



<b>REPORT TO:</b>	South Holland District Council
<b>DATE:</b>	Wednesday, 27 July 2022
<b>SUBJECT:</b>	Report from Cabinet meeting on 19 July 2022
<b>PURPOSE:</b>	To consider the recommendations of the Cabinet in respect of: <ul style="list-style-type: none"><li>• Acquisition of 18 rented S106 affordable homes in Holbeach, from a developer – To set out the details of the potential for the authority to acquire 18 S.106 affordable homes on a development site in the district (Cabinet minute 21) (Cabinet agenda item 14 and exempt agenda item 17)</li></ul>
<b>KEY DECISION:</b>	No
<b>PORTFOLIO HOLDER:</b>	Portfolio Holder for Assets and Planning
<b>REPORT OF:</b>	Cabinet
<b>REPORT AUTHOR:</b>	Christine Morgan, Forrest White
<b>WARD(S) AFFECTED:</b>	N/A
<b>EXEMPT REPORT?</b>	Part exempt – exempt appendix

## SUMMARY

This report provides Members of the Council with details on issues considered by the Cabinet at its meeting on 19 July 2022, which require decisions by Full Council. Relevant extracts from the Cabinet minute are detailed at Section 2 below, and the relevant Cabinet report and appendix are attached as appendices to this report.

## RECOMMENDATIONS TO COUNCIL:

### Acquisition of 18 rented S106 affordable homes in Holbeach, from a developer

- 1) To approve the business case and approve the acquisition of 18 affordable homes within Holbeach, for the HRA.
- 2) To delegate to the Deputy Chief Executive (Corporate Development) and S151, to agree the contractual matter (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, and to identify this scheme as a name scheme in the capital programme, in accordance with the approved budget.

#### **REASONS FOR RECOMMENDATIONS**

The reasons for recommendations are detailed within the individual report attached and are summarised in the relevant Cabinet minute below.

#### **OTHER OPTIONS CONSIDERED**

Other Options considered are detailed within the individual report attached and are summarised in the relevant Cabinet minute below.

### **1. BACKGROUND**

**1.1** Article 4 of the Council's Constitution provides that only the full Council may exercise the functions of approving, adopting or amending the policy framework and budget, adopting or changing the Constitution. Staffing matters are also a Council function. The Cabinet however has responsibility for advising the Council on such matters. At its meeting on 19 July 2022, the Cabinet made recommendations to Council in respect of the above item which may affect budget and policy framework, constitution or compromise staffing issues.

**1.2** The remainder of this report details the recommendations of the Cabinet which must be read in conjunction with the individual reports to Cabinet, copies of which are attached as appendices.

### **2. ACQUISITION OF 18 RENTED S106 AFFORDABLE HOMES IN HOLBEACH, FROM A DEVELOPER (Report submitted to Cabinet – Agenda item 14 and exempt agenda item 17)**

Consideration was given to the report of the Assistant Director – Strategic Growth and Development, which set out details of the potential for the authority to acquire 18 s106 affordable homes on a development site in the district.

Members requested that the planning application number relating to the acquisition be provided and it was agreed that this would be circulated.

Members advised that there was no requirement for discussion of the information within the exempt appendix, and there was therefore no need for the meeting to go into private session.

#### **RECOMMENDED TO COUNCIL:**

- 1) To approve the business case, and the acquisition of 18 affordable homes within Holbeach, for the HRA; and
- 2) To delegate to 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, and to identify this scheme as a named scheme in the capital programme, in accordance with the approved budget.

*(Other options considered:*

- *Do nothing - In this event the authority would not proceed to purchase the properties. As a consequence, the expected benefits set out in section 5 of the report, would not be realised. Officers would seek to identify alternative, appropriate schemes for consideration by the Executive or Council.*

*Reasons for decision:*

- *To enable new affordable homes to be delivered which meet identified housing need in the district.*
- *To provide a return on investment as set out in the financial evaluation provided at Appendix A.*
- *To replace homes sold to tenants via Right To Buy.)*

(The Leader left the meeting at the start of consideration of this item and returned following discussion of it).

<b>APPENDICES</b>	
Appendices are listed below and attached to the back of the report: -	
APPENDIX A	Cabinet Agenda Item 14 - Acquisition of 18 rented S106 affordable homes in Holbeach, from a developer Covering Report
APPENDIX B	Cabinet Agenda Item 17 - Acquisition of 18 rented S106 affordable homes in Holbeach, from a developer (Appendix A to original Cabinet report) – <b>EXEMPT – ATTACHED AT AGENDA ITEM 18</b>

<b>BACKGROUND PAPERS</b>
No background papers as defined in Section 100D of the Local Government Act 1972 were used in the production of this report.

<b>CHRONOLOGICAL HISTORY OF THIS REPORT</b>	
<b>Name of body</b>	<b>Date</b>
Cabinet	19 July 2022

<b>REPORT APPROVAL</b>	
Report author:	Christine Morgan, Forrest White

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Signed off by:	The individual reports have previously been signed off by the relevant Director and Portfolio Holders
Approved for publication:	As above