



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.

Decision Maker	Cabinet
Report Title	Acquisition of S106 affordable housing for the Housing Revenue Account
Summary Background	To set out details of the potential for the authority to acquire eight s106 affordable homes on a development site in the district.
Author / Contact Officer	Strategic Housing Manager
Ward(s) Affected	Pinchbeck and Surfleet
Urgent?	No
Key Decision?	Yes
In Key Decision Plan?	Yes
Date of Decision	27 April 2021
Date Published	28 April 2021
Call-In Expiry	6 May 2021
Exempt Information?	No (Open report and decision, exempt appendices)
Decision (Action Agreed)	<p>DECISION:</p> <p>a) To approve the business case and approve the acquisition of eight homes within Surfleet for the HRA;</p> <p>b) To delegate to the Executive Director – Commercialisation (S151) to agree the contractual matters (including any 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> <p>RECOMMENDED TO COUNCIL:</p>

	c) To amend the Capital Programme to identify the project as an approved scheme in the 2021/22 Budget.
Reason(s)	<ul style="list-style-type: none"> • A return on investment, and the generation of capital receipts from the sale of the initial tranche of shared ownership properties; • The delivery of eight additional dwellings into the HRA; • Meeting housing need; • The replacement of homes sold through Right to Buy; • The new homes could be part-funded from the time limited Right to Buy receipts; and • Market confidence.
Options	<ul style="list-style-type: none"> • Do nothing – under this option, the authority would not proceed to purchase the properties, and as a consequence, the expected benefits listed in Section 9 of the report would not be realised. Officers would seek to identify alternative appropriate schemes for consideration.
Further Information	No