

NOTICE OF DELEGATION OF DECISION TO CABINET MEMBER BY STRONG LEADER

Section 15(4) of the Local Government Act 2000, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1st December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

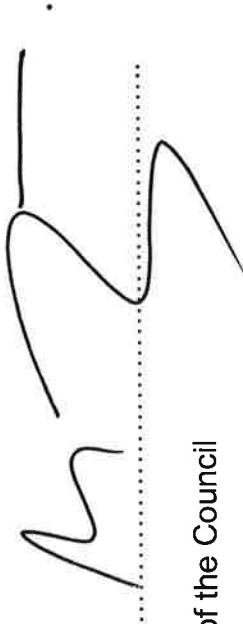
I, Marcus Hart, as Strong Leader, delegate the decision to agree the Local Letting Plan for new affordable housing at Springhill Rise, Bewdley to the Cabinet Member detailed below:

Cabinet Member- Councillor Sally Chambers

Dated:

13th October, 2016

Signed:



Leader of the Council

NOTICE OF DECISION OF CABINET MEMBER

Pursuant Section 15(4) of the Local Government Act 2000, as amended by section 63 of the Local Government and Public Involvement in Health Act 2007, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1st December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

In accordance with the authority delegated to me by the Leader, I have made the following decision:

Subject	Decision	Reason for decision	Date for Decision to be taken
Springhill Rise Local letting Plan	To agree the LLP for 4 two bedroom rented properties at Springhill Rise.	This decision allows the Registered Provider (RP) to let the new dwellings in line with the LLP rather than the allocations policy and will allow for the creation of a balanced, sustainable community.	

I confirm that the appropriate statutory officer consultation has taken place with regard to this decision.

Dated:

13/10/16

Signed:



Councillor:

Sally Chambers.....

Cabinet Member

WYRE FOREST DISTRICT COUNCIL

Strong Leader Report

Local Letting Plan; Springhill Rise, Bewdley

OPEN	
DIRECTOR:	Mike Parker
CONTACT OFFICER:	Kate Bailey
APPENDICES:	Springhill Rise Local Letting Plan

1. PURPOSE OF REPORT

To agree proposed Local Letting Plans for Springhill Rise redevelopment scheme.

2. RECOMMENDATION

The Cabinet Member for Health, Wellbeing and Housing is asked to decide that:

The Springhill Rise Local Letting Plan be adopted by the Council.

3. BACKGROUND

- 3.1 All nominations and allocations to properties owned by Registered Providers in Wyre Forest must be let in accordance with the Allocations Policy unless a Local Lettings Plan (LLP) is in place. The LLP will outline alternative criteria for letting properties.
- 3.2 Springhill Rise: Community Housing Group (CHG) are redeveloping the site to better meet local housing needs and diversify the housing tenure. WFDC will provide a capital contribution of £112 – 128,000 towards the new build costs and these are subject to a separate grant agreement. This additional funding will enable the provision of four, two bedroom houses for social rent. The other units on the scheme are for shared ownership.

4. KEY ISSUES

- 4.1 The council has recently completed a Housing Needs Survey for Bewdley and this identified the requirement to provide an additional 213 homes for owner occupation, intermediate home ownership and private and social rented units. This development doesn't increase the overall supply of housing in Bewdley but does provide for greater diversification of the housing offer in that area.
- 4.2 The Homes and Communities Agency does not currently have a funding programme for social rented units and so the redevelopment of this site is only financially viable for shared ownership without some additional capital grant funding being provided.
- 4.2 Community Housing Group will restrict the lettings to the social rented units to local households who require rehousing, through the imposition of a local connection criteria.

5. FINANCIAL IMPLICATIONS

- 5.1 The capital funding is in the form of a grant and is being taken from the s106 capital funds for affordable contributions, made by developers, for the provision of social housing.
- 5.2 The use of the s106 was approved by a strong leader decision in April 2016 as part of a wider report on the allocation of s106 affordable housing contributions to CHG and other Registered Providers.

6. LEGAL AND POLICY IMPLICATIONS

- 6.1 The development of Local Lettings Plans is permissible within the overall Allocations Policy and the policy will be made publically available through the Home Choice Plus website.

7. EQUALITY IMPACT NEEDS ASSESSMENT

- 7.1 Not applicable.

8. RISK MANAGEMENT

- 8.1 CHG are not restricted, through any agreement (except the transfer agreement) in the letting of properties. Although most stock is let through the Council's allocations policy CHG could choose to reduce the use of this. The agreement to have Local Letting Plans therefore enables the Council to still have some influence on how new and existing stock, outside the transfer agreement, gets let and enables us to meet our objectives of letting to local people in housing need where possible.

9. CONCLUSION

- 9.1 The use of a Local Lettings Plan for Springhill Rise will enable the council to ensure social rent accommodation is available and goes to those with a local connection to Bewdley.

10. CONSULTEES

- 10.1 None.

11. BACKGROUND PAPERS

- 11.1 None.

Local Lettings Plan Template

Scheme Name:	Springhill Rise, Bewdley
Landlord:	Community Housing Group
Does a S.106 agreement apply to this scheme?	Yes / No Details
Full Address (as advertised) Please include all property numbers	TBC
Number, Size, Type and Tenure of units	4 x 2 bed houses
Reasons for developing a LLP (including evidence where relevant)	WFDC is providing funding for 4 units on the scheme and needs to ensure these are let in accordance with the Grant Agreement and Allocations Policy
Aims and Objectives of LLP	To ensure the development has a balanced and sustainable community and to meet the housing needs of the local community.
Are any allocation restrictions proposed in terms of Home Choice Plus bandings?	No
Are any allocation restrictions proposed in terms of numbers of household members to be allocated to family sized properties?	No
Are any allocation restrictions proposed in terms of ages of children?	No
Is it proposed to advertise any properties for priority to Transfer applicants?	No
Are any other restrictions outside of the Home Choice Plus	Yes – qualifying resident Details Preference in the first instance will be given to applicants who

<p>allocations policy proposed?</p>	<p>immediately prior to such allocations have been ordinarily resident or employed within Bewdley for a minimum of two years, or have a strong local connection to Bewdley.</p> <p>For the purposes of this plan a strong local connection will be based on the following criteria:-</p> <p>1) Past residence within the parish. Three years out of the previous five.</p> <p>2) Family association. Close relatives living in the parish who have themselves lived there for five years. A close relative is for the purposes of this plan, a parent, grand parent, adult sibling, adult child or grandchild.</p> <p>3) Employment in the parish. Employment is defined as a permanent contract or being self employed and to satisfy the connection criteria their place of work or work base must be situated within the parish.</p> <p>If no person qualifies pursuant to 1 - 3 above a person who is on the Home Choice Plus register administered by the Council and who is approved in writing by the Council and:</p> <p>4) Who is ordinarily resident in any of the adjacent parishes</p> <p>5) Whose families are ordinarily resident in any of the adjacent parishes</p> <p>6) Who is employed in any of adjacent parishes</p> <p>If no person qualifies pursuant to 4 - 6 above, a person who is on the said Home Choice Plus register administered by the Council and who is approved in writing by the Council as being in need of Affordable Housing.</p>
<p>Date of LLP</p>	<p>05/10/2016</p>
<p>Date of review against objectives</p>	<p>Three years after the commencement of first letting.</p>