

**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	Development of a 2 Bed House on Land Situated on Longstanton Road, Oakington
Ward(s) Affected	Longstanton
Date Taken	Tuesday, 6 July 2021
Contact Officer	Uzma Ali, Housing Development Officer (uzma.ali@scambs.gov.uk)
Date Published	Tuesday, 6 July 2021
Call-In Expiry/Exempt from call-in	Tuesday, 13 July 2021
Key Decision?	No
In Forward Plan?	No
Urgent?	No

Purpose / Background
<p>The purpose of this Decision Notice is to give approval for South Cambridgeshire District Council (SCDC) to enter into a contract subject to planning permission, to purchase land from Sue Stephenson at nil cost apart from relevant legal fees etc, in order to develop and construct a 2 bedroom house for her two granddaughters to reside in.</p> <p>The site is situated adjacent to Mrs Sue Stephenson's property as landowner she will enter into an agreement with the council to transfer the ownership of the land to South Cambridgeshire District Council.</p> <p>The site is of a sufficient size to construct a 2-bedroom house only. The property will be in the ownership of South Cambridgeshire District Council and will be included in its housing stock.</p> <p>Mrs Stephenson is next of kin for her 2 grand daughters who are both in their early 20s and have learning difficulties.</p>

The grand daughters will be granted a tenancy to reside in the property, based on their current income they may be entitled to universal credit and possibly housing benefit.

Enabling/Strategic support

Strategic Housing fully support this development as the property will be meeting the needs of a disabled household.

Indicative Scheme Details (subject to planning permission) – 2 Bedroom Detached House 80sqm

Contract Type: Land Purchase Agreement

Financial

Use of Right to Buy Receipt

The development of this 2-bedroom house will allow for the use of Right to Buy receipts totalling £67,053

No commuted sums will be used for this development as this is not a shared ownership property.

A full viability appraisal has been carried out and approved by Martin Lee, Principal Housing Accountant confirming that the scheme is viable. The viability is based on a build cost of £180,000 which has a payback of year 31 which is within the term of the councils 35-year business plan.

The scheme is value for money for the council. The offer and price per sq. m are commensurate with sums paid for recent council new build development schemes.

We will also investigate the possibility of obtaining external funding for this development, through any specialist accommodation funds that are available through Homes England.

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.

Local Members for Oakington & Westwick
Councillor Sarah Cheung Johnson
Councillor Alex Malyon

Other Options Considered and Reasons for Rejection

Option 1: The council does not enter into an agreement with the landowner to purchase the land subject to planning permission for the development and construction of a 2 bedroom council house suitable to meet the needs of Mrs Stephenson's 2 grand- daughters.

Reason for rejection:

- The council will need to meet the needs of the grand daughters who are registered on Home Link, to maintain their support network, they will require housing in Oakington. There are no affordable housing developments planned in Oakington at the present time and the occurrence of 2-bedroom properties becoming available for letting in the Councils current housing stock in Oakington is very low. It is important to consider that if Mrs Stephenson is no longer able to provide accommodation for her grand daughters there would be an urgent need to find alternative accommodation for both young adults as due to their learning and physical disabilities they are deemed as vulnerable.

Final decision	Reason(s)
To approve South Cambridgeshire District Council to enter into a land purchase contract (subject to planning permission being granted), with Mrs Stephenson (landowner) to purchase the land at nil cost, except for legal fees or other associated costs, and to construct a 2 Bedroom Detached House to meet the housing needs of Mrs Stephenson's granddaughters.	<ul style="list-style-type: none"> • This scheme will provide a 2-bedroom affordable rented adapted home to meet the needs of a disabled household. • This home will be an additional property in the councils housing stock • There has been little or no construction of new affordable homes in Oakington. This is an opportunity for the council to provide a new build council property in the village.

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

Further Information
We have had a preliminary discussion with planning colleagues to see if there are any planning constraints that would prevent planning permission being granted for this development. The advice received was positive and did not flag up any planning constraints that would prevent development of the site. If approval is given to proceed with this development, we will submit a formal pre app to planning.