

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
RECORD OF EXECUTIVE DECISION**

This form should be used to record key and other decisions made by individual Lead Cabinet members. 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.

A key decision shall not be taken unless notice of the item has been published at least 28 days before the decision is to be taken except where:

- a General Exception notice has been published under Rule 15 of the Access to Information Procedure Rules and the Chairman of Scrutiny and Overview Committee has been informed in writing; or
- a Special Urgency notice has been published under Rule 16 of those Rules and the Chairman of Scrutiny and Overview Committee has agreed the decision is urgent.

Unless permission has been obtained from the Chairman of Council and the Chairman of the Scrutiny and Overview Committee that this decision may 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. Where consent has been obtained to exempt the decision from call-in, this will be specified below.

Lead Cabinet Member	Lead Cabinet member for Housing
Subject Matter	Community Led Housing - Grant Application by Histon & Impington CLT
Ward(s) Affected	Histon & Impington
Date Taken	Monday, 1 June 2020
Contact Officer	Julie Fletcher, Head of Housing Strategy (julie.fletcher@scambs.gov.uk)
Date Published	Monday, 1 June 2020
Call-In Expiry/Exempt from call-in	Monday, 8 June 2020
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>In the first few years of receiving the grant, both councils 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. The remaining money available from the funding received from government will enable the South Cambridgeshire District Council to seed-fund two more community groups.</p>

Purpose

To approve the application received from Histon & Impington Community Land Trust for a grant of £4,500 to help them to legally set up as a Community Benefit Society. Histon & Impington CLT believe that this would be the best legal format to deliver their objectives. It will give them the opportunity to act as custodians for the villages and provide much needed affordable homes for people with strong local connections. It will also safeguard community assets and buildings and give local people a say on what they want for Histon & Impington, including the appropriate design standards of homes/buildings to complement the villages.

Histon & Impington CLT have been working with specialist advisors who have helped them to prepare the scoping report (attached at Appendix B).

As funding is limited, applications are considered and prioritised based on an assessment criteria.

The application meets the criteria set out below:

Assessment Criteria	
Deliverability of the scheme, this includes whether land is identified	Whilst no land has yet been secured, the CLT have several potential sites in mind for development. Once the CLT is formed legally, they will engage with the community and potentially do an open call for sites if no suitable sites are found in the meantime.
Delivery timescales	<p>Short term (next 6 months)</p> <ul style="list-style-type: none">• Successful grant application to SCDC• Become legally incorporated• Develop and implement a strong engagement strategy• Build a strong support network and community buy-in• Launch an online comments form• Establish a membership form and build membership <p>Medium term (up to 3 years)</p> <ul style="list-style-type: none">• Produce evidence-based understanding of housing need• Increase membership• Successfully complete first project• Establish a vision for future projects• Provide community feedback on projects• Provide social value metrics on completed project
Housing need, priority will be given in areas where there is a high level of identified housing need	Through the neighbourhood plan it has identified a need for more affordable housing with emphasis on one and two bed properties for older residents and young families. Simple two bed terrace homes, considered starter homes, sell for over £200k, which is beyond the reach of families with a combined income of £40k per year. In recent years there has

	been little new affordable housing due to the lack of suitable developments coming forward.
Do the proposals support a Neighbourhood Plan	<p>Yes, Histon & Impington has submitted a neighbourhood plan for examination in August 2019. The visions and aims complement one another for the best interest of the community. In the survey 'Affordable Housing' was ranked third in terms of what people worry about regarding the future of Histon & Impington. The supply of affordable housing was the second most important in terms of need for improvement.</p> <p>The NP policy HIM18 Housing Mix and Meeting Housing Needs states that developments based on a CLT model of ownership are encouraged.</p>

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.

All Local Members for Histon and Impington have been consulted on the request for grant funding.

Councillor Pippa Heylings states that she is fully supportive of this grant application and believes that the local CLT can play a critical role in providing affordable housing and also deliver wider community benefits. She very much hopes that Histon & Impington CLT will be awarded the grant and can move to full incorporation of the CLT.

Councillor Martin Cahn has also stated that he is very much in favour of this proposal and is very happy that the recommendation is to approve the grant. The application is well founded, and the group of people involved in the proposal include people with good knowledge and experience in the field.

Councillor Steve Hunt states that he wholeheartedly endorses and supports this application, and would be delighted to see the grant approved. The Histon & Impington CLT has real potential over time to influence the provision of local affordable housing and associated community benefits. They have put a good team together and have a clear plan for how to use the money to take the group forward.

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 of £4,500 to Histon & Impington CLT.	The grant will enable Histon & Impington CLT to progress their business plan with the ambition to deliver affordable homes for local people.

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

Further Information
<i>Community Led Housing Grant Application Form from Histon & Impington Community Land Trust</i> <i>Scoping Report to Histon & Impington CLT Steering Group</i>