

Right to Buy- this doesn't actually exist yet (and may never do) for housing association tenants. For them its the Right to Acquire with a discount of between £9K and £16K depending on how long they have lived in their social housing home. Council tenants, like Portsmouth, Winchester, and Southampton have the Right to Buy and the discounts are calculated differently. In essence both HA and LA tenants do have the opportunity to apply to buy their home but the schemes are different. In what context are the Members asking about this?

When available social home become available for let they are advertised on Hampshire Home Choice (HHC), the councils waiting list. The adverts are uploaded to the system by the landlord (any one of the numerous housing associations, or RP's that develop or have existing stock in the borough) and the ad is checked for completeness by us before going live. Each property has a minimum and maximum number of permitted occupiers. So say for example when Vivid (the RP for Lower Road) get an 8 week notice that a 2 bed 3 person house is due to be handed over they will put the advert on HHC as suitable for a minimum of 2 , and a maximum of 3 persons. the way HHC is set up applicants are assessed on their bedroom need depending on the number in the household and other housing needs. Only those people that would fit in a 2 bed 3 person home would be able to see the advert and bid. Types of households could include a couple with one child, a lone parent with 2 children, a parent with an adult child, 2 joint applicants that are not related but have an established household, a couple with medical needs that need a second bedroom for a carer, equipment, or just need two separate bedrooms. As you can see there are lots of possibles here and we have all types of households on our waiting list. In short only households that would not overcrowd a property at the outset would be considered by us to be nominated to the RP.

I have had a look at the documents submitted with the application and can see my original response on 16/07/19 where I commented on the sizes of the affordables as outlined in the original Affordable Accommodation Schedule. Following these comments Vivid reviewed their provision and their letter dated 25th September 19, uploaded to the documents on 03/10/19 confirms that they are intending to provide affordable houses with increased GIA, however the bungalows at 62sqm remain the same and meet the NDSS requirements as being suitable for 3 persons.

The houses have increased in size and do meet NDSS for 2 bed 3 persons, and 3 bed 4 person, however as we have said before NDSS are not policy yet and could have viability consequences which I believe is going to be tested further before we submit the Local Plan for inspection. The new increased sizes are far more in line with the older Housing Quality Indicator Standards which were abolished after our Housing SPD was adopted. Those standards detailed:

2B3P between 57-67sqm

2B4P between 67-75sqm

3B5P between 82-85sqm

Using these standards the proposals for a 2 bed houses at a minimum of 70sqm means they would be able to accommodate up 4 persons , and the 3 beds at 84sqm could accommodate up to 5 persons. It will be interesting to see how the RP describes the maximum occupancy

for each type of home. If we measure by NDSS these houses meet the requirements for 3 or 4 persons, if we use the previous measures, the ones we used up until we drafted the new Local Plan the houses could accommodate 4 in the 2 beds, and 5 in the 3 beds.