



DECISIONS

Committee:	COUNCIL HOUSEBUILDING CABINET COMMITTEE
Date of Meeting:	Thursday, 17 April 2014
Date of Publication:	29 April 2014
Call-In Expiry:	6 May 2014

This document lists the decisions that have been taken by the Council Housebuilding Cabinet Committee at its meeting held on Thursday, 17 April 2014, which require publication in accordance with the Local Government Act 2000. The list specifies those decisions eligible for call-in and the date by which they must be called-in.

Those decisions that are listed as being “recommended to the Council...”, or request the Chairman of the Council to waive the call-in, are not eligible for call-in.

The wording used might not necessarily reflect the actual wording that will appear in the minutes, which will take precedence as the minutes are the official record of the meeting.

If you have any queries about the matters referred to in this decision sheet then please contact:

Jackie Leither
Democratic Services Assistant
Office of the Chief Executive

Tel: 01992 564470
Email: jleither@eppingforestdc.gov.uk

Call-In Procedure

If you wish to call-in any of the eligible decisions taken at this meeting you should complete the call-in form and return it to Democratic Services before the expiry of five working days following the publication date. You should include reference to the item title. Further background to decisions can be found by viewing the agenda document for this meeting at: www.eppingforestdc.gov.uk/local_democracy

Decision No:

4. ACCELERATING THE HOUSEBUILDING PROGRAMME

Decision:

(1) That the report from CIH Consultancy on the options for funding an accelerated Council Housebuilding Programme and the associated implications be noted;

(2) That, in accordance with its terms of appointment, the Council's Development Agent, East Thames, be asked to update the Council's Development Strategy, once the outcome of the Council's bid to the HCA is known, taking account of any decisions made to accelerate the Housebuilding Programme and other relevant decisions made by the Cabinet Committee and Cabinet since the time the current Development Strategy was produced; and

(3) That the outcome of any decisions to accelerate the Housebuilding Programme be included within the Council's HRA Financial Plan 2014/15, when it is reviewed and updated at the end of Quarter 1 of 2014/15.

5. PHASE 2 FEASIBILITY REPORT - BURTON ROAD

Decision:

(1) That the Cabinet Committee approves the development feasibility for the Burton Road Site, Loughton consisting of a 56-home scheme to progress to detailed planning stage, and if planning permission is received the invitation of tenders as Phase Two of the Council's Housebuilding Programme;

(2) That it be noted that the estimated capital investment required to deliver a scheme consisting of 56 new affordable rented Council properties in Phase Two, is around £8.9m including fees and works;

(3) That an estimated subsidy of £1.512m for a 56-home scheme be set aside for Phase Two in order to achieve a pay-back of 30 years with a positive Net Present Value (NPV) as required by the Council's Development Strategy;

(4) That a financial contribution of £18,400 to the NHS to fund healthcare should be included as part of the resultant planning permission by way of a Unilateral Undertaking, subject to the money being specifically spent on services in the Loughton area; and

(5) That the Housing Portfolio Holder be authorised to submit a detailed planning application for the Burton Road development site.

6. HOMES AND COMMUNITIES AGENCY BID

Decision:

(1) That East Thames, in consultation with the Director of Communities, be authorised to submit a bid to the Homes and Communities Agency (HCA) for Affordable Housing Grant as part of the Affordable Homes Programme 2015-18, before the 30 April 2014 deadline, initially to fund 40 homes at Burton Road, Loughton, based on a grant of £12,500 per home and based on affordable rent in line with the Council's Affordable Rent Policy, with the remaining 16 homes, plus the 23 homes included in Phase 1, being put forward with nil grant;

(2) That, as part of the bid for HCA Affordable Housing Grant, the Council reaffirms its intention to charge affordable rent on all new homes, but to retain social housing rent for existing housing stock and not convert vacant properties to affordable rent on re-let;

(3) That, subject to a successful grant application, East Thames be authorised to prepare an application on behalf of the Council for HCA Investment Partner Status so that the funding can be drawn at the appropriate time; and

(4) That it be noted, due to the amount of time between the meeting and the 30 April deadline to submit a bid to the HCA for Affordable Housing Grant, the Chairman of Council has agreed to waive the call-in procedure for this item.

(NB. This decision is not subject to call-in due to the time constriction in submitting the bid by noon on the 30 April 2014.)

7. POLICY ON UNDEVELOPABLE SITES

Decision:

1. That, should any of the development sites identified for Council housebuilding not be developable because:

- (i) They do not receive planning permission;
- (ii) They are not financially viable for the Council to develop based on a development appraisal; or
- (iii) The Cabinet Committee considers for whatever reason, the site should not be developed for Council housing,

Officers be authorised to consider the following options and submit a separate report to the Cabinet Committee to determine the future use of the site:

- a. To sell the site for social housing to a housing association in return for a capital receipt to fund future Council housebuilding and to gain nomination rights for Council housing applicants;
- b. To sell the site for private development, either for residential or other use in return for a capital receipt to fund future Council housebuilding;
- c. To divide up the site and sell the land to local residents to extend their private gardens in return for a capital receipt to fund future Council housebuilding;
- d. To demolish the garages, re-surface and mark out the land and to leave the site as open car parking for local residents;
- e. To sell the site to a Town or Parish Council for their own purposes (eg. public amenity space) in return for a capital receipt to fund future Council housebuilding; and
- f. To continue to market and rent the garages to local residents; and

2. That the Cabinet Committee recommends to the Leader of the Council that the Terms of Reference for the Council Housebuilding Cabinet Committee be varied to empower the Cabinet Committee to determine the future use of garages sites and other Council owned land previously identified and approved by the Cabinet for possible Council housebuilding.

9. DEVELOPMENT NAMING REPORT

Decision:

That the Leader of the Council be recommended to make a Leader's Decision to include, within the Cabinet Committee's Terms of Reference, the authority to decide, where necessary, on the names of developments undertaken through the Council Housebuilding Programme.

