

Ref:

Called in

Yes/No

THE THANET DISTRICT COUNCIL

RECORD OF DECISION OF CABINET

Cabinet Member

Councillor Helen Whitehead

Relevant Portfolio:

Deputy Leader and Cabinet Member for Housing

Date of Decision:

27 July 2023

Subject:

Purchase of 42 Homes at Spitfire Green for Affordable Rent

Key Decision

Yes

In Forward Plan

Yes

Brief summary of matter:

A report was presented to cabinet following approval at Council of the accelerated affordable housing development programme, and the decision to include an additional £7.485m in the HRA capital programme, the report sought the approval to purchase 42 section 106 units.

Decision made:

Cabinet agreed:

1. The purchase of 42 new affordable homes, using the additional capital budget, approved by council at its meeting on 13 July 2023;
2. The letting of these homes in accordance with the council's Allocations Policy, at an affordable rent as set out in the council's Tenancy Strategy.

Reasons for decision:

Officers were contacted by BDW (Barretts) Homes, who are required to deliver 42 new affordable homes, as part of their development at Spitfire Green, Westwood. This requirement is set out in the section 106 obligations for the development. They have been unable to secure an affordable housing provider to deliver the homes.

As the homes have been designated as affordable homes in the planning consent and section 106 agreement, they have been designed specifically for that purpose and accordingly are considered appropriate for the HRA, in line with the needs of households on the council register or those living in temporary accommodation. There is a significant level of need for 1 bedroom homes, as well as for larger family homes.

A provisional offer of £5m has been made to the developer and subject to contract, legal due diligence, formal valuation and full approval this offer has been accepted.

Alternatives considered and why rejected:

Do not purchase the Section 106 units, which would mean that the developer would

negotiate a commuted sum, losing the affordable housing units.

Details of any conflict of interest declared by any executive Member who has been consulted and of any dispensation granted by the Standards Committee:

None

Author of Officer report:

Bob Porter, Director of Place

Background papers

Cabinet - Purchase of 42 Homes at Spitfire Green - Google Docs

Statement if decision is an urgent one and therefore not subject to call-in:

None

Last date for call in: 4 August 2023