

**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	Three Affordable Homes (s106) on Site Providing Seven Dwellings in Total at Highfields Road, Caldecote
Ward(s) Affected	Caldecote
Date Taken	Wednesday, 8 November 2017
Contact Officer	Gill Anderton, Head of Housing (New Build) 01954 713377 (gill.anderton@scams.gov.uk)
Date Published	Wednesday, 8 November 2017
Call-In Expiry	Wednesday, 15 November 2017
Key Decision?	No
In Forward Plan?	No
Urgent?	No

<p>Purpose / Background</p> <p><u>Site & housing</u></p> <p>The purpose of this decision is to give approval for South Cambs DC to proceed to contract with Wheatley Homes to purchase 3 no. affordable homes on a small development site located adjacent to 6 Highfields Road , Caldecote.</p> <p>The scheme awaits approval of planning conditions. Start on site will be immediate after with completion anticipated prior to March 2019.</p> <p>The three dwellings represent the 40% affordable housing contribution required to meet policy. The scheme was granted reserve matters planning on 6th June 2017 (ref. S/2821/15/RM) and the financial offer made by SCDC was accepted by the developer on 6th September 2017.</p> <p>Our offer is based on three units for rent which are as follows:</p> <p>1no One bed house 2no two bed house</p> <p><u>Context</u></p> <p>SCDC has funds available to spend prior to December 2017 which ensures that the 'right to buy' receipt associated with that spend (30% of the total) is spent before any deadline for return to the Treasury.</p> <p>Wheatley received offers from registered providers also and advised that the SCDC offer was the most competitive. The offer made included 'right to buy' receipts for rented homes.</p>

Proceeding with this site will enable SCDC to be ahead of our RTB spend and will release pressure on deadlines associated with the return of monies to the Treasury. In addition it will give better value per property than the purchase of street properties.

Enabling/Strategic Support

Strategic housing support this 100% rented mix as it will provide the smaller rented homes that have been identified as being in high demand in this Ward.

Finance and budget

A viability appraisal has been carried out and approved by Julia Hovells – Principal Accountant Housing (see attached Appendix) confirming that the scheme is viable and pays back within the terms of the Council’s Business Plan ie. 30 years.

The construction costs are circa £449,000 and funds have been set aside within the new build budget to cover this cost. The scheme and spend associated also features in the current and proposed HRA Budget.

This scheme will expend circa £135,000 of existing RTB receipts and will help to ensure that we meet the aforementioned Treasury expenditure deadlines.

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.

Internal teams have all been notified.

Other Options Considered and Reasons for Rejection

Alternative Option: The council decides not to make an offer for the three dwellings
Reason rejected: This opportunity represents value for money and will provide good quality homes of the size in demand from local SCDC residents.

Final decision	Reason(s)
To approve the project spend and to finalise contract terms and legal requirements with the developer. Actual spend to commence in November 2017 and continue thereafter until completion.	This scheme will provide three rented units for the District at a time when demand is high, in particular for these smaller 1 & 2 bed dwellings. These homes will also add to the Council’s existing stock.

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

Further Information