

(For Democratic Services use)

Decision Number: 25 (2019/21)

## Portfolio Holder Executive Decision Statement

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

**Subject:** Approval of Section 106 Affordable Housing Developer Contributions to fund a new programme of rural housing needs surveys.

**Details of Decision taken:**

The approval of a sum of up to £71,000 to fund a new programme of rural housing needs surveys in order to support the delivery of the District Council's:

- Housing Strategy (2017) and specifically 'Strategic Housing Priority 1' (Objective 1.15, p18);
- Emerging Local Plan (2018) and specifically Chapter 2 - 'Providing Housing Choices' (Paragraph 2.29, p45); and
- Community Plan (2019-22) and specifically 'Sustainable Communities' (Priority 2, p30).

**Reason for Decision:**

Back in 2017, the District Council committed to review its rural housing work programme with a view to introducing a more effective evidenced-based system. This review was subsequently completed and the draft Local Plan, completed in 2019, has committed the District Council to deliver a programme of rural housing needs surveys in order to better identify housing needs in rural areas. Funding is therefore required to enable the District Council to commission Kent's nominated consultant to deliver the first 5-year programme of surveys and this has been agreed as a good use of funds by both portfolio holders responsible for affordable housing-related S106 investment. In addition, the Housing and Health Advisory Committee has supported a programme. Funding had originally been expected from Local Plan grant to deliver this programme, though it is not currently known how much this is now likely to be with the ongoing Local Plan process. Therefore, funding for the amount of £71,000 is requested, but with the potential of reducing this by a proportion if other funding does subsequently become available.

**All Documents considered:**

Housing Strategy 2017

[https://www.sevenoaks.gov.uk/downloads/download/308/housing\\_strategy\\_2017](https://www.sevenoaks.gov.uk/downloads/download/308/housing_strategy_2017)

Draft Local Plan

<https://www.sevenoaks.gov.uk/localplanexamination>

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



**Decision Number:**

<b>Community Plan</b> <a href="https://www.sevenoaks.gov.uk/downloads/file/672/community_plan_201922">https://www.sevenoaks.gov.uk/downloads/file/672/community_plan_201922</a>	
<b>Details of any alternative options considered and rejected by the Member when making the Decision:</b> None	
<b>Financial implications</b> The programme will be funded from S106 affordable housing developer contributions and with the potential of a contribution from Local Plan grant; there will be no impact on District Council budgets, therefore.	
<b>Equality Impacts</b> This new programme will ensure that housing need is assessed across all areas of the District and parishes will be given equal opportunities to deliver affordable housing for households in need. As such, there will be fully positive impacts. Any subsequent housing delivered will be allocated through the Sevenoaks District Housing Register/Help to Buy Zone Agent waiting list and, where applicable, will be in accordance with Core Strategy policy SP4/Draft Local Plan Policy HP3 (Rural Exceptions Housing). These accord with and promote equality of opportunity requirements and related strategy.	
<b>Local Member (s), other Portfolio Holders and/or Directors/Heads of Service Consulted</b>  Housing and Health Advisory Committee and Cabinet (Report: Rural Housing Work Programme)	
<b>Details of any conflicts of interest</b> a) declared by any executive member who is consulted by the Decision Taker None  b) and any details of dispensations granted by the Chief Executive in respect of any declared conflict None	
<b>Decision taken by:</b>	Cllr Peter Fleming (Leader of Sevenoaks District Council)

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**Decision Number:**

Signed by Portfolio Holder	Cllr Peter Fleming (Leader of Sevenoaks District Council) 
Date of Decision	22/6/20
Record made by:	
Date of record:	22/6/20

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Decision Number: 25 (2019/21)

## Portfolio Holder Executive Decision Statement

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

**Subject:** Approval of Section 106 Affordable Housing Developer Contributions to fund a new programme of rural housing needs surveys.

**Details of Decision taken:**

The approval of a sum of up to £71,000 from S106 affordable housing planning gains to fund a new programme of rural housing needs surveys in order to support the delivery of the District Council's:

- Housing Strategy (2017) and specifically 'Strategic Housing Priority 1' (Objective 1.15, p18);
- Emerging Local Plan (2018) and specifically Chapter 2 - 'Providing Housing Choices' (Paragraph 2.29, p45); and
- Community Plan (2019-22) and specifically 'Sustainable Communities' (Priority 2, p30).

**Reason for Decision:**

Back in 2017, the District Council committed to review its rural housing work programme with a view to introducing a more effective evidenced-based system. This review was subsequently completed and the draft Local Plan, completed in 2019, has committed the District Council to deliver a programme of rural housing needs surveys in order to better identify housing needs in rural areas. Funding is therefore required to enable the District Council to commission Kent's nominated consultant to deliver the first 5-year programme of surveys and this has been agreed as a good use of funds by both portfolio holders responsible for affordable housing-related S106 investment. In addition, the Housing and Health Advisory Committee has supported a programme. Funding had originally been expected from Local Plan grant to deliver this programme, though it is not currently known how much this is now likely to be with the ongoing Local Plan process. Therefore, funding for the amount of £71,000 is requested, but with the potential of reducing this by a proportion if other funding does subsequently become available.

**All Documents considered:**

Housing Strategy 2017

[https://www.sevenoaks.gov.uk/downloads/download/308/housing\\_strategy\\_2017](https://www.sevenoaks.gov.uk/downloads/download/308/housing_strategy_2017)

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Draft Local Plan

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**Decision Number:**

<https://www.sevenoaks.gov.uk/localplanexamination>

[Community Plan](#)

[https://www.sevenoaks.gov.uk/downloads/file/672/community\\_plan\\_201922](https://www.sevenoaks.gov.uk/downloads/file/672/community_plan_201922)

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

None

**Financial implications**

The programme will be funded from S106 affordable housing developer contributions and with the potential of a contribution from Local Plan grant; there will be no impact on District Council budgets, therefore.

**Equality Impacts**

This new programme will ensure that housing need is assessed across all areas of the District and parishes will be given equal opportunities to deliver affordable housing for households in need. As such, there will be fully positive impacts. Any subsequent housing delivered will be allocated through the Sevenoaks District Housing Register/Help to Buy Zone Agent waiting list and, where applicable, will be in accordance with Core Strategy policy SP4/Draft Local Plan Policy HP3 (Rural Exceptions Housing). These accord with and promote equality of opportunity requirements and related strategy.

**Local Member (s), other Portfolio Holders and/or Directors/Heads of Service Consulted**

Housing and Health Advisory Committee and Cabinet (Report: Rural Housing Work Programme)

**Details of any conflicts of interest**

a) declared by any executive member who is consulted by the Decision Taker

None

b) and any details of dispensations granted by the Chief Executive in respect of any declared conflict

None

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Decision Number:

Decision taken by:	Cllr Julia Thornton (Portfolio Holder for Development and Conservation) [Redacted]
Signed by Portfolio Holder	Cllr Julia Thornton (Portfolio Holder for Development and Conservation) [Redacted]
Date of Decision	18/6/2020
Record made by:	[Redacted]
Date of record:	22/6/20

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