

**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	Provision of 8 Affordable Housing at Pampisford Road Great Abington
Ward(s) Affected	The Abingtons
Date Taken	Friday, 16 December 2016
Contact Officer	Gill Anderton, Head of Housing (New Build) 01954 713377 (gill.anderton@scams.gov.uk)
Date Published	Friday, 16 December 2016
Call-In Expiry	Friday, 23 December 2016
Key Decision?	No
In Forward Plan?	No
Urgent?	No

Purpose / Background
<p>The Decision Notice is to approve South Cambridgeshire District Council entering into Heads of Terms followed thereafter by a contract to purchase 8 no. affordable homes representing the S106 40% affordable housing contribution on a site at Pampisford Road, Great Abington.</p> <p>The scheme already features on the HRA Business Plan as part of the Medium Term Financial Strategy of South Cambridgeshire District Council.</p> <p>The site is one of 3 sites the Parish Council are bringing forward following their own call out for sites. The Parish have partnered with Hill to bring the sites forward. Hill is a highly regarded national award winning housebuilder who have a large pipeline of schemes in the City of Cambridge and its environs. The Parish wholly supported this planning application which was worked up in conjunction with local residents, the Parish and Hill.</p> <p>The planning application was approved at Committee on October 6th 2016. Hill has an option on the site and will shortly be finalising the land purchase contract with the owner.</p> <p>The site will provide 20 new homes in total. The 8 no affordable comprise:</p> <p><u>6 rented homes</u> 2 x 1 bed flats 2 x 2 bed houses 1 x 3 bed house 1 x 2 bedroom bungalow</p> <p><u>2 Intermediate homes as shared equity</u></p>

2 x 2 bedroomed bungalows

Total scheme cost £1,383,000 including all fees and a contingency.

Strategic Housing fully supports the inclusion of 2 x shared equity bungalows on this site to address demand for downsizer homes for local people. The viability for the scheme assumes that the shared equity bungalows will be sold at 75% equity share with no rent payable on the 25% fall-back position is that the 2 bungalows would be sold as shared ownership with a 40% equity buy in and rent at 2.75% of the value of the retained equity.

The S106 recognises the above in its provisions by explicitly stating intermediate housing can be shared equity or shared ownership. The mix is fully policy compliant.

The scheme will be funded from existing HRA budget, and has been accounted for. Finance has approved the viabilities. Both options give paybacks well under the 30 year payback period required by the HRA business Plan.

The scheme will result in the use of around £311,000 of right to buy receipt to re provide affordable housing in our district.

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.

Hill has consulted widely and for over 18 months with the Parish Council and local residents on the new build scheme proposals.

Other Options Considered and Reasons for Rejection

Option 1: the Council decides not to enter into contract with Hill for the purchase of 8 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 these new council owned and managed homes. This would be by no means certain, would be resource intensive and might result in the return of unspent right to buy receipt back to the Treasury with interest if no suitable scheme could be sourced.

Final decision	Reason(s)
To approve South Cambridgeshire District Council entering into Heads of Terms followed thereafter by a contract to purchase 8 no. affordable homes on a site at Pampisford Road, Great Abington.	<ul style="list-style-type: none">• This scheme will provide 8 affordable homes and affordability is a huge issue for the District in terms of housing.• The scheme already features on the HRA Business Plan as part of the Medium Term Financial Strategy of South Cambridgeshire District Council.• These homes will also add additional affordable homes to the Council's

	<p>housing stock.</p> <ul style="list-style-type: none"> • The Affordable rents will be set at Local Housing Allowance cap. • 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. • Changes to housing benefit and welfare reform will also mean that the demand for affordable homes will only increase in this area.
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Signed	Name (CAPITALS)	Signature	Date
Portfolio Holder	Signed copy available upon request from Democratic Services (democratic.services@scambs.gov.uk)		
Chief Officer			

Further Information