

Record of an officer making an executive decision



APPLICATION FOR WAIVER OF DESIGNATED PROTECTED AREA RESTRICTIONS ON STAIR-CASING FOR SHARED OWNERSHIP PROPERTIES AT A SCHEME EAST OF AYLESBURY (AKA KINGSBROOK)

Name of officer and title:	Tracey Aldworth, Director
Subject matter:	Application for waiver of Designated Protected Area restrictions on stair-casing for shared ownership properties at a scheme east of Aylesbury (aka Kingsbrook)
Date of decision:	8 November 2017
Decision:	To support the application
Reasons for decision:	<p>Recent Homes England 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, Homes England has agreed that under certain conditions it is able to waive these particular conditions of grant relating to DPA status.</p> <p>The area in question has permission for 2450 dwellings which will deliver a consistent supply of affordable rented and shared ownership units. This 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 Homes England a waiver of Designated Protected Area conditions of grant which in turn could affect their ability to bring forward the shared ownership units on this scheme.

Any conflict of interest declared by a Cabinet Member who is consulted and any dispensations granted to them:	None.
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