

**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.

<b>Portfolio</b>	Lead Cabinet member for Housing
<b>Subject Matter</b>	Provision of 4 homes at Burton End West Wickham
<b>Ward(s) Affected</b>	Balsham
<b>Date Taken</b>	Monday, 3 December 2018
<b>Contact Officer</b>	Sarah Lyons, Development Project Officer (sarah.lyons@scams.gov.uk)
<b>Date Published</b>	Monday, 3 December 2018
<b>Call-In Expiry</b>	Monday, 10 December 2018
<b>Key Decision?</b>	No
<b>In Forward Plan?</b>	No
<b>Urgent?</b>	No

<b>Purpose / Background</b>																				
<p>The purpose of this Decision Notice is to give approval for South Cambridgeshire District Council (SCDC) to enter into Heads of Terms followed thereafter into a JCT Design &amp; Build Contract (JCT 16 – industry standard) to purchase 4 affordable homes representing the S106 40% affordable housing contribution on a site at Burton End West Wickham. The tenure of the new homes will be 3 affordable rent and 1 shared ownership.</p> <p>The site has been brought forward by afp Homes acting as land agent working for the Cornish family who wholly own this site.</p> <p><u>Enabling/Strategic support</u> Strategic Housing fully support this mix, as it will provide much needed homes in West Wickham where SCDC has existing stock , but has not added to it for many years.</p> <p>The overall affordable housing mix has previously been agreed by Housing Strategy as meeting the housing needs in West Wickham.</p> <p><b>Scheme Details:</b> <u>Planning Reference number :</u> The site has planning (ref: S/0507/18/OL) The S106 is signed and completed.</p> <p><u>Mix:</u></p> <table border="1"> <thead> <tr> <th>Description of</th> <th>No of</th> <th>Type of</th> </tr> <tr> <th>Units to be delivered:</th> <th>Units:</th> <th>Tenure:</th> </tr> </thead> <tbody> <tr> <td>1 bed bungalow</td> <td>1</td> <td>Affordable rent</td> </tr> <tr> <td>2 bed bungalow</td> <td>1</td> <td>Affordable rent</td> </tr> <tr> <td>2 bed house</td> <td>1</td> <td>Affordable rent</td> </tr> <tr> <td>3 bed house</td> <td>1</td> <td>Shared Ownership</td> </tr> </tbody> </table>			Description of	No of	Type of	Units to be delivered:	Units:	Tenure:	1 bed bungalow	1	Affordable rent	2 bed bungalow	1	Affordable rent	2 bed house	1	Affordable rent	3 bed house	1	Shared Ownership
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The shared ownership unit will be sold as part of this scheme for best value once complete and their ongoing sale forms part of this decision notice. Average equity buy-in is generally around 40%.

**Contract type:**

The land owner has agreed to use a JCT 16 contract. (Joint Contracts Tribunal) Design & Build Contract.

**Procurement Officer advice:**

This contract value is under the OJEU threshold. The council is able to enter into a JCT Design & Build fixed price works contract to facilitate the building of the 4 affordable homes under the council's exemption process.

**Financial:**

**Use of Right to Buy Receipt:**

This scheme is 4 affordable homes will use of Right to Buy receipt of £146,230 for the rented homes and £50,000 from the commuted sum for the shared ownership home.

The scheme is considered to be value for money for the council. The offer and price per sq. m is commensurate with sums paid for recent council new build development schemes. In addition a robust financial appraisal has been carried out and a commercially sensitive financial appendix is attached. The scheme has a Payback of 28 year which is well within South Cambs business plan parameters.

**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.***

The Cornish family will have been required via the Planning process to carry out appropriate consultation with the Parish Council, Member(s) and local residents on the new build scheme proposals.

Note: The Council has not been involved in this scheme until post Planning. Once the decision notice has been signed the Local Cllr and parish council will be advised that South Cambs plans to purchase the affordable homes on this development.

**Other Options Considered and Reasons for Rejection**

**Option 1:** Option 1: The Council decides not to enter into contract with the Cornish family for the purchase of the 4 affordable homes on this site.

Reason for Rejection:

- To reject the scheme would require a substitute scheme of similar size and cost to be found in the district to provide new affordable homes. This would be by no means certain and is unlikely to be achieved in the timescales. It would be resource intensive and is unlikely to be possible, with the return of unspent right to buy receipt back to the Treasury

with interest if no suitable scheme could be sourced.

- There are no other suitably sized permissioned sites in West Wickham that are available for consideration at this time.

<b>Final decision</b>	<b>Reason(s)</b>
To approve South Cambridgeshire District Council entering into Heads of Terms followed thereafter by a contract to purchase 4 no affordable homes on a site at Burton End West Wickham.	<ul style="list-style-type: none"><li>• This scheme will provide 4 affordable homes - and affordability is a huge issue for the District in terms of housing.</li><li>• This scheme appears in the Councils current MTFS approved development pipeline.</li><li>• These homes will also add additional affordable homes to the Councils housing stock and will be managed by SCDC housing.</li><li>• The provision of affordable homes is likely to reduce significantly due to recent policy changes for housing providers and the lack of HCA funding available.</li><li>• Changes to housing benefit and welfare reform will also mean that the demand for affordable homes will only increase in this area.</li></ul>

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

<b>Further Information</b>