

## Affordable Housing- Part 2

At the NPCC meeting in May follow up action was agreed as follows:

1. Completion of affordable housing analysis by site and type
2. Housing Associations identification by site
3. SODC to provide monitoring of 'local' allocations- frequency to be determined.
4. Optimisation of information provision to Thame residents and encouragement of residents to register.

### Progress

1 & 2. Please find attached a spread sheet providing the information agreed. At the moment this is incomplete. SODC is not yet in a position to supply the balance.

3. It has been proposed that SODC agree to provide details of local allocations on a monthly and cumulative basis by site. Please note that such information is provided for social rented properties only. Local allocations refer only to the 20% of rented properties that **should** be allocated to applicants with strong local connections as defined by SODC policy (see NPCC summary paper)

4. Regarding optimisation of information provision the following key factors should be borne in mind:

- a. Residents must register with SODC as a priority- social rented applicants on the 'active' register, shared ownership on the 'inactive' register- in order to access available properties.
- b. Owing to the different approaches for the 2 types of affordable housing, and the additional complication of Housing Association direct administration of shared ownership schemes, it is felt that information provision should be separated to avoid confusion.
- c. Both schemes are dependent on web sites with no alternative provision.

In consequence of the above, it is felt that TTC's role should lie in positive reinforcement of:

- a. The progressive availability of affordable housing in both social rented and shared ownership categories.
- b. Emphasis on both categories in an effort to preserve local connections.
- c. Encouragement to register. It has to be acknowledged the latter may be a disincentive to some prospective home owners but the potential advantages of shared ownership should not be underplayed. The government has recently raised the household income cap to £80,000 per annum to encourage use of the shared ownership concept.

How can this be done?

1. Publicity of SODC contact details and local preference policy, where appropriate, through TTC newsletter -separately for each category.
2. As above by poster at available public interest sites - layout to be determined.
3. Town Hall staff assistance in directing residents to correct contacts when necessary.

**Further issues to progress:** The Local Plan 2032 proposes a future split of 50:50 between social rent and shared ownership homes as opposed to the current 75:25. There appears to be no reference to ensuring that the allocation to people with a strong connection to Thame will be maintained in volume terms. In consequence, it is recommended that TTC should press for the 20% allocation be extended to shared ownership homes as well as those socially rented.

Also, it is noted (on analysis done thus far) that shared ownership is concentrated on 1 and 2 bedroom dwellings as compared to a wider range on social rented. The basis for this difference should be clearly understood by ourselves.