



## Housing Scrutiny Committee 15 March 2022.

### Decisions

5. Estates and Facilities Compliance Data
  - i. The Executive Councillor noted the Council's current position regarding Compliance, and the progress of ongoing associated works
  
6. HRA Revenue Carry Forward 2021/22
  - i. The Executive Councillor agreed the provisional carry forward requests, totalling £1,416,280 as detailed in the revised Appendix A, subject to the final outturn position.
  
7. Private Sector Housing Report
  - i. The Executive Councillor noted the contents of the report, which assessed progress on the work detailed in the report in time for any new bids to be submitted in the budget for the following year.
  
8. Update on New Build Council Housing Delivery
  - i. The Executive Councillor noted the continued progress on the delivery of the approved housing programme.
  
9. First Homes Interim Statement
  - i. The Executive Councillor approved the First Homes Interim Position Statement at Appendix 1 to the officer's report, in particular that:
    - a. The preferred split between affordable housing tenures will be: 25% First Homes; 5% shared ownership or other intermediate tenures; and 70% social/affordable rent.

- b. The price cap for a First Home, once the discount has been applied, will be £250,000 in line with the maximum cap allowed within national guidance.
- c. The discount applied to a First Home will be 30% of market value in line with the minimum discount allowed within the national guidance.
- d. The household income cap for eligible applicants for First Homes will be up to £80,000 in line with the maximum income allowed within the national guidance.
- e. For developments which cross the boundary into South Cambridgeshire, and/or where joint nominations on the affordable homes have been agreed, any purchaser of a First Home will need to have a local connection to either Cambridge City or South Cambridgeshire District Council; this will apply for the first three months of marketing in line with national guidance.
- f. For developments within Cambridge City which do not cross the boundary into South Cambridge or where no joint nominations on the affordable housing have been agreed, any purchaser of a First Home will need to have a local connection to Cambridge City. This will apply for the first three months of marketing in line with national guidance.
- g. The First Homes local connection criteria to be applied will be as detailed in paragraphs 4.21 to 4.27 of the First Homes Interim Position Statement shown at Appendix 1 to this report.
- h. No specific priority will be given to 'key workers' but the council may work with developers and employer organisations to ensure that marketing is targeted towards particular employers where appropriate.
- i. Where developers wish to bring forward a First Homes exception site in Cambridge City they will need to demonstrate that the availability of First Homes or other affordable home ownership tenures is insufficient within Cambridge City to cater for the needs of first-time buyers.
- j. The First Homes Interim Position Statement at Appendix 1 to this report will only be used when a development proposal includes reference to First Homes as part of affordable housing provision. If a development proposal does not refer to First Homes, the affordable housing split detailed in Annexe 5 of the Greater Cambridge Housing Strategy 2019-2023 (or successor document) will apply.

- k. Any subsequent minor amendments and editing changes to the First Homes Interim Position Statement and/or the First Homes Issues & Options paper, that do not materially affect the content, be delegated to the Director of Housing & Communities in consultation with the Executive Councillor for Housing, the Executive Councillor for Planning and relevant Chairs and Spokes.

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