

(For Democratic Services use)

Decision Number: 01 (2021 | 22)

Portfolio Holder Executive Decision Statement

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

Subject:

The transfer of £3,459,817 to Quercus Housing from S106 affordable housing developer contributions towards the purchase of 11-15 High Street, Swanley.

The transfer of the balance of £265,183 unspent S106 monies allocated from the Quercus Housing purchase of Gladedale House to the purchase of 11-15 High Street, Swanley.

Details of Decision taken

The transfer of £3,725,000 S106 affordable housing contributions to Quercus Housing to enable the purchase completion of a block of x15 self-contained flats located at 11-15 High Street, Swanley.

Reason for Decision

Quercus Housing has identified a block of fifteen new flats in a single block in the District. Of the fifteen flats (x12 2-bed and x3 1-bed), Quercus Housing intends to designate these as affordable tenures. These include 'affordable rented' tenure (set at a maximum threshold of the High Weald Local Housing Allowance) and 'intermediate rented' tenure (set at 80% of local market rent).

The apartment block will provide housing solutions for a range of client groups and income levels, therefore, and consequently, contributing to the delivery of the Council's Housing Strategy and Community Plan. The project will contribute to the delivery of affordable housing in the District and will help alleviate pressures on the Council relating to homelessness.

The total cost of the project is £3,725,000 and subject to approval, this is the amount required to be transferred to Quercus Housing in order to complete the overall purchase.

All Documents considered:

Quercus Housing Business Plan
Housing Strategy
Core Strategy (Affordable Housing Supplementary Planning Document)

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<p>The Community Plan West Kent Housing & Homelessness Strategy</p>
<p>Details of any alternative options considered and rejected by the Member when making the Decision:</p> <p>None.</p>
<p>Financial implications</p> <p>All funds would be via S106 affordable housing developer contributions and with no impact on District Council budgets. S106 affordable housing developer contributions must be spent within 10 years of being received so there is added pressure to invest these funds within the required timeframes whilst ensure the Affordable Housing spending criteria is fully met.</p>
<p>Legal Implications and Risk Assessment Statement</p> <p>Full due diligence has been completed on the property acquisition prior to progressing the purchase. This includes legal title, property surveys and risk assessments.</p> <p>Quercus Housing has been set up with the intention of providing affordable housing in the District and external legal advice was obtained to ensure that it was set up correctly.</p>
<p>Equality Impacts (Consideration of impacts under the Public Sector Equality Duty)</p> <p>For the Affordable/Intermediate rented tenures, lettings will be administered through the South East Zone Agent and/or Kent HomeChoice - with both options providing easy access and use of services for all client groups, including those on low-income or in receipt of benefits. The project will provide affordable housing solutions for local people on low incomes or those in receipt of benefits. This will result in a positive impact on end-users.</p>

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Local Member (s), other Portfolio Holders and/or Directors/Heads of Service Consulted Cllr Kevin Maskell - Portfolio Holder for Housing & Health Cllr Julia Thornton - Portfolio Holder for Development & Conservation Sarah Robson - Deputy Chief Executive, Chief Officer, People and Places Rebecca Wilcox, Head of Housing	
Details of any conflicts of interest a) declared by any executive member who is consulted by the Decision Taker For transparency, Executive Members declared that the District Council is the guarantor of Quercus Housing Limited. The Executive Members sit on the Guarantor Board of Quercus Housing Ltd. b) and any details of dispensations granted by the Chief Executive in respect of any declared conflict No dispensations required.	
Decision taken by:	Cllr Kevin Maskell - Portfolio Holder for Housing & Health Cllr Julia Thornton - Portfolio Holder for Development & Conservation
Signed by Portfolio Holder	 
Date of Decision	26/5/21 27/5/21
Record made by:	DEMOCRATIC SERVICES 28/5/21

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Decision Number: 01 (2021/22)

Date of record:	28/5/21
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