

Decision made by developer to include First Homes as part of the Affordable Housing provision on an eligible development



Confirmation by the developer that First Homes to be provided will meet the PPG definition (PPG - Paragraph: 001 Reference ID: 70-001-20210524), and will only be offered for sale to those eligible



Council confirms that Local Eligibility Criteria will be applied in addition to national criteria.



A First Homes discount of 30% will be applied to the entire Local Plan Area, with the target for overall affordable housing provision differentiated by plan sub-areas as set out in Policy HOU2



First Homes provision will be at least a 25% proportion of these overall figures, with the development as a whole demonstrating it is providing the same amount of 'affordable home' value as would be under the Council's up-to-date published policy



Once a minimum of 25% of First Homes has been accounted for, social rent should be delivered in the same percentage as set out in the local plan. The remainder of the affordable housing tenures should be delivered pro rata in line with the proportions set out in the local plan policy



Agree housing mix for all homes provided on a site, with the expectation that size and tenure mix of all homes provided on a development (market homes, First Homes, together with all other affordable home types) be compliant with the Local Plan Policy requirements



Variations to the affordable housing tenure mix will only be supported where it is demonstrated necessary to ensure the viability of a proposal, with the expectation that all land purchases or development options should be made on the basis of full compliance with Development Plan and Government policies



Developers should obtain a valuation from a registered valuer acting in an independent capacity, and that valuation should be in accordance with the Royal Institution of Chartered Surveyors, to confirm the market value with 30% First Home discount will not exceed the £250,000 price cap



The s106 is agreed using the model legal agreement as a basis to confirm quantum, type and distribution, development standards and delivery mechanism for First Homes



Development commences



Commencement of the pre-agreed marketing and the initial marketing period starts at least six months prior to the expected practical completion



The process for purchasing a First Home commences between the developer and buyer, with local eligibility criteria applying for at least 3 months from when a home is first marketed, after which purchase eligibility reverts to the national criteria for the remaining 3 months

Chart 1: Securing and delivering First Homes through the planning process for a planned open market development



