

Rushcliffe Borough Council – Scrutiny Request

Councillor Request for Scrutiny	
Councillors Thomas, Brown, Way, Billin, and R Walker	
Proposed topic of scrutiny ...	Shared ownership and other types of affordable housing
I would like to explore ...	<p>1. What are the different types of affordable housing – (as defined by national policies etc)?</p> <p>2. What numbers of each type are currently allocated in newer estates in the various Rushcliffe settlements?</p> <p>3. How is the proportion of each type decided for each new estate?</p> <p>4. How does Rushcliffe influence this decision to ensure the proportion relates to need and is in the best interest of residents rather than driven by profit for the developers and providers?</p> <p>5. How are ward members involved in this decision at the planning stage?</p> <p>6. Is any additional support available/needed for existing residents in shared ownership schemes?</p> <p>7. Does anything need to be fed back to Government?</p> <p>It is suggested that this topic is dealt with by a scrutiny meeting to explore points 3-7 preceded by a briefing note covering points 1 and 2 to reduce the presentation time.</p> <p>It is appreciated that social rent has been covered by recent scrutiny items – this item is primarily about the other types of “affordable” homes.</p> <p>Background</p> <p>There have been recent items in the press highlighting difficulties with shared ownership, e.g. https://www.bbc.co.uk/news/articles/clyz8m8jj4mo</p> <p>We are aware of the percentages of affordable housing that Rushcliffe requires. However, there are different types of housing classed under “affordable” – social rent, affordable rent, shared ownership, rent to</p>

It is helpful to include why you feel this topic requires scrutiny, what concerns you, what concerns are being raised with you, and how scrutiny will lead to better outcomes or services to residents.

	<p>buy, first homes scheme, rural exception sites and other government schemes to help people onto the housing ladder. These are some areas that could be covered:</p> <ul style="list-style-type: none"> • What are the differences between different schemes, and the advantages and disadvantages of each type for the occupier? • What are the experiences of Rushcliffe residents occupying new homes under these schemes? • Should Rushcliffe seek to exert more influence on the type delivered through the planning process, in order to best satisfy need? • How are the providers chosen? Is it purely commercially driven? • How are the purchasers/tenants selected or allocated? • Do occupiers pay estate management fees like freeholders? • What are the routes for occupiers to buy these homes? How many have been purchased to date? • How do they change occupier? Do they remain “affordable”? • How does the co-owner change hands? • What protections for tenants apply to the rental part? • Are there any additional protections that Rushcliffe could/should be providing? 	
<p>I think this topic should be scrutinised because ... (please tick)</p>		Poor Performance Identified
	*	Change in Legislation or Local Policy
	*	Resident Concern or Interest
		Cabinet Recommendation
		Links to the Corporate Strategy
		Other (please state reason) Risk assessment and preparation
<p>What outcomes are you seeking from this scrutiny?</p>	<p>Greater understanding. Possibly changes to policy and processes, greater protection for Rushcliffe residents, and an affordable housing offer that better matches need.</p>	

Collaboration

Matrix developed in conjunction with officers?

No