

**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 – For this decision the Leader of Council acted in place of Cllr Lynda Harford (Housing Portfolio Holder) as Cllr Harford is a District member for Cottenham
Subject Matter	Community Led Housing Grant Application
Ward(s) Affected	Cottenham
Date Taken	Friday, 17 November 2017
Contact Officer	Uzma Ali, Housing Development Officer 01954 712995 (uzma.ali@scambs.gov.uk)
Date Published	Friday, 17 November 2017
Call-In Expiry	Friday, 24 November 2017
Key Decision?	No
In Forward Plan?	No
Urgent?	No

Purpose / Background
<p>Background</p> <p>In December 2016, the government announced a new annual fund of £60m to help councils tackle the problem of high levels of second homeownership in their communities, which, impacts on the housing supply. This funding is called The Community Housing Fund, its purpose is to put local groups in the driving seat and help them deliver affordable housing through community initiatives, such as Community Land Trusts. South Cambridgeshire District Council received £50,329 grant funding and the City Council also received a similar amount.</p> <p>Both Councils have commissioned CLT East to provide specialist advice and support to help local communities bring forward affordable housing schemes. As part of the funding received, grants of £4,500 are being offered to help seed-fund set up costs for Local Communities.</p> <p>Purpose</p> <p>To approve the first application received from Cottenham Community Land Trust Steering Group for a grant of £4,500 to set up a Community Land Trust. The grant would allow them to start up as a legal entity, with a constitution and structure and help them develop an investment ready business plan. This, will then allow them to operate as a CLT to secure affordable housing developments in the village of Cottenham to meet the local housing need, as an alternative to exception sites. Cottenham is at advanced stages of developing and setting up a Community Led Housing Trust and will potentially be the first village within South Cambridgeshire to operate as a CLT.</p>

Cottenham Community Land Trust Steering Group have been working with CLT East to scope out their objectives and are looking to deliver up to 30 affordable homes over a 15 year period.

As funding is limited, applications are considered and prioritised based on an assessment criteria. The application has been assessed by Council Officers and CLT East and meets the criteria set out below. This is the only application for grant funding received to date and as Cottenham Community Land Trust Steering Group are well advanced and their proposals considered to be deliverable, it is recommended this grant application be approved. A summary of the assessment is listed below:

Assessment Criteria	
Deliverability of the scheme, this includes whether land is identified	Land possibilities, both brownfield and greenfield, have been identified and followed up by discussions with the owners but no land is yet secured. The Cottenham Community Land Steering Group plan to undertake a public “call for sites” in order to ensure an open, inclusive and transparent process.
Delivery timescales	<p>Short term (next 6 months)</p> <ul style="list-style-type: none"> • To become legally established. • Begin community engagement work, begin to build CLT membership and support for the CLT project. • Undertake a call for land and subsequently identify (and potentially secure) possible land. • Develop the key principles of a sustainable business plan to be the base of any project. <p>Medium term (up to 3 years)</p> <ul style="list-style-type: none"> • Secure land and enter into relevant partnerships in order to deliver affordable housing required by the village. • Begin at least one scheme, whether in partnership with a Housing Association, developer or stand alone, to address local housing needs.
Housing need, priority will be given in areas where there is a high level of identified housing need.	A need for affordable housing, including types of housing, has been identified by the Neighbourhood Plan based on a Housing Needs Assessment conducted by ACRE in 2012, and the Neighbourhood Plan Survey carried out by Enventure. The survey identified an unmet need for 31 affordable homes for local people during the period from 2017 to 2031. There are currently 98 applicants on the Housing Register with a local connection to Cottenham.
Do the proposals support a Neighbourhood Plan	Yes. The Neighbourhood Plan supports development of at least 30 affordable

	homes over the 15 year plan period.	
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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.

District/Ward Councillors for Cottenham – Cllr Lynda Harford, Cllr Tim Wotherspoon and Cllr Simon Edwards.

Other Options Considered and Reasons for Rejection

To refuse the application for grant funding
Reasons for Rejection – the application is well advanced, meets the assessed criteria and will help to deliver much needed affordable housing.

Final decision	Reason(s)
To approve a community-led development grant fund of £4,500 to Cottenham CLT.	The grant will enable Cottenham CLT to progress their business plan with the ambition to deliver 30 affordable homes over the next 15 years.

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

Further Information

Background Papers

Housing Portfolio Holder - Community Housing Fund - 15th March 2017

Community Led Housing Grant Application Form from Cottenham Community Land Trust Steering Group - 12th September 2017

Scoping Report to Cottenham Community Land Trust Steering Group - 22nd August 2017