

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
RECORD OF EXECUTIVE / CHIEF OFFICER DECISION**

This form should be used to record key and other decisions made by individual Portfolio Holders and key decisions made by Chief Officers. The contact officer will ensure that the signed and completed form is given to Democratic Services as soon as reasonably practicable after the decision has been taken.

Unless permission has been obtained from the Chairman of Council and the Chairman of the Scrutiny and Overview Committee that this decision be treated as a matter of urgency under Rule 12.19 of the Scrutiny and Overview Committee Procedure Rules, this decision will come into force, and may then be implemented, on the expiry of five working days after the publication of the decision, unless called in under Rule 7 of the Budget and Policy Framework Procedure Rules or Rule 12 of the Scrutiny and Overview Committee Procedure Rules.

Portfolio	Housing Portfolio Holder
Subject Matter	Purchase of 9 Affordable Homes on Larger Site at Gibson Close, Waterbeach
Ward(s) Affected	Waterbeach
Date Taken	Tuesday, 29 August 2017
Contact Officer	Gill Anderton, Head of Housing (New Build) 01954 713377 (gill.anderton@scamb.gov.uk)
Date Published	Tuesday, 29 August 2017
Call-In Expiry	Tuesday, 5 September 2017
Key Decision?	No
In Forward Plan?	No
Urgent?	No

<p>Purpose / Background</p> <p><u>Site and Housing</u> The purpose of this decision is to give approval for South Cambs DC to proceed to contract with Enterprise Property Group to purchase 9 affordable homes on a larger site at Gibson Close Waterbeach.</p> <p>Full planning permission was granted on August 8th 2017 (planning reference S/2177/16/FL) .The expected start on site will be Feb 2018 with a build out of around 15 months.</p> <p>The 9 affordable homes represent a 45% affordable housing contribution (exceeding our policy requirement of 40%) from the larger site of 22 new homes.</p> <p>The scheme mix is a policy compliant 70% rent and 30% shared ownership homes comprising:</p> <p>4 x1 bed rented flats 2 x 2 bed rented houses 3 x 2 bed shared ownership houses</p> <p><u>Enabling/Strategic support</u> Strategic Housing fully support this mix, as it will provide much needed smaller rented homes in Waterbeach where SCDC has existing stock, but has not added to it for some time. The site is within the development envelope of Waterbeach therefore the homes do not have local connection criteria.</p> <p><u>Finance and budget</u> A viability appraisal has been carried out and approved by Julia Hovells – Principal Accountant</p>
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Housing (in Appendix attached) confirming that the scheme is viable and pays back within the terms of the Councils Business Plan of 30 years.

The scheme costs are circa £1.45 million and funds have been set aside within the new build budget to cover the costs. This scheme is one of the pipeline schemes in the HRA Business Plan and MTFS.

The scheme will spend around £270,000 of Right to Buy Receipt ensuring that we spend it before Treasury deadlines to return to central Government. It also enables spend of £100,000 commuted sum funds (money received in lieu of affordable housing on other planning applications) which has been approved by Head of Strategy Julie Fletcher (see Appendix)

Declaration(s) of Interest
Record below any relevant interest declared by any executive Member consulted or by an officer present in relation to the decision.

None

Dispensation(s)
In respect of any conflict(s) of interest declared above, record below any dispensation(s) granted by the Council's Standards Committee.

None

Consultation
Record below all parties consulted in relation to the decision.

Property Services and Housing Management have been involved in the early discussions and both teams are very supportive of the redevelopment proposals.
 Local consultation with Parish and residents was undertaken by Enterprise Property Group as applicants.

Other Options Considered and Reasons for Rejection

None.

Final decision	Reason(s)
To approve the project spend, including the use of £1000 of commuted sum money, and to finalise the contract terms and legal requirements to achieve a start on site late 2017.	This scheme will provide 9 affordable homes in Waterbeach. Affordability is a huge issue for the District. The provision of affordable homes will significantly reduce due to recent government policy changes for housing providers and the lack of HCA funding. Changes to housing benefit and welfare reform will mean that the demand for affordable homes will only increase in this area. These homes will also add additional affordable homes for the Councils housing stock. The Affordable rents will be set a Local Housing Allowance cap. The shared ownership homes allow some home ownership options on the scheme contributing to a more sustainable community of residents.

Signed	Name (CAPITALS)	Signature	Date
Portfolio Holder	Signed copy available upon request from Democratic Services (democratic.services@scams.gov.uk)		
Chief Officer			
Further Information			