# Shared Ownership & Other Types of Affordable Housing

## Briefing Note – Communities Scrutiny Group

## Executive Director of Neighbourhoods

Rushcliffe
Borough Council

Date: 19th December 2025

## Purpose

This briefing note responds to the Councillor Scrutiny Matrix request, specifically addressing:

- What are the different types of affordable housing – as defined by national policies?
- What numbers of each type are currently allocated in newer estates in the various Rushcliffe settlements?

## 1. Types of Affordable Housing (National Policy Definitions)

Affordable housing refers to homes provided at a cost below market rates to meet the needs of households whose incomes are insufficient to access suitable accommodation through the open market. National policy recognises several main types:

- Social Rent: Rents set by national formula (typically 50–60% of market rent). Managed by Registered Providers.
- Affordable Rent: Rents up to 80% of local market rent (including service charges). Managed by Registered Providers.
- Shared Ownership: Part-buy, part-rent model (usually starting with 10–75% share). Managed by Registered Providers or developers.
- First Homes: Discounted market sale housing (minimum 30% discount). Developer-led, with restrictions on title.
- Discount Market Sale: Homes sold at a discount (no less than 20% below market value). Developer-led, with local criteria.
- Rent to Buy: Intermediate rent product with an option to purchase. Managed by Registered Providers.

Eligibility for these products is principally set by national policy and Homes England programme rules, with some local flexibility (e.g., local connection for First Homes/Discounted Market Sale). Common criteria include household income limits (typically <£80,000 outside London), first-time buyer status, and affordability checks by providers.

## 2. Affordable Housing Delivery by Tenure

The Council monitors affordable housing delivery by tenure across the borough. The table below summarises delivery over the past five years:

| Year | Shared Ownership | First Homes | Discount Market Sale | Rent to Buy | Affordable Rent | Social Rent | Total |
|---|---|---|---|---|---|---|---|
| 2020/21 | 58 | 0 | 0 | 0 | 33 | 15 | 106 |
| 2021/22 | 58 | 0 | 0 | 0 | 78 | 38 | 174 |
| 2022/23 | 106 | 0 | 0 | 0 | 99 | 76 | 281 |
| 2023/24 | 125 | 0 | 0 | 0 | 101 | 57 | 283 |
| 2024/25 | 124 | 2 | 0 | 0 | 116 | 51 | 293 |

**Key points and further context:**

- Shared Ownership has expanded strongly, but rented tenures (Affordable Rent and Social Rent) remain the largest overall. Shared Ownership rose sharply (from 58 in 2020/21 to 124–125 in the last two years), making it the largest single tenure in several years individually. However, when Affordable Rent and Social Rent are combined, rented delivery is greater than ownership-based products across the period, and it continues to provide the backbone of affordable supply locally. This nuance is important for interpreting delivery versus evidenced need, which prioritises rented homes.

- Rented delivery remains substantial but variable. Affordable Rent rose from 33 to 116, while Social Rent climbed from 15 to 51 across the period. However, rented tenures show more variability year to year, with affordable rent generally outperforming social rent, consistent with scheme viability pressures and grant availability.

- First Homes and Discount Market Sale have seen minimal or no delivery to date. First Homes appear only in 2024/25 (2 units), likely reflecting local policy preferences or lender/eligibility practicalities. No completions are recorded for Discount Market Sale or Rent to Buy in the five-year period, reinforcing the dominance of Shared Ownership for ownership-based affordability and rented tenures for meeting acute need. The Council does not currently hold a breakdown of affordable housing delivery by individual site or settlement; such data is maintained within provider datasets and planning files. This is a recognised data gap and is noted for transparency.

- These figures demonstrate both the progress made and the ongoing challenges in achieving a balanced mix of affordable housing, with variations in tenure delivery reflecting shifts in funding, market conditions, and strategic focus. Continued monitoring is essential to ensure future provision aligns with identified needs and supports sustainable communities.

## Further Information

For more detail on the policy context, delivery mechanisms, and the Council's role, please refer to the full scrutiny report, which will be considered by the Communities Scrutiny Group in March 2026: 'Shared Ownership & Other Types of Affordable Housing'.

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