

# Record of an officer making an executive decision



Name of officer and title	Andrew Small
Subject matter:	To support a waiver of Designated Protected Area restrictions on stair-casing for shared ownership properties at a scheme at Aston Brook, Aston Clinton.
Date of decision:	25 August 2017
Decision:	To allow the restriction on stair-casing of the s106 shared ownership units on a site at Aston Brook, Aston Clinton to be lifted, as requested by the Registered Provider (RP) Bromford Housing Group.
Reasons for decision:	<p>Recent HCA guidance states:</p> <p><i>It is evident that for some of the areas which are now covered by Designated Protected Area status, the policy aim of retention of stock is not an issue. These include planned urban extensions, new towns and many suburban sites where levels of existing or proposed development indicate that shared ownership homes would not be hard to replace.</i></p> <p><i>Registered providers developing grant funded shared ownership housing where stair-casing is restricted can sometimes be affected by the limited availability of mortgages for purchasers; also many providers have raised concerns over their financial ability to guarantee to buy back properties as required by the shared ownership lease if the leaseholder wishes to sell.</i></p> <p>As a response to these issues, the HCA has agreed that under certain conditions it is able to waive the particular conditions of grant relating to DPA status. Where schemes are not grant funded, such as the scheme referred to at Aston Brook, Aston Clinton, the guidance states that the local authority should <i>carefully consider the merits of such a restriction if it imposes the same barriers to development that the HCA is seeking to overcome in these particular areas</i>. We are seeking further clarification on this and this decision is conditional to confirmation from the HCA.</p> <p>Aston Clinton was identified in the Draft Settlement Hierarchy Report June 2016 as a 'larger village' and is seeing increased levels of housing growth with a consistent supply of affordable rented and shared ownership units. Existing and proposed housing growth indicates that shared ownership homes would not be hard to replace. Parishioners will receive no preference for these shared ownership units above others in the district. It is therefore considered that removing the restriction would not adversely impact the availability of these units.</p>

Alternative options considered	Not to approve the application. This would prevent the Registered Provider from being able to request from the HCA a waiver of Designated Protected Area conditions of grant.
Any conflict of interest declared by a Cabinet Member who is consulted and any dispensations granted to them:	N/A
Contact officer	Vikki Slawson <a href="mailto:vslawson@aylesburyvaledc.gov.uk">vslawson@aylesburyvaledc.gov.uk</a> Khyati Vaughan <a href="mailto:kvaughan@aylesburyvaledc.gov.uk">kvaughan@aylesburyvaledc.gov.uk</a>