

Decision Making & Consultation Comparator

DISPOSALS		
Options	Decision Making	Consultation
Refurbishment		
Proposed	Head of Housing and Property Services	None
Current	Head of Housing and Property Services	None
Change of Use		
Proposed	The Director of Housing has authority to approve change of use subject to Housing Portfolio Holder approval and any planning requirements	Development Control, Planning & New Communities and the Local Member(s). The parish council will be notified following the decision. Where planning permission is required, consultation will follow the normal planning process for consultation.
Current	No formal procedure	Protocol for consultation on housing issues (April 2007). Applicable to Parish Councils and Local Members Options appraisal for an individual or a group of Council-owned properties within a parish – 42 days.
Redevelopment by the Council		
Proposed	The Director of Housing has authority to approve making land/property available for redevelopment by the Council subject to Housing Portfolio Holder approval.	Development Control, Planning & New Communities and the Local Member(s). Following approval to make the land available, each scheme identified will be individually project managed by the Council's HRA Design Team. Full consultation with affected residents, the parish council and Local Members will be undertaken during the project.
Current	Not applicable as no previous Council new build programme	

DISPOSALS		
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Sale at below market value		
Proposed	<p>The Director of Housing has authority to approve making land/property available at less than market value for affordable housing schemes, subject to:</p> <ul style="list-style-type: none"> ▪ The approval of the Housing Portfolio Holder. ▪ An annual limit of £1 million for land/property made available at below market value, without reference to Cabinet; and ▪ Compliance with current planning policies and the available General Consent for disposal of land to Registered Social landlords under Section 25 of the Local Government Act 1988. 	Local Member(s). The parish council will be informed following the decision to transfer the land at less than its value. Wider consultation on proposals for the site will be the responsibility of the social housing provider or other organisation.
Current	<p>[para 3.6.2 Delegation Rules]</p> <p>Chief Officers shall have full delegated power to approve the acquisition and disposal of any interest in property by the Council where the value does not exceed Level 2 (£25,000) provided the terms have been approved by the District Valuer, or the Council's valuer, and the Chief Finance Officer and the acquisition or disposal is a necessary part of a policy, scheme or plan approved by the Council.</p> <p>The Affordable Homes Director has authority to approve making land/property available at nil cost for affordable housing schemes, using the following mechanisms:</p> <ul style="list-style-type: none"> ▪ Accepting a higher level of shared ownership on appropriate affordable housing sites in order to cross-subsidise social rented housing; ▪ Accepting that some housing on affordable sites may need to be sold at full market value in order to cross-subsidise rented housing; ▪ Accepting a lower percentage of built units on S106 sites; and ▪ Accepting a financial contribution in lieu of on-site provision of affordable housing on S106 sites <p>The above mechanisms to be subject to:</p> <ul style="list-style-type: none"> ▪ The approval of the Portfolio Holders for Housing and Planning & Economic Development and appropriate local member(s); ▪ An annual limit of £1 million for land/property made available at nil cost, without reference to Cabinet; and ▪ Compliance with current planning policies and the available General Consent for disposal of land to Registered Social landlords under Section 	<p>Protocol for consultation on housing issues (April 2007). Applicable to Parish Councils and Local Members</p> <p>Disposal of Council land/property for development purposes (including affordable housing) – 42 days</p>

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	<p>25 of the Local Government Act 1988.</p> <p>For decision by Housing Portfolio Holder Disposal of Council interest in land or property where the value exceeds Level 2 (£25,000) up to and including Level 4 (£120,000) or where other conditions in para 3.6.2 of the Delegation Rules are not met.</p> <p>For decision by Cabinet Disposal of Council interest in land or property where the value exceeds Level 4 (£120,000) or where other conditions in para 3.6.2 of the Delegation Rules are not met.</p>	
Sale on the Open Market		
Proposed	The Director of Housing has authority to approve individual properties for sale on the open market; subject to approval of the Housing Portfolio Holder and not exceeding an annual limit of £2M without reference to the Cabinet.	Local Member(s).
Current	<p>For decision by Housing Portfolio Holder Disposal of Council interest in land or property where the value exceeds Level 2 (£25,000) up to and including Level 4 (£120,000) or where other conditions in para 3.6.2 of the Delegation Rules are not met.</p> <p>For decision by Cabinet Disposal of Council interest in land or property where the value exceeds Level 4 (£120,000) or where other conditions in para 3.6.2 of the Delegation Rules are not met.</p>	<p>Not specific but could be considered as an 'issue' within the protocol for consultation on housing issues (April 2007) (applicable to Parish Councils and Local Members):</p> <p>For most issues/proposals a period of 42 days consultation is required.</p>
Shared Ownership and Equity/ Homesteading type schemes		
Proposed	See 'Sale on the Open Market' above (to count towards the annual limit of £2M)	Local Member(s).
Current	No formal procedure.	None. Unlikely to be considered under the Housing Consultation Protocol.

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Garage Sites		
Proposed	Same decision process as for disposal of properties	No change proposed.
Current	<p>Chief Officers shall have full delegated power to approve the acquisition and disposal of any interest in property by the Council where the value does not exceed Level 2 (£25,000) provided the terms have been approved by the District Valuer, or the Council's valuer, and the Chief Finance Officer and the acquisition or disposal is a necessary part of a policy, scheme or plan approved by the Council</p> <p>For decision by Housing Portfolio Holder Disposal of Council interest in land or property where the value exceeds Level 2 (£25,000) up to and including Level 4 (£120,000) or where other conditions in para 3.6.2 of the Delegation Rules are not met.</p> <p>For decision by Cabinet Disposal of Council interest in land or property where the value exceeds Level 4 (£120,000) or where other conditions in para 3.6.2 of the Delegation Rules are not met.</p>	As set out in the Garage Strategy 2011: With local residents, local community groups, parish council and elected members prior to a decision being made on its future.
Small areas of land with no potential for development, i.e. garden land		
Proposed	The Director of Housing has authority to approve or refuse the disposal of housing land for public amenity use or for use as garden land or otherwise improve the access or amenity of a dwelling where the value does not exceed Level 2 (£25,000); subject to the confirmation from Planning & New Communities that the land is not capable of development which will significantly increase its value. [Where there is potential development by another party – point 4.6.2 below applies].	Development Control, Planning & New Communities and the Local Member(s).
Current	<p>[para 3.6.2 Delegation Rules] Chief Officers shall have full delegated power to approve the acquisition and disposal of any interest in property by the Council where the value does not exceed Level 2 (£25,000) provided the terms have been approved by the District Valuer, or the Council's valuer, and the Chief Finance Officer and the acquisition or disposal is a necessary part of a policy, scheme or plan approved by the Council.</p> <p>The Affordable Homes Director has authority to approve or refuse the disposal</p>	<p>Protocol for consultation on housing issues (April 2007). Applicable to Parish Councils and Local Members</p> <p>Disposal of Council owned amenity or garden land to individuals - 42 days</p>

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	of housing land for public amenity use or for use as garden land or otherwise improve the access or amenity of a dwelling, subject to the approval of the local member(s) and (in the case of a proposed disposal) subject to the confirmation of the Planning and New Communities Director that the land is not capable of development which will significantly increase its value.	
Land where there is development potential or Ransom Strips that would unlock a development site		
Proposed	<p>The Director of Housing has authority to approve 'in principle' the sale of land ahead of any planning consent based on conditional options, such as a higher contribution of affordable housing. A non binding indicative value will be agreed at this stage but will be subject to the final scheme approved by planning, taking into account the provision of affordable housing, type and tenure.</p> <p>Following planning approval, the Director of Housing has authority to approve the sale of land; subject to approval of the Housing Portfolio Holder and not exceeding an annual limit of £1M without reference to the Cabinet.</p>	Local Member(s). Consultation of development will be through the planning process.
Current	<p>Chief Officers shall have full delegated power to approve the acquisition and disposal of any interest in property by the Council where the value does not exceed Level 2 (£25,000) provided the terms have been approved by the District Valuer, or the Council's valuer, and the Chief Finance Officer and the acquisition or disposal is a necessary part of a policy, scheme or plan approved by the Council</p> <p>For decision by Housing Portfolio Holder Disposal of Council interest in land or property where the value exceeds Level 2 (£25,000) up to and including Level 4 (£120,000) or where other conditions in para 3.6.2 of the Delegation Rules are not met.</p> <p>For decision by Cabinet Disposal of Council interest in land or property where the value exceeds Level 4 (£120,000) or where other conditions in para 3.6.2 of the Delegation Rules are not met.</p>	<p>Protocol for consultation on housing issues (April 2007). Applicable to Parish Councils and Local Members</p> <p>Disposal of Council land/property for development purposes (including for affordable housing) - 42 days</p>

ACQUISITIONS		
	Decision Making	Consultation
New Build		
Proposed	For the purchase of land not already owned by the Council, the Director of Housing has authority to approve purchase of land not exceeding £250,000. This will be in accordance with the Council's budget framework and approval by the Housing Portfolio Holder. For land purchase exceeding £250,000, agreement must be sought from the Executive Director, acting as the S.151 Officer and subject to the approval of the Housing Portfolio Holder. All land purchases will be made on a conditional offer subject to planning approval.	Local Member(s). Wider consultation of the proposed scheme will form an important aspect to the redevelopment of existing sites and also new developments within the New Build Strategy, which will involve the local community, local members and the parish council to help shape the future schemes.
Current	For decision by Housing Portfolio Holder Acquisition of leases or other ongoing commitment where the value exceeds Level 2 (£25,000) (to Council if budget provision not available).	None.
Purchase of individual Empty Properties		
Proposed	The Director of Housing has authority to approve the purchase of individual properties within the set budget, subject to approval of the Housing Portfolio Holder. All offers made are subject to contract.	Local Member(s).
Current	For decision by Housing Portfolio Holder Acquisition of leases or other ongoing commitment where the value exceeds Level 2 (£25,000) (to Council if budget provision not available).	None.
Purchase of 'off the shelf' Properties		
Proposed	The Director of Housing has authority to approve the purchase of 'off the shelf' properties within the set budget, subject to approval of the Housing Portfolio Holder. For 'package deals' that exceed £1M, agreement must be sought from the Executive Director, acting as the S.151 Officer. All offers made are subject to contract.	Local Member(s).
Current	For decision by Housing Portfolio Holder Acquisition of leases or other ongoing commitment where the value exceeds	None. New initiative.

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	Level 2 (£25,000) (to Council if budget provision not available).	
Sale to South Cambs Holdings Ltd		
Proposed	The Director of Housing has authority to approve sale of properties to South Cambs Holdings Ltd with the agreement of the Executive Director acting as the S.151 Officer; subject to the approval by the Housing Portfolio Holder and the Finance & Staffing Portfolio Holder.	None required.
Current	None. New Initiative.	None. New Initiative