



SOUTH HOLLAND

DELEGATED DECISION RECORD

This records a key or other decision taken by the Cabinet in accordance with the Council's scheme of Delegations (as set out in Section D of Part 3 of the Council's Constitution).

Unless the Leader and the Chairman of the Performance Monitoring Panel certify that the matter is so urgent that the normal five-day scrutiny delay on action should not apply, then 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 the call-in procedures as set out in Section D of Part 3 of the Council's Constitution.

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| Decision Maker | Cabinet |
| Report Title | Review of HRA Capital Programme and purchase of S106 homes in Weston |
| Summary Background | Review of HRA Capital Programme relating to housing delivery, and to present a business case for the acquisition of 17 S106 Affordable Homes |
| Author / Contact Officer | Caroline Hannon, Head of Delivery |
| Ward(s) Affected | All Wards |
| Urgent? | No |
| Key Decision? | Yes |
| In Key Decision Plan? | Yes |
| Date of Decision | 12 September 2023 |
| Date Published | 14 September 2023 |
| Call-In Expiry | 21 September 2023 |
| Exempt Information? | No |
| Decision (Action Agreed) | <p>RECOMMENDATIONS TO CABINET:</p> <p>That Cabinet recommends to Council:</p> <ol style="list-style-type: none"> 1) To approve the business case and approve the acquisition of 17 affordable homes within Weston, for the HRA, subject to Council approval; 2) To approve, and recommend to Council, the revised HRA capital programme as shown at Appendix B, including this scheme and the reprofiling of future years schemes, subject to Council approval; 3) To approve and recommend to Council the reprofiling of funding for the HRA capital programme, subject to Council approval; |

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| | <p>4) To delegate to the Assistant Director Strategic Growth and Development, in consultation with the Deputy Chief Executive (Corporate Development) and S151, to agree the contractual matters (including the terms and conditions which may represent a minor variation to the scheme approved in the business case) such as signing the contract/transfer document and other incidental actions that may be required, and approving the associated due diligence and valuation required to purchase the properties, subject to Council approval .</p> <p>RECOMMENDATIONS TO COUNCIL:</p> <p>1) To approve the business case and the acquisition of 17 affordable homes within Weston, for the HRA;</p> <p>2) To approve the revised HRA capital programme as shown at Appendix B, including this scheme and the reprofiling of future years schemes;</p> <p>3) To approve the reprofiling of funding for the HRA capital programme;</p> <p>4) To delegate to the Assistant Director Strategic Growth and Development, in consultation with the Deputy Chief Executive (Corporate Development) and S151, to agree the contractual matters (including the terms and conditions which may represent a minor variation to the scheme approved in the business case) such as signing the contract/transfer document and other incidental actions that may be required, and approving the associated due diligence and valuation required to purchase the properties.</p> |
| Reason(s) | <ul style="list-style-type: none"> • To enable new affordable homes to be delivered which met identified housing need in the district; • To provide a return on investment as set out in the financial evaluation provided at Appendix A to the report; • To replace homes sold to tenants via right to buy • To deliver housing solutions which met local needs and aspirations to ensure that residents had access to a range of housing options in the district. |
| Options | <p>Do nothing – in this event, the authority would not proceed to purchase the properties. As a consequence, the expected benefits set out in the Reasons for Recommendations section of the report, would not be realised. Officers would seek to identify alternative, appropriate schemes for consideration by the Executive or Council.</p> |
| Further Information | |

