



DECISIONS

Committee:	COUNCIL HOUSEBUILDING CABINET COMMITTEE
Date of Meeting:	Tuesday, 4 February 2014
Date of Publication:	14 February 2014
Call-In Expiry:	20 February 2014

This document lists the decisions that have been taken by the Cabinet at its meeting held on Tuesday, 4 February 2014, which require publication in accordance with the Local Government Act 2000. The list specifies those decisions, which are eligible for call-in and the date by which they must be called-in.

The wording used might not necessarily reflect the actual wording that will appear in the minutes, which will take precedence as the minutes are the official record of the meeting.

If you have any queries about the matters referred to in this decision sheet then please contact:

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Call-In Procedure

If you wish to call-in any of the eligible decisions taken at this meeting you should complete the call-in form and return it to Democratic Services before the expiry of five working days following the publication date. You should include reference to the item title. Further background to decisions can be found by viewing the agenda document for this meeting at: www.eppingforestdc.gov.uk/local_democracy

Decision No:

5. FUTURE USE OF GARAGE SITES UNSUITABLE FOR REDEVELOPMENT

Decision:

That the Cabinet Committee receives a report at a future meeting on the use of garage sites that are unsuitable or redevelopment.

6. PHASE 2 FEASIBILITY REPORT

Decision:

- (1) That the Package Two development feasibility, consisting of the former Council Depot, two garage sites and grassed area previously identified for possible housing development in the Broadway Regeneration Masterplan at Burton Road, Loughton and including the area of land to the south west, as shown on the plan attached to the supplementary agenda to provide a minimum of 31 affordable rented homes, be approved to progress to detailed planning stage and if planning permission is received the invitation of tenders as Year 2 and part of year 3, of the Council's Housebuilding Programme, subject to the officers first seeking to increase the number of properties that can be provided on the site;
- (2) That it be noted that the estimated capital investment required to deliver a minimum of 31 new affordable rented Council properties in Package Two, is around £5,118,164 including fees and works;
- (3) That an appropriate level of subsidy be set aside for Package Two for the works and fees in order to achieve a pay-back of 30 years as required by the Council's Development Strategy with a positive Net Present Value (NPV);
- (4) That the Housing Portfolio Holder be authorised to submit the detailed planning application for the Burton Road development site;
- (5) That a report be submitted to the next meeting of the Cabinet Committee regarding options for the funding and programming of this development; and
- (6) That, while noting that the proposed homes at Burton Road, Loughton will be built to Code for Sustainable Homes Level 3 and have been costed on this basis - and not delaying bringing this development to fruition - taking account of the Council's commitment to energy efficiency as well as East Thames's wish to set ambitious targets for delivering the Code for Sustainable Homes at higher levels, a report be submitted to a future meeting of the Cabinet Committee considering the option of achieving a higher code level for future developments in the Programme.

7. REVIEW OF RENT CAP - EFDC AFFORDABLE RENT POLICY

Decision:

- (1) That the Council's Rent Cap remains at £180 per week for 2014/15;
- (2) That the Council's Affordable Rents Policy be applied to both:
 - (a) Financial Appraisals for potential developments; and
 - (b) To the actual rents charged for properties when they are let;

in relation to market rent levels, Local Housing Allowance (LHA) levels and the Rent Caps applicable at that time;

- (3) That the Council's Rent Cap next be reviewed by the Cabinet Committee towards the end of 2014/15, in time for inclusion within the Rents Strategy Chapter of the HRA Business Plan for 2015/16.

9. FINANCIAL REPORTS

Decision:

- (1) That the format and production of a suite of Standard Financial Report templates for the Council Housebuilding Programme - to be considered by the Cabinet Committee at each meeting - be approved, subject to a more printer friendly presentation;;
- (2) That the explanation in the report, on the information provided within each Financial Report, be attached as an appendix to future reports to the Cabinet Committee, to provide a helpful background guidance note for members;
- (3) That the current financial position be noted, in respect of:
 - (a) The overall financial summary for the Housebuilding Programme and use of the various subsidies (Appendix 1);
 - (b) The amount and use of additional "Replacement Right to Buy (RTB) Receipts" available for utilisation under the Government's "one-for-one replacement" scheme (Appendix 2);
 - (c) The amount and use of financial contributions available to the Council Housebuilding Programme from Section 106 Agreements, in lieu of the provision of on-site affordable housing on private development sites, (Appendix 3);
 - (d) The amount and use of other sources of funding (e.g. sales of HRA land and non-RTB property, and external funding) (Appendix 4);
 - (e) Payments made to both contractors and East Thames, in respect of works and fees for the Housebuilding Programme (Appendices 5 & 6);
 - (f) Payments made to the contractor and the Development Agent in respect of works and fees for the Marden Close / Faversham Hall Conversion Scheme, and the overall financial summary for the Scheme (Appendix 7);
- (4) That the Cabinet Committee's first draft Annual Report to the Cabinet on the progress made with the Council Housebuilding Programme and the associated expenditure be considered at the Cabinet Committee's next meeting, for submission to the following meeting of the Cabinet; and
- (5) That the Director of Housing in conjunction with the Housing Portfolio Holder be delegated to seek HCA Investment Partner Status for the Council to utilise for future developments.

