

Decision Number: 10(2022/23)

Portfolio Holder Executive Decision Statement

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

Subject:

The transfer of S106 affordable housing developer contributions to Quercus Housing to secure new affordable housing at 27/37 High Street, Swanley.

Details of Decision taken

Approval to transfer £850,000 of S106 affordable housing developer contributions to Quercus Housing, to part-fund the purchase of 17 homes at 27/37 High Street, Swanley. The homes will then be provided as affordable housing.

Reason for Decision

Quercus Housing has the opportunity to purchase the former Council-owned site at 27/37 High Street, Swanley, which has been re-developed to provide 17 homes (12 x 1 bedroom flats and 5 x 2 bedroom flats). The purchase has been approved by the Board of Quercus Housing Limited.

Subject to the input of £850,000 S106 affordable housing developer contributions, all of the homes can be provided as affordable housing. This will comprise 5 flats as genuinely affordable housing for rent (Affordable Rented housing, with rent plus service charges capped at Local Housing Allowance levels) and 12 flats as Intermediate Rented housing, with rent plus service charges capped at 80% of open market rents. The development will therefore provide housing solutions for a range of clients and income levels, which will be set out in a Local Lettings Plan.

The delivery of new affordable housing is a key objective of the Housing Strategy 2022-2027. The use of S106 affordable housing developer contributions for this purpose is endorsed in the Affordable Housing SPD 2011.

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All Documents considered: Quercus Housing Business Plan Housing Strategy 2022-2027 Core Strategy and Affordable Housing SPD 2011
Details of any alternative options considered and rejected by the Member when making the Decision: None.
Financial implications Sufficient funds exist within the S106 affordable housing developer contributions pot. There is no impact on the District Council's budgets.
Legal Implications and Risk Assessment Statement Quercus Housing have undertaken full due diligence on the property acquisition prior to progressing the purchase. This includes legal title, property surveys and risk assessments. 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.
Equality Impacts (Consideration of impacts under the Public Sector Equality Duty) The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.
Local Member (s), other Portfolio Holders and Chief Officer/Head of Service Consulted Cllr. Kevin Maskell, Portfolio Holder for Housing & Health Cllr. Julia Thornton, Portfolio Holder for Development & Conservation Sarah Robson, Deputy Chief Executive and Chief Officer - People & Places Alison Simmons, Head of Housing

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

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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:	Portfolio Holder for Housing & Health
Signed by Portfolio Holder	
Date of Decision	12/01/2023.
Record made by:	
Date of record:	16.01.2023

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All Documents Considered

[Housing Strategy 2022 - 2027](#)

[Core Strategy and Affordable Housing SPD 2011](#)