

# **Report to the Council Housebuilding Cabinet Committee**



**Epping Forest  
District Council**

**Report reference:** CHB-001-2015/16

**Date of meeting:** 4 June 2015

**Portfolio:** Housing

**Subject:** HCA Investment Partner Qualification

**Responsible Officer:** P Pledger – Asst Director (Housing Property &  
Development) (01992 564248)

**Democratic Services:** Jackie Leither (01992 564756)

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## **Recommendations/Decisions Required:**

**That the Cabinet Committee notes that the Council has qualified as an Investment Partner with the Homes and Communities Agency.**

## **Executive Summary:**

This report is making Members aware of the outcome of the Council's application to the Homes and Communities Agency (HCA) to become an Investment Partner

## **Reasons for Proposed Decision:**

It was a requirement of the contract with East Thames, as the Council's Development Agent, that they make an application on behalf of the Council to the Homes and Communities Agency to become an investment Partner so that the Council can apply for Affordable Housing Grant. This report notes the outcome of that application.

## **Other Options for Action:**

This report is for noting only.

## **Report:**

1. On behalf of the Council, East Thames have made an application to the Homes and Communities Agency to become Investment Partners thereby qualifying for Affordable Housing Grant as part of the HCA's Affordable Homes Programme 2015-18.
2. Without this qualification, the Council would not be able to draw on the £500,000 grant that has been awarded for 40 new 1 and 2-bed homes at Burton Road, Loughton as part of Phase 2 of the Council's House-building Programme
3. The application was submitted shortly after the announcement was made by the HCA on the outcome of the 2015-18 bid round.
4. East Thames Group have received written notification in a letter dated 19 May 2015 that the Council has now qualified to participate in the Affordable Homes Programme 2015-18 on the basis that the Council will be working with East Thames Group as its development partner, which not only secures the £500,000 HCA Grant for Phase 2 but also enables the Council to make further bids to the HCA for Affordable Homes Grant on future phases of its House-building Programme should the Council decide.

**Resource Implications:**

- £3,000, being the fee agreed with East Thames Group to make the application for HCA Partner Status as part of their tender.

**Legal and Governance Implications:**

HCA Agreement

**Safer, Cleaner and Greener Implications:**

None

**Consultation Undertaken:**

None

**Background Papers:**

Contract documents appointing East Thames as the Development Agent

Cabinet Committee decision to apply for HCA Grant

HCA Agreement

Letter dated 19 May 2015 informing East Thames of the outcome of the application

**Risk Management:**

None. This report is for noting

# Due Regard Record

This page shows **which groups of people are affected** by the subject of this report. It sets out **how they are affected** and how any **unlawful discrimination** they experience can be eliminated. It also includes information about how **access to the service(s)** subject to this report can be improved for the different groups of people; and how they can be assisted to **understand each other better** as a result of the subject of this report.

S149 Equality Act 2010 requires that due regard must be paid to this information when considering the subject of this report.

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Within the Housing Service Strategy, it has been identified that the target groups that are affected by the Council's house building programme are people in need of:

- affordable housing,
- homelessness assistance,
- supported housing for special needs groups,
- owners and occupiers of poor condition housing
- council and housing association tenants.

From that, it was identified that generally, there is an under provision of suitable accommodation for nearly all target groups. This has been reaffirmed in the most recent Strategic Housing Market Assessment.

Decision making is affected by funding and other factors, such as the availability of building land suitable for particular groups e.g. the elderly or young families.

There is no evidence of unlawful discrimination in relation to the provision of affordable housing.