

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL
VARIATION OF SCHEME OF EXECUTIVE DELEGATION**

To: Chief Executive – Beverly Agass
From: Leader of the Council – Bridget Smith

Signed: **Bridget Smith**

Dated: 23.11.18

In accordance with the Council’s Constitution, Part 3, Responsibility for Executive Functions I am writing to inform you of the change I wish to make to refine the allocation of functions and responsibilities as set out in Table 2B within the Constitution. The change to take immediate effect upon subsequent written notification to all Members is detailed below.

Delegated authority to be given to: Lead Cabinet Member for Housing / Director of Housing

Delegation: To approve decisions of the Director of Housing to enter in contract and progress to completion new build schemes to provide affordable council homes within set budget (with the agreement of the Section 151 Officer). Substituted sites within overall budget parameters are permitted and form part of this delegation

Reasons for Delegation	
1.	This is a new delegation to clarify and complement current Table 2B delegation 69. This simply clarifies that the Lead Cabinet Member and Director of Housing can progress new build schemes for affordable housing, clarifying the phrase “off the shelf” currently contained in delegation 69.
2.	It also clarifies that potential new build sites that may have originally been notified to Cabinet and Council via the HRA Business Case as being in the new build “pipeline” that are not subsequently progressed (for example due to lack of planning permission, or value-for-money considerations) may be replaced by alternative, suitable sites, as along as the overall “pipeline” remains within budget.
Background	
4.	Following appointment of the Director of Housing, Health & Environment, a review of delegations has been undertaken by the new Director with the Deputy Monitoring Officer to update delegations and provide clarity and consistency of approach.
5.	This new delegation does not practically increase or change the current delegations to the Lead Cabinet Member and Housing Director. While Delegation 69 could have been amended, a new delegation to clarify arrangements is considered more open and transparent. Delegation 69 for “off the shelf” developments remains appropriate and is not changed.
6.	The new delegation also clarifies that substitute sites can be added when sites are unable to be progressed as long as this is within the overall budget set out in the HRA business case. This is an operational clarification.

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Delegated authority to be given to: Lead Cabinet Member for Housing / Director of Housing

Delegation: To approve decisions of the Director of Housing (with the agreement of the Section 151 Officer) to approve purchase of land within budget, subject to planning approval.

Reasons for Delegation	
1.	This variation to the existing delegation tidies up and provides consistency of approach by removing the previous £250k limit for Section 151 Officer agreement such that all purchases of land now require both the Director of Housing and Section 151 Officer agreement.
Background	
4.	Following appointment of the Director of Housing, Health & Environment, a review of delegations has been undertaken by the new Director with the Deputy Monitoring Officer to update delegations and provide clarity and consistency of approach.
5.	This minor amendment provides consistency of approach and ensures full-budgetary oversight by the s151 officer.

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Delegated authority to be given to: Lead Cabinet Member for Housing / Director of Housing

Delegation: To approve decisions of the Director of Housing to agree the sale of land, subject to an annual limit of £2m, and subject to planning approval and provision of quarterly performance monitoring data to Cabinet.

Reasons for Delegation	
1.	With land values in the District rising and a planned increase in sales of 100 self-build plots identified in the self-build business case approved by Cabinet in July 2017, it is proposed to increase the current £1m cumulative financial limit of the Lead Cabinet Member and Director of Housing delegation to £2m in any financial year, subject to the provision of performance monitoring data to Cabinet each quarter as part of the Corporate Performance Monitoring Framework. This will support the efficient delivery of the HRA MTFS business plan and reduce the need to produce extra, formal reports to Cabinet for approval, thus ensuring officer time is focused on marketing and selling assets to achieve a "best value" receipt to the HRA.
Background	
4.	Following appointment of the Director of Housing, Health & Environment, a review of delegations has been undertaken by the new Director with the Deputy Monitoring Officer to update delegations and provide clarity and consistency of approach.
5.	The current HRA Asset Sustainability Policy (Disposals and Acquisitions)[Supplementary document to the Asset Management Strategy] Published Sept 2013 delegates authority to the Lead Cabinet Member for Housing to approve decisions of the Housing Director to agree cumulative HRA asset sales up to £1m in any one financial year. This variation increases that limit to £2m, after which decisions would be referred to Cabinet.
6.	It is anticipated that HRA asset sales in 2018-19 and 2019-20 (and potentially beyond) will be between £2m - £3.5m. Currently there are 25 potential plots being progressed, as set out in the HRA MTFS presented to Cabinet and Scrutiny in November 2018. The proposed variation to increase the delegation limit to £2m for the Lead Cabinet Member and Housing Director reflects this ambitious programme of self-build and other HRA work to deliver new housing.