



GOVERNMENT STARTER HOME INITIATIVE

LOOKING FOR BROWNFIELD LAND

The Government, through their new Starter Home Initiative are committed in conjunction with Local Authorities to provide a greater supply of starter homes throughout the country. The scheme requires starter homes to be sold at a minimum of 20% discount to open market values, but there is no requirement to provide affordable housing on the scheme and neither will there be a community infrastructure (CIL) contribution imposed on the planning consent.

Potential Sites

Potential sites will generally be brown field sites or employment (commercial or industrial) sites that may previously have been overlooked for residential. They may also be redundant employment sites or employment sites where there is no demand. Generally, these sites will be unused or underused or no longer viable for employment uses. Although the majority of opportunities will be brownfield sites although it is noted that the guidance does not rule out green field sites.

These sites do not need to be currently allocated they can come forward as 'windfall applications', i.e. sites without a residential allocation. Section 106 charges will be limited to site specific contributions as they will be free of any CIL obligation and free of any affordable housing obligation. It is envisaged that these starter home schemes which will be of high quality design will work most effectively on sites ranging from between 3 and 6 acres.

If you believe you have any sites that might fit this criteria, we would be very happy to hear from you. We have good relationships with the developer and promoter community as well as our own in-house planning team. This initiative is a new opportunity to get a residential consent on land that would otherwise not achieve such an increase in land value. If you believe you have a site that may qualify we would be pleased to hear from you.



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