

**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	Leader of Council
Subject Matter	Demolition of 1 and 3 Pembroke Way Teversham and the redevelopment of site to provide 6 New Council Homes
Ward(s) Affected	Fen Ditton & Fulbourn
Date Taken	Friday, 15 June 2018
Contact Officer	Sarah Lyons, Development Project Officer 01954 713331 (sarah.lyons@scambs.gov.uk)
Date Published	Friday, 15 June 2018
Call-In Expiry	Friday, 22 June 2018
Key Decision?	No
In Forward Plan?	No
Urgent?	No

Purpose / Background
<p>The decision to re-develop the site comprising No.1 and 3 Pembroke Way Teversham was agreed in Feb 2016.</p> <p>The first scheme proposal was for 3x3 bed houses and 2x2 bed flats. The area of land that the flats were sited on was owned by Teversham Parish Council (TPC). This proposal gained agreement to proceed via a Decision Notice dated 9th February 2016.</p> <p>TPC agreed to transfer their land to South Cambs Housing and both parties agreed upon appropriate wording within the land transfer that should a future resident exercise the RTB Teversham PC would see a small financial gain. The planning application was submitted but it was later found that the PC land sat within the Green belt. Due to part of new proposals being in the green belt this would have required the Housing department to carry out sequential testing to see if there was an alternative exception site within the village for development. At this point rather than receive a refusal on the planning application it was agreed with the planning officer the planning application be withdrawn.</p> <p>After further consultation with Housing Management colleagues on the mix and size of properties, Saunders Boston Architects were instructed to provide a revised re-development proposal that did not have any properties sited within the green belt land. The new proposals are for 4x1 bed flats and 2x2 bed houses. All to be affordable rent.</p> <p>A revised viability appraisal has been carried out and approved by Julia Hovells (attached) confirming that the scheme is viable and pays back within 34yrs which is acceptable in terms of the Council Business Plan. The length of the pay back is increased as the purchase cost for no. 3 Pembroke Way, Teversham forms part of the viability.</p>

The local member Cllr Hunt has been kept abreast of the redevelopment proposals and is very keen and supportive of the redevelopment project. Strategic Housing fully supports this scheme as it will provide much needed mixed affordable housing in Teversham. There are currently 19 registered housing applicants wanting to live in Teversham.

Saunders Boston has submitted and received the pre-application advice from the planning officer and is now preparing for the new planning application to be submitted by the end of June 2018.

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 re-developing these two non-traditional houses. Local consultation with the Local Member and the Parish Council has already been taken.

Other Options Considered and Reasons for Rejection

Option 1: The Council could decide to sell these two houses and the land it sits on to a private housing builder or another affordable housing provider.

Reason for Rejection: The Council has given an undertaking to provide as many new types of council homes as possible set at affordable rent levels to help meet its affordable housing demands. Given recent budgetary announcements it is unlikely that the Council would find another affordable housing provider willing to look at such a small development of just 5 homes. All these new homes will be set at Affordable Rents levels.

Final decision	Reason(s)
To approve the revised scheme for demolition of 1 to 3 Pembroke Way, Teversham with the replacement of 6 new modern energy efficient council homes.	Affordability is a huge issue for the District in terms of housing. The provision of affordable homes will significantly reduce due to recent policy changes for housing providers and the lack of HCA funding available. Changes to housing benefit and welfare reform will also mean that the demand for affordable homes will only increase in this area. These 6 homes will also add additional affordable homes to the Councils housing stock. The Affordable rents will be set at Local Housing Allowance cap.

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

Further Information