

Additional Recommendations if Option 1 is selected as the Preferred Option

- 1) That the moratorium on the Council Housebuilding Programme be lifted and that Phases 4-6 of the Programme be undertaken;
- 2) That the 141 Receipts “temporarily” paid to the DCLG be recovered as soon as possible, in order to help fund the Housebuilding Programme;
- 3) That financial contributions received by the Council from Section 106 Agreements, in lieu of on-site affordable housing provision, continue to be utilised for the Council Housebuilding Cabinet Committee;
- 4) That, in the first instance, tenders be invited for Phase 4 of the Housebuilding Programme;
- 5) That the Council continues with its adoption of the Modern Homes Standard, with the currently planned levels of stock investment; and
- 6) That the Director of Resources reports to a future meeting of the Finance and Performance Management Cabinet Committee on the most appropriate way to arrange the required additional HRA borrowing for this option.

Additional Recommendations if Option 2 is selected as the Preferred Option

- 1) That the moratorium on the Council Housebuilding Programme be lifted and that Phases 4-6 of the Programme be undertaken;
- 2) That the 141 Receipts “temporarily” paid to the DCLG be recovered as soon as possible, in order to help fund the Housebuilding Programme;
- 3) That financial contributions received by the Council from developers through Section 106 Agreements, in lieu of on-site affordable housing provision, continue to be utilised for the Council Housebuilding Cabinet Committee;
- 4) That, in the first instance, tenders be invited for Phase 4 of the Housebuilding Programme;
- 5) That the Council reverts to the Government’s Decent Homes Standard as soon as practicably possible, with reduced levels of stock investment, having regard to contractual commitments under Framework Agreements; and
- 6) That the Director of Resources reports to a future meeting of the Finance and Performance Management Cabinet Committee on the most appropriate way to arrange the required additional HRA borrowing for this option.

Additional Recommendations if Option 3 is selected as the Preferred Option

- 1) That the Council Housebuilding Programme be ceased and that no further phases be undertaken after Phase 3;
- 2) That 141 Receipts:
 - (a) Paid temporarily to the DCLG to date not be recovered;
 - (b) Previously received for allocation to the Council Housebuilding Programme, that will now not be required, be paid to the DCLG permanently, as soon as possible, in order to minimise the amount of interest to be paid to the DCLG; and
 - (c) Received in future be paid to the DCLG permanently at the end of each quarter in which they arise (except when required to part-fund (with S106 contributions) the proposed purchase of the affordable rented homes at the Pyrles Lane Nursery development and any other affordable rented homes on other Section 106 development sites);
- 3) That financial contributions received by the Council from developers through Section 106 Agreements, in lieu of on-site affordable housing provision, be utilised in future to part-fund (with 141 Receipts) the proposed purchase of the affordable rented homes at the Pyrles Lane Nursery development, Loughton and any affordable rented homes from developers on other Section 106 development sites;
- 4) That the HRA development sites that have received planning permission to date and in the future be sold on the open market, and that a report be considered at a future Cabinet meeting on the proposed marketing strategy for the land sale(s);
- 5) That the capital receipts from the sale of HRA development sites be utilised for either “affordable housing” or “regeneration” purposes, in order to avoid 50% of the capital receipts having to be paid to the Government, and that the Director of Resources proposes their actual use as part of the periodic Capital Programme Reviews and/or at the time “affordable housing” or “regeneration” projects are considered by the Cabinet;
- 6) That the Council continues with its adoption of the Modern Homes Standard, with the currently planned levels of stock investment; and
- 7) That the Director of Resources reports to a future meeting of the Finance and Performance Management Cabinet Committee on the most appropriate way to arrange the required additional HRA borrowing for this option.

Additional Recommendations if Option 4 is selected as the Preferred Option

- 1) That the Council Housebuilding Programme be ceased and that no further phases be undertaken after Phase 3;
- 2) That 141 Receipts:
 - (a) Paid temporarily to the DCLG to date not be recovered;
 - (b) Previously received for allocation to the Council Housebuilding Programme, that will now not be required, be paid to the DCLG permanently, as soon as possible, in order to minimise the amount of interest to be paid to the DCLG; and
 - (c) Received in future be paid to the DCLG permanently at the end of each quarter in which they arise (except when required to part-fund (with S106 contributions) the proposed purchase of the affordable rented homes at the Pyrles Lane Nursery development and any other affordable rented homes on other Section 106 development sites);
- 3) That financial contributions received by the Council from developers through Section 106 Agreements, in lieu of on-site affordable housing provision, be utilised in future to part-fund (with 141 Receipts) the proposed purchase of the affordable rented homes at the Pyrles Lane Nursery development, Loughton and any affordable rented homes from developers on other Section 106 development sites;
- 4) That the HRA development sites that have received planning permission to date and in the future be sold on the open market, and that a report be considered at a future Cabinet meeting on the proposed marketing strategy for the land sale(s);
- 5) That the capital receipts from the sale of HRA development sites be utilised for either “affordable housing” or “regeneration” purposes, in order to avoid 50% of the capital receipts having to be paid to the Government, and that the Director of Resources proposes their actual use as part of the periodic Capital Programme Reviews and/or at the time “affordable housing” or “regeneration” projects are considered by the Cabinet; and
- 6) That the Council reverts to the Government’s Decent Homes Standard as soon as practicably possible, with reduced levels of stock investment, having regard to contractual commitments under Framework Agreements.