

Decision Number: 05 - 2023-24

Portfolio Holder Executive Decision Statement

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

Subject:

Addendum to decision number 10 (2022/23) in respect of 27/37 High Street, Swanley.

Details of Decision taken:

To approve the transfer of £850,000 of S106 affordable housing developer contributions to Quercus Housing, to part-fund the purchase of 11 homes at 27/37 High Street, Swanley, so that homes may be provided as affordable housing.

Reason for Decision:

Decision number 10 (2022/23) approved the transfer of £850,000 S106 developer contributions to Quercus Housing, to part-fund the purchase of 17 homes at 27/37 High Street, Swanley. Other capital funding has since been identified that will part-fund the purchase of 6 of these homes. The previously approved level of S106 developer contributions will now be used to fund the purchase of 11 homes. All 17 homes will be provided as affordable housing.

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

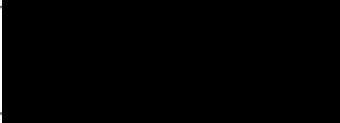
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<p>Quercus Housing have undertaken full due diligence on the property acquisition prior to progressing the purchase. This includes legal title, property surveys and risk assessments.</p> <p>Quercus Housing has been set up with the intention of providing 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) 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.</p>	
<p>Local Member (s), other Portfolio Holders and Chief Officer/Head of Service Consulted</p> <p>Sarah Robson, Deputy Chief Executive and Chief Officer - People & Places Alison Simmons, Head of Housing</p>	
<p>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.</p> <p>b) and any details of dispensations granted by the Chief Executive in respect of any declared conflict No dispensations required.</p>	
Decision taken by:	Cllr Perry Cole, Portfolio Holder for Housing & Health

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: 05 - 2023-24

Signed by Portfolio Holder	
Date of Decision	07 th Jun 23
Record made by:	ABinnie
Date of record:	29/06/23

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

All Documents Considered

[SDC Housing Strategy 2022 - 2027](#)

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