

The Government has introduced several initiatives targeted at First Time Buyers. This has included a number of Affordable Home Ownership (AHO) schemes where private developers build properties that can be purchased at a discount below market value by buyers who meet certain qualifying criteria.

These initiatives have included Starter Homes, Discount Market Sale Homes, as well as First Homes.

It is the developer's responsibility to sell AHO properties to eligible applicants. However, the Council will be involved in the sales process for AHO properties, both at initial sale stage and any subsequent resales, as well as having other ongoing responsibilities, such as approving letting requests.

During the sales process of these AHO properties, the Local Authority is required to review applications from potential purchasers, along with accompanying evidence, to assess their eligibility against the agreed criteria and issue necessary approval documents confirming that the sale has been undertaken in accordance with requirements of the S106 agreement.

In the context of the significant on-going and future burden on officer time, a fee is charged to cover the legal and administrative costs incurred in relation to the process of administering the sale of AHO properties.

Fees and charges must be reviewed at least once per annum. Service Directors have authority to implement new charges and amend existing fees and charges to achieve budget targets, to account for changes in legislation and market conditions, in consultation with the appropriate Strategic Director, relevant Portfolio Holder and Chief Finance Officer.

Full details of the Report that went to Cabinet in June 2023 can be read here: [Decision - Housing Delivery Plan Update | Kirklees Council](#)

Following this a yearly review of the fee was updated by [Delegated Decision Notice on 27/6/24](#) and [Delegated Decision Notice on 27/6/25](#).