

Decision Number: 12 - 2022/23

## Portfolio Holder Executive Decision Statement

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

### Subject:

Use of DIYSO refund monies to direct fund a post within the Housing Service (Changing Spaces Officer).

### Details of Decision taken:

To approve the use of DIYSO refund monies to direct fund a post (Changing Spaces Officer) within the District Council's Housing Service, which is dedicated to delivering the permitted uses set out in the Affordable Housing SPD 2011 (SPD).

Any monies remaining unspent at the end of the period will be returned to the DIYSO refunds pot.

### Reason for Decision:

As background, Portfolio Holder approval was obtained in 2012 to use S106 affordable housing monies to fund a "Do It Yourself Shared Ownership Scheme" (DIYSO), in partnership with Moat Housing. In total, 19 families were assisted into low cost home ownership under the scheme. DIYSO purchasers are able to "stair-case" (increase) their level of ownership. At each point of stair-casing, monies originally contributed are refunded to the District Council. As at 24 November 2022, £423,324 Diys0 stair-casing refunds had been received.

The Housing Strategy 2022/2027 contains 4 key themes, including:

*Theme 2: Promoting quality and optimising range and suitability of new and existing homes.* This includes actions to make better use of the existing social housing stock. An additional, dedicated post is required within the Housing Service to deliver this action point. Unlike S106 affordable housing monies, Diys0 refund monies can be

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used by the District Council to fund posts and therefore allows the District Council to employ direct. However such use is dependent on posts being time limited and dedicated to delivering the aims set out in the SPD.

As per Cabinet approval of the under occupation initiative (12/2022), now known as the Changing Spaces Scheme, approval is sought to use up to £110,000 Diyso refund monies to fund the full time post of Changing Spaces Officer, for a fixed term period of 24 months.

Should any monies remain unspent at the end of the period, these will be returned to the DIYSO refunds pot.

Planning Policy have confirmed the use of Diyso refund monies in the way described in this report, falls within the permitted uses set out in the SPD, i.e. Housing Pot 2 - *initiatives to make better use of the existing housing stock.*

**All Documents considered:**

Housing Strategy 2022/2027  
Affordable Housing SPD 2011  
Report to Cabinet 12/2022 "Making best use of the social housing stock - under occupation initiative"

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

None


**Financial implications:**

The proposal can be fully funded through the use of Diyso refund monies.

**Legal Implications and Risk Assessment Statement:**

(For Democratic Services use)

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None	
<b>Equality Impacts (Consideration of impacts under the Public Sector Equality Duty):</b>  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.	
<b>Local Member (s), other Portfolio Holders and Chief Officer/Head of Service Consulted:</b>  None	
<b>Details of any conflicts of interest</b> a) declared by any executive member who is consulted by the Decision Taker  b) and any details of dispensations granted by the Chief Executive in respect of any declared conflict	
Decision taken by:	Portfolio Holder for Housing & Health
Signed by Portfolio Holder	
Date of Decision	26/01/2023
Record made by:	Phil Magee
Date of record:	26/01/23

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