



Department for
Communities and
Local Government

Housing Policy Perspective

Department for Communities and Local Government

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Points to Cover

- Voluntary Right to Buy
- Higher Value Assets
- Starter Homes
- Affordable Housing
- Local Housing Companies



Voluntary Right to Buy

- Key Manifesto Commitment to give the RTB to 1.3m HA tenants
- Pilot launched with five HAs
- Funded through sale of LA Higher Value Assets
- 1-4-1 Replacement
- Portability



- LAs with HRA must consider selling high value housing that has become vacant.
- The Secretary of State may make a determination requiring a local housing authority in England to make a payment that represents LAs interest in high value housing that becomes vacant
- Allowed costs and deductions to be made from payments
- In addition authorities could make “Agreements” with Secretary of State to retain a portion of receipts to fund the delivery of additional homes.



Next Steps

- Regulations to define Higher Value Assets
- Regulations to set out exclusions
- Setting out the process for making agreements between local authorities and the Secretary of State
- Consulting local authorities before issuing a determination
- Putting in place process for local authority payments to Government – expected to be quarterly.



- Govt. committed to building 200,000 Starter Homes to help people aged between 23 – 40 to own their home
- Starter Homes offered at min discount of 20% below full market value
- Each Starter Home will cost no more than £250k outside London & £450k in London



- H&P Bill set out new framework for delivering Starter Homes Commitment:
 - Definition and duty of English planning authorities to promote supply
 - Power to set requirement for Starter Homes
 - Requirement to report on delivery and powers to intervene
- Gov has consulted on amending national planning policy



- Spending Review doubled the housing budget to more than £20 billion over next 5 years
- £4.1bn for 135,000 Help to Buy: shared ownership homes
- 1.6bn towards delivering 100,000 homes for affordable or intermediate rent



Local Housing Companies

- Ministers are keen to encourage LAs to contribute towards supply
- Local Housing Companies have a role to play in this.
- Ministers are not supportive of LHCs delivering affordable rented homes without the RTB.
- Scale of delivery