

## Mole Valley District Council

**Decision:** Housing Capital Grant Allocation £720,000 – to be invested with The Poland Trust to enable the development of 12 social rented housing units made up of:

- 4 (four) x 1-bed flats for Social Rent;
- 2 (two) x 1-bed houses for Social Rent;
- 5 (five) x 2-bed houses for Social Rent; and
- 1 (one) x 3-bed house for Social Rent

### (i) Details of decision

Allocate £720,000 of affordable housing capital grant to invest with The Poland Trust for 12 x social rented homes at the **Land at the junction of Middle Street and Wellhouse Lane, Brockham** site. This proposal supports the Council's priority to enable the development of new affordable homes.

### (ii) Reasons for decision

The Poland Trust intends to build 12 x affordable homes for Social Rent that are to be developed at the land at the junction of Middle Street and Wellhouse Lane. The development was permitted planning permission as a rural exception site (MO/2019/1060) on 8 January 2020 by the Development Management Committee.

The 12 affordable homes will assist the Council to meet the needs of households waiting for accommodation from the Housing Register who have a local connection to Brockham and Betchworth, and then Buckland and Leigh, these households may also include homeless families the Council has accepted a legal responsibility to house and are living in emergency accommodation.

The capital investment of £720,000 is to specifically subsidise the 12 rented units. This expenditure can be met from the affordable housing capital budget that is funded from £4m capital set aside for investment to enable the development of new affordable homes.

This investment works out at £60,000 per unit and is similar to previous investments that have ranged from £60,000 to £80,000 per unit.

The Poland Trust will be required to enter into capital grant and nominations agreements to protect the Council's investment. The Council will have 100% nomination rights on first let and not less than 75% thereafter. Payment will be made to The Poland Trust when evidence is provided to confirm practical completion.

The Poland Trust will also provide five affordable homes on the site to be sold at a 25% discount to households with connections to Brockham and Betchworth, and then Buckland and Leigh.

**(iii) Details of any alternative options considered and rejected**

None

**(iv) Conflicts of Interest and any Dispensations Granted**

None

**(v) Consultation with Cabinet Member for Wellbeing**

Councillor Daly was consulted on 30 January 2020

**Decision taken by:**

**(i) Name:** Alison Wilks

**(ii) Job Title:** Strategic Housing Manager

**Date of Decision:** 02 February 2020

**Date of Publication of Record of Decision:** 11 February 2020