

**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.

<b>Lead Cabinet Member</b>	Lead Cabinet member for Housing
<b>Subject Matter</b>	Provision of 4 affordable homes at Meadowcroft Way, Orwell SG8 5QU
<b>Ward(s) Affected</b>	Barrington
<b>Date Taken</b>	Tuesday, 11 May 2021
<b>Contact Officer</b>	Claire guyton, Development Projects Officer (claire.guyton@scambs.gov.uk)
<b>Date Published</b>	Tuesday, 11 May 2021
<b>Call-In Expiry/Exempt from call-in</b>	Tuesday, 18 May 2021
<b>Key Decision?</b>	No
<b>In Forward Plan?</b>	No
<b>Urgent?</b>	No

<b>Purpose / Background</b>
<p>This Second Decision Notice supersedes the self build First Decision Notice dated 24h October 2018 on the site for a Self and Custom Housebuilding project which achieved outline planning permission: S/4095/17/OL for 2 self builds. Instead the decision was taken in November 2019 to be a New Build project for 4 affordable homes submitting a new Pre App followed by a Full Planning Application.</p> <p>Consultants Saunders Boston Architects have been instructed to provide a development proposal for 4 affordable homes and are in the process of submitting the pre-app to SCDC's Planning Dept on 7<sup>th</sup> December 2020 – issued to the new Greater Cambridge Shared Planning portal</p> <p>A revised New Build viability appraisal has been carried out and approved by the Finance Team, confirming that the scheme is viable and pays back within 35 years which is acceptable in terms of the Council Business Plan.</p> <p>At the appropriate time, the council will award the contract to the lowest tenderer.</p>

The site has planning permission and the mix will be:

Mix:

Description of	No of	Type of	Stock	No of
Units to be delivered:	Units:	Tenure:	Category:	Beds:
1 bed flat with own entrance 2 person	4	Rent	Flat	1

Contract type:

Once the planning application has been successful the mini competition for contractor will go ahead and the contract will be a JCT 2016 contract (Joint Contracts Tribunal).

### **Financial**

Use of Right to Buy Receipt:

This scheme consists of 4 rented homes which allows the use of Right to Buy receipts totalling £187,835.

Use of Commuted Sum:

No commuted sums are being used for this scheme.

A full viability appraisal has been carried out and approved by Martin Lee, Principle Housing Acct confirming that the scheme is viable. The scheme has a payback year of 35 because it does not have any shared ownership to cross subsidise against the cost of the rented units taking into account the LHA cap affordable rent. A 35 year payback is expected in these circumstances and considered acceptable.

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.

### **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.***

Housing Strategy has supported this mix as it provides much needed affordable homes in Orwell. Consultation with the Local Member has been undertaken via email.

### **Other Options Considered and Reasons for Rejection**

**Option 1:** The Council could decide to revert to self-build

**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 4 homes. All

will be set at affordable rent levels.

**Option 2:** The Council could decide to sell the land to a private 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 4 homes. All will be set at affordable rent levels.

Final decision	Reason(s)
To approve South Cambridgeshire District Council to enter into Heads of Terms followed thereafter by a JCT contract for the build of the 4 affordable homes .	<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>• These homes will also add additional affordable homes to the Councils housing stock.</li><li>• There is a high demand for 1-bedroom accommodation in South Cambs. This is in part due to the changes to housing benefit and welfare reform</li></ul>

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

Further Information