housing Strategy Manager presented the report proposing a local First Homes Policy for the District. The national First Homes policy would be implemented for s106 sites on 28 December 2021. First Homes would be sold at a prescribed discount to first time buyers and held as affordable housing in perpetuity.

Based on the recommendations from the Targeted Review of Local Housing Needs (TRLHN), it was proposed that the Sevenoaks First Homes policy should contain a 50% discount on open market value, a capped maximum discounted sale price of £250,000 at initial sale and a set annual household income of £56,250.

Following concerns expressed from Members, it was acknowledged that it would be difficult to implement the policy due to the large average house prices within the District but the proposed Local First Homes policy would be more suitable for the District than the national First Homes policy.

Public Sector Equality Duty

Members gave consideration to impacts under the Public Sector Equality Duty.

Resolved: That it be recommended to Cabinet that

- a) a Local First Homes policy for Sevenoaks District, including the contents as set out in the report, or further refined, be approved and adopted for implementation on 28 December 2021; and
- b) any supplementary First Homes policies, including re-sales and use of First Homes commuted sums, be drawn up by Officers, with delegated authority given to the Chief Officer - People & Places and Chief Officer - Planning & Regulatory Services, following consultation with the Portfolio Holders for Housing & Health and Development & Conservation, for their approval.