

Decision Number: 52 (2014/15)

Portfolio Holder Executive Decision Statement

The Local Authority (Executive Arrangements)(Meetings and Access to Information)(England) Regulations 2012

Subject: To agree a S106 affordable housing planning gains spending proposal to fund the conversion of redundant warden accommodation to an affordable residential flat available for local older people in housing need.

Details of Decision taken

To allocate £27,000 to *Sevenoaks Almshouses* from the District Council's S106 affordable housing planning gains (HP1 – Provision of new affordable housing / HP2 – Initiatives to make better use of the existing stock).

Reason for Decision

This flat was built around-20 years ago within the *Sevenoaks Place* complex to provide accommodation for a warden, but has not been used for that purpose since 2012. It is currently used for storage and previously as a rest-room for contractors during extensive works to update the main facility. It is in poor condition, needing a new bathroom/wet-room; new kitchen; improved insulation; decoration and re-carpeting etc.

The end result will be an additional flat for use by an older person/couple who qualify for affordable housing. In addition, allocations will be made via the social sector under-occupation programme resulting in the freeing-up of a general needs social home and subsequent lettings chains, as well as providing a much-needed sheltered unit for older people.

All Documents considered:

Core Strategy
Housing Strategy Action Plan

Details of any alternative options considered and rejected by the Member when making the Decision:

None

Financial implications

Funding will be from S106 planning gains (affordable housing payments).

These funds are allocated in line with spending criteria as approved in core strategy by Full Council back in 2012.

Legal Implications and Risk Assessment Statement

There are no legal implications.


Equality Impacts (Consideration of impacts under the Public Sector Equality Duty)

Question	Answer	Explanation / Evidence
----------	--------	------------------------

When completed a copy of this record must be sent to the Democratic Services Section by e-mail and a signed copy by internal mail

(For Democratic Services use)

Decision Number: 52 (2014/15)

Question	Answer	Explanation / Evidence
a. Does the decision being made or recommended through this paper have potential to disadvantage or discriminate against different groups in the community?	No	Providing affordable housing stock for older people in housing need.
b. Does the decision being made or recommended through this paper have the potential to promote equality of opportunity?	Yes	It will protect and enhance housing for older people and support independent living, thereby helping older people to remain living in the communities in more general needs housing. This therefore helps to promote equality of opportunity around access to housing for older people.
c. What steps can be taken to mitigate, reduce, avoid or minimise the impacts identified above?		N/A
Local Member (s), other Portfolio Holders and/or Directors/Heads of Service Consulted Cllr Michelle Lowe, Deputy Leader of the Council and Portfolio Holder for Housing, Welfare and Community Safety. Cllr Robert Piper, Portfolio Holder for Local Planning and Environment.		
Details of any conflicts of interest a) declared by any executive member who is consulted by the Decision Taker N/A b) and any details of dispensations granted by the Chief Executive in respect of any declared conflict N/A		
Decision taken by:	Cllr Michelle Lowe, Deputy Leader of the Council and Portfolio Holder for Housing, Welfare and Community Safety. Cllr Robert Piper, Portfolio Holder for Local Planning and Environment.	
Signed by Portfolio Holders		
Date of Decision	19/01/15	
Record made by:	George Lewis	
Date of record:	18 February 2015	

When completed a copy of this record must be sent to the Democratic Services Section by e-mail and a signed copy by internal mail