

New Homes Bonus – Summary of Questions and Suggested Responses

	Question	Suggested Response
1	Do you agree with our proposal to link the level of grant for each additional dwelling to the national average of the council tax band?	This is a simple and transparent method of awarding grant and we agree with the proposal.
2	The Government proposes an affordable homes enhancement of £350 for each of the six years – what do you think the enhancement should be?	It should be no less than £350
3	Do you agree with the proposal to use PPS 3 and also include pitches on Gypsy and Traveller sites owned and managed by local authorities or registered social landlords to define affordable homes?	The PPS 3 definition of affordable housing seems appropriate and is in line with our planning and housing approach. There seems no reason why the NHB should only apply to public sector gypsy and traveller sites. There should be a similar reward for delivery of private sites if they are acceptable in all other respects. However, the affordable homes enhancement should be applied to Gypsy and Traveller sites owned and managed by local authorities or registered providers.
4	Do you agree with the proposal to reward local authorities for bringing empty properties back into use through the New homes Bonus? Are there any practical constraints?	Agree. The primary practical consideration should be proportionate evidence of local authority action.
5	Outside London: do you agree with the proposal to split the payment of the New Homes bonus between tiers: 80% to the lower tier and 20% to the upper tier, as a	In two tier areas district councils are the Authorities with the sole responsibility for the forward planning and the subsequent approval of housing development. This is where the challenging decisions

	starting point for local negotiation? If not, what would the appropriate split be, and why?	are taken. County Councils are able to source funds from s106 agreements to support local County based services if they can be satisfactorily justified. We therefore are of the firm view that 100% of the bonus should be allocated to district councils.
6	Do you agree with the proposal to use the data collected on the Council Tax Base form as at October to track net additions and empty homes?	This seems to be an acceptable and practical way forward. It is a simple and efficient way to establish growth and will ensure consistency in approach between authorities
7	Do you agree with the proposal for one annual allocation based on the previous year's Council Tax Base form, paid the following April?	Agree
8	Do you agree that allocations should be announced alongside the local government finance timetable?	Agree
9	Do you agree with the proposal to reward local authorities for affordable homes using data reported through the official statistics on gross additional affordable supply?	The NHB should be based upon the local authority Housing Strategy Statistical Appendix (HSSA) return alone because that is the only transparent and reconcilable source of affordable homes completions.
10	How significant are demolitions? Is there a proportionate method of collecting demolitions data at local authority level?	Demolitions in the registered provider and private housing sectors are not a significant feature in Tonbridge and Malling. The absence of a proportionate and reliable method of collecting data would suggest the calculation for the NHB should be based on gross rather than net supply.
11	Do you think the proposed scheme will impact any groups with protected characteristics?	Not to our knowledge
12	Do you agree with the methodology used in the impact assessment?	Agree
13	We would welcome your wider views on the proposed New Homes bonus, particularly where there are issues that have not been addressed.	