

## **Item 10 – Intermediate Housing Policy**

The attached report was considered by the Housing & Health Advisory Committee on 14 June 2023. The relevant Minute extract is below.

### **Housing & Health Advisory Committee (14 June 2023, Minute 10)**

The Housing Strategy Manager presented the report which asked the Advisory Committee to provide feedback and recommend to Cabinet the draft intermediate housing policy applying to Discounted Market Housing. The report also proposed revisions to the Council's adopted local First Homes policy which followed a review after its first year of operation. She explained that the updated draft local policy for Discounted Market Housing, if approved, would be included within the Sevenoaks Intermediate Housing Protocol 2023.

Members asked questions of clarification, which focused on the proposals for Discounted Market Housing. The Housing Strategy Manager explained that the proposed changes sought to make more homes available for local Residents. It was confirmed that the policy included a local connection criteria which meant that for an initial period, homes were marketed locally to residents of the District.

It was also explained that moving the cap on the Local First Homes Policy to require a minimum discount of 30% would increase developer's ability to generate rented homes for those residents on the housing register. In response to a question on the local income cap the Housing Strategy Manager would circulate further clarification information to the Committee. Some Members expressed that the proposals should be re-assessed in one year to review the impact of the changes.

#### Public Sector Equality Duty

Members noted that consideration had been given to impacts under the Public Sector Equality Duty.

It was moved by the Chairman that the draft policy be recommended to Cabinet for approval subject to a review in one year.

Resolved: That it be recommended to Cabinet that, subject to review in one year's time, the draft intermediate housing policy applying to Discounted Market Housing and proposed revisions to the Council's adopted local First Homes policy be approved.