

**NOTICE OF DELEGATION OF DECISION TO CABINET MEMBER BY STRONG LEADER**

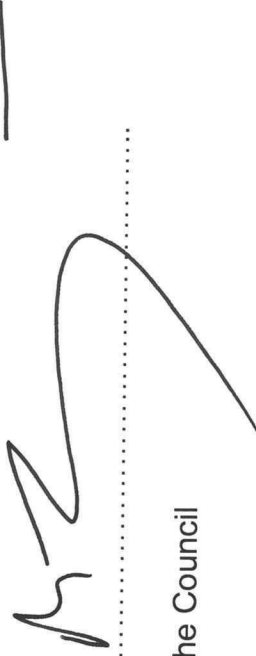
Section 15(4) of the Local Government Act 2000, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1<sup>st</sup> December 2010, the Council adopted the Strong 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 St Johns, Habberley to the Cabinet Member detailed below:

Cabinet Member- Councillor Chris Rogers

*6<sup>th</sup> March, 2018.*

Dated:



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 1<sup>st</sup> 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
St Johns Local Letting Plan	To agree the LLP for 3 two bedroom and 1 three bedroom rented properties at St Johns Habberley	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.	7/3/18

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

Dated:

Signed:



Councillor Chris Rogers, Cabinet Member for Housing, Health and Well-being

# WYRE FOREST DISTRICT COUNCIL

## Strong Leader Report

### Local Letting Plan; St Johns, Habberley

OPEN	
DIRECTOR:	Mike Parker
CONTACT OFFICER:	Kate Bailey
APPENDICES:	St Johns Local Letting Plan

#### 1. PURPOSE OF REPORT

To agree proposed Local Letting Plans for St Johns development scheme.

#### 2. RECOMMENDATION

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

**The St Johns 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 St Johns, Habberley: Community Housing Group (CHG) are redeveloping the site to better meet local housing needs. WFDC will provide a capital contribution of £120,000 towards the new build costs and these are subject to a separate grant agreement. This additional funding will enable the provision of three, two bedroom houses and one, three bedroom house for social rent. The other units on the scheme are for shared ownership.

#### 4. KEY ISSUES

- 4.1 The council has a commitment to deliver a minimum of 60 units of social housing through the planning system per annum and where it isn't possible to deliver this on site, has taken s106 financial contribution for social housing delivery. The recent Objectively Assessed Housing Needs highlights a strong demand for social rent within the overall affordable housing provision due to affordability issues.
- 4.2 Homes England (West Midlands) 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 Local Lettings Plan.

#### 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 St Johns will enable the council to ensure social rent accommodation is available.

## **10. CONSULTEES**

- 10.1 The CHG.

## **11. BACKGROUND PAPERS**

- 11.1 None.

### Local Lettings Plan Template

Scheme Name:	St Johns, Habberley
Landlord:	Community Housing Group
Does a S.106 agreement apply to this scheme?	Not in relation to the affordable housing.
Full Address (as advertised)  Please include all property numbers	St Johns, Habberley  Not known
Number, Size, Type and Tenure of units	3 x 2 bed 4 person  1 x 3 bed 5 person
Reasons for developing a LLP (including evidence where relevant)	WFDC has provided grant funding for 4 properties on the new build site. In total there are 15 properties, 11 shared ownership and 4 for rent.
Aims and Objectives of LLP	To ensure a sustainable community in St Johns with a balance of applicants.  Scheme likely to be available from 31/05/18.
Are any allocation restrictions proposed in terms of Home Choice Plus bandings?	Yes  Will establish sustainable community by having an appropriate mix of priority and gold plus banding cases to be determined by the Voids Manager.

<p>Are any allocation restrictions proposed in terms of numbers of household members to be allocated to family sized properties?  (i.e. different to Home Choice Plus bedroom standard)</p>	<p>No  Details – will be restricted to match the property maximums e.g. 4 person for 2 bed and 5 person for 3 bed.</p>
<p>Are any allocation restrictions proposed in terms of ages of children?</p>	<p>No</p>
<p>Is it proposed to advertise any properties for priority to Transfer applicants?</p>	<p>No – will expect 100% lets but will consider downsizing or emergency cases if it frees up a property required due to the area and type</p>
<p>Are any other restrictions outside of the Home Choice Plus allocations policy proposed?</p>	<p>No</p>
<p>Date of LLP</p>	<p>February 2018</p>
<p>Date of review against objectives</p>	<p>May 2021.</p>