

Proposals for Capital Projects Greater than £25,000

Appendix D 5

(For inclusion in the draft Capital Programme for the financial years 2009/10 – 2011/12)

1	Service	Affordable Housing			
2	Service Manager	Schuyler Newstead			
3	Brief Details of Proposal	Using money received as commuted sums from private developers to support new affordable housing at no cost to either the General Fund or the HRA			
4. Costs (All £000s)		2009/10	2010/11	2011/12	Total gross cost
Financial Year in which expenditure is expected to be incurred		250,000	250,000	250,000	750,000
5	What is the estimated life expectancy of the asset related to the proposal?	60+ years nominal			
6	What benefit will service users or residents experience as a result of the expenditure?	It will increase the supply of affordable homes to house lower income households in good standard affordable housing			
7	How many individuals/properties will benefit from the expenditure?	The number cannot be estimated in advance of appraising individual bids from housing associations			
8	What evidence is there of public, tenant and/or user support for the proposal?	The provision of more affordable housing is a priority for the council and the public generally. There are over 4,000 households currently registered waiting for affordable housing			
9	Which of the 2009/10 Council Aims will the proposal address and how?	We are committed to ensuring that South Cambridgeshire continues to be a safe and healthy place for you and your family			
10	How will performance indicators be affected?	Directly contributes to NI 155 (LAA indicator) and SH311a and b			
11	Is this expenditure required to enable the Council to meet a statutory requirement? If so, please give a description of the relevant requirement.	Contributes to enabling us to house statutory priority homeless families who have become our responsibility			
12	What will be the implications for the Council of not proceeding with the proposed investment?	The money has been received from private developers specifically for this purpose. If it is not spent it has to be returned to the developers which means the potential affordable housing is lost at no gain to the council. The money cannot be used for any other purposes.			
13	How could the same outcome be achieved without the proposed expenditure?	The money will only be spent where an appraisal shows there are no other sources of funding or resources.			
14	Is there likely to be any external funding contribution? If so, from where? (Please attach a copy of any written confirmation)	Individual project appraisals will identify other resources going into each scheme if there are any such as subsidised land, government grants, housing association borrowing etc . Amounts cannot be identified in advance of individual project appraisals. All of the expenditure will be financed by the receipt of commuted sums.			
15. Contribution (£000s)		2009/10	2010/11	2011/12	Total contribution
Financial Year in which contribution is expected to be received		250,000	250,000	250,000	750,000

16. Revenue impact (£000s)		Reason	2009/10	2010/11	2011/12
Estimated consequential financial impact on net revenue expenditure of the proposal		Additional: income expenditure	No revenue costs although producing affordable housing will minimise expenditure on temporary accommodation for homeless families which is a saving to the GF	as per 2009/10	As per 2009/10
		Reduction in: income expenditure			
		Total for year			
17	Are any revenue changes likely to continue after 2011/12? If so, please complete the attached schedule?	No			
18	Brief description of the reasons for any revenue changes shown in 16				