

Executive Decisions Made by Officers

The Local Authorities (Executive Arrangements) (Meetings and Access to Information) Regulations 2012 place new requirements on local authorities relating to executive decisions. That is decisions made by the Cabinet, individual Portfolio Holders, Sub Committee or Joint Committees. This also includes executive decisions made by officers under delegated authority.

Affordable Rented Housing Contribution - Springett Place

1. Date the decision was made: 8 December 2016

2. Executive summary of the Decision:

The Chief Executive agreed to use the powers of urgency under the Scheme of Delegation (in consultation with the Cabinet Leader) to authorise payment of a contribution of £40K per unit (total £280,000) to Paradigm (PHG) from the Council to support the delivery of affordable rented properties.

3. Decision:

The Chief Executive has exercised his powers of urgency under the Scheme of Delegation (in consultation with the Cabinet Leader) to authorise payment of a contribution of £40K per unit (total £280,000) to Paradigm (PHG) from the Council to support the delivery of affordable rented properties, subject to incorporating provisions in the funding/nomination agreement that could provide for a repayment of grant to the Council in the event of any property subsequently being sold within 10 years.

4. Reasons for the decision:

To enable the PHG board at its meeting 14 December 2016 to consider the proposal to develop affordable rented properties on the proposed Springett Place development, rather than provide shared ownership properties on site.

To enable a contribution of £40K per unit (total £280,000) from the Council to Paradigm (PHG) to develop 3 x 3 bedroom houses, 2 x 2 bedroom houses, 2 x 1 bedroom flats for affordable rent.

To provide for a repayment of grant to the Council in the event of any property subsequently being sold to a sitting tenant.

To assist the Council discharge its duties in relation to affordable housing and homelessness.

5. Details of any alternative options considered and rejected by the officer when making the decision:

The Council could acquire the site at Springett Place and then gift the land back to Paradigm (for nil cost), but this would create a number of risks and issues. In particular, it would not guarantee that future sitting tenants would not be able to acquire their properties.

6. (a) Details of any conflict of interests declared by any executive Member who was consulted regarding the decision:

None.

(b) Note of dispensation:

Not applicable.