

OFFICER DECISION

Decision: Award of Housing Capital Grant to Mount Green Housing Association towards funding new Affordable Housing

(i) Details of decision

To award £535,000 of affordable housing capital grant to invest with Mount Green Housing Association towards the funding of 6 social rented homes at Tanners Meadow, Strood Green, Brockham. The homes are: 4 x 2 beds; 1 x 3 bed; and 1 x 4 bed.

This decision supports the Council's priority to enable the development of new affordable homes.

(ii) Reasons for decision

The proposed development at Tanners Meadow was permitted planning permission (MO/2018/0700) on 6 February March 2019, by the Development Management Committee. Mount Green Housing Association has entered into an agreement with Persimmon, the developer of the site, to purchase the 12 affordable homes required by the section 106 agreement. The affordable homes are made up of 6 rented homes and 6 homes for shared ownership.

These new affordable homes will assist the Council to meet the needs of households waiting for accommodation from the Housing Register that includes homeless households and those looking for an affordable home ownership option.

The capital investment of £535,000 is to subsidise the 6 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.

The award of £535,000 is £89,000 per unit and is slightly higher to previous investments of £60,000 to £80,000 per unit because of the inclusion of a 4 bedroom home and to achieve a social rent rather than affordable rent.

Mount Green 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 75% thereafter. Payment will be made to Mount Green when evidence is provided to confirm practical completion and the homes are ready to let.

(iii) Details of any alternative options considered and rejected

None

(iv) Conflicts of Interest and any Dispensations Granted

(Any conflict of interest declared by the Cabinet Member consulted in relation to the decision and any dispensations granted.)

None

(v) Consultation with Cabinet Member for Wellbeing

Councillor Daly was consulted on 7 October 2019.

Decision taken by:

(i) **Name:** Rachel O'Reilly

(ii) **Job Title:** Executive Head of Service (Communities)

Date of Decision: 8 October 2019

Date of Publication of Record of Decision: 11 October 2019

Date decision effective (5 working days after date of publication of record of decision unless subject to call-in by the Scrutiny Committee)