

		<b>Agenda Item No.</b>  <b>4</b>
<b>Title</b>	Scheme of Delegation - Council Owned Land.	
<b>For further information about this report please contact</b>	Jameel Malik Head of Housing & Property Services	
<b>Wards of the District directly affected</b>	All	
<b>Is the report private and confidential and not for publication by virtue of a paragraph of schedule 12A of the Local Government Act 1972, following the Local Government (Access to Information) (Variation) Order 2006?</b>	No	
<b>Date and meeting when issue was last considered and relevant minute number</b>	Executive 8 <sup>th</sup> June 2011 Minute 17 Executive 2 <sup>nd</sup> March 2011 Minute 151	
<b>Background Papers</b>		

<b>Contrary to the policy framework:</b>	No
<b>Contrary to the budgetary framework:</b>	No
<b>Key Decision?</b>	Yes
<b>Included within the Forward Plan? (If yes include reference number)</b>	No
<b>Equality &amp; Sustainability Impact Assessment Undertaken</b>	No

<b>Officer/Councillor Approval</b>		
<b>Officer Approval</b>	<b>Date</b>	<b>Name</b>
Chief Executive/Deputy Chief Executive	25/06/12	Bill Hunt
Head of Service	22/06/12	Jameel Malik
CMT	25/06/12	Chris Elliott
Section 151 Officer	25/06/12	Mike Snow
Monitoring Officer	25/06/12	Andrew Jones
Finance	25/06/12	Mike Snow
Portfolio Holder(s)	22/06/12	Councillor Vincett
<b>Consultation &amp; Community Engagement</b>		
Insert details of any consultation undertaken or proposed to be undertaken with regard to this report.		
<b>Final Decision?</b>		Yes/No
<b>Suggested next steps (if not final decision please set out below)</b>		

## 1. **SUMMARY**

- 1.1 This report is seeking a change to the Scheme of Delegation to enable officers to authorise granting leases to Waterloo Housing Group (WHG) under the terms of the Joint Venture Agreement (W<sup>2</sup>).

## 2. **RECOMMENDATION**

- 2.1 That Executive recommends to Council the following additions to the Scheme of Delegation:
- a) To grant delegated authority to the Head of Housing and Property Services, in consultation with the Portfolio Holder for Housing to grant 99 year leases of Council owned land (HRA land) to WHG under the terms of the Joint Venture for the purpose of providing affordable housing.
  - b) To grant delegated authority to the Head of Development, in consultation with the Portfolio Holder for Development Services following recommendation from W<sup>2</sup> Project Board to grant 99 year leases of council owned land (general fund) to WHG under the terms of the Joint Venture for the purpose of providing affordable housing.

## 3. **REASONS FOR THE RECOMMENDATION**

- 3.1 In order to meet the objectives as set out in the Joint Venture Agreement.
- 3.2 Under the current scheme of delegation, Executive authority is required to dispose of land. However, for sites that will be developed through the Joint Venture this will impact on timeframes and the ability to deliver within the deadlines.

## 4. **POLICY FRAMEWORK**

- 4.1 The proposals directly contribute to Fit for the Future, and meet the vision and objectives of the Sustainable Community Strategy. The provision of high quality, affordable housing will help meet the housing needs of the residents of the district, and by increasing the overall supply will help to ease some of the housing pressures currently experienced in the District.

## 5. **BUDGETARY FRAMEWORK**

- 5.1 The Joint Venture Agreement sets out the mechanism for payment for land transferred to WHG. WHG will pay full market value for the land, payment will be deferred until year 3 and paid over a 9 year term.

## 6. **ALTERNATIVE OPTION(S) CONSIDERED**

- 6.1 Not to grant delegated authority, however, Executive approval is required to dispose of land by way of long leasehold. The Joint Venture will see numerous sites brought forward over the term of the partnership for development, it would add additional time pressures and may impact on the ability to meet objectives of the Joint Venture.

## **7. BACKGROUND**

- 7.1 In June 2011 Executive approval was given for the District Council to enter into a legally binding unincorporated Joint Venture Agreement with Waterloo Housing Group (WHG), the key objective of which is to deliver at least 300 units of affordable accommodation across the district within the first 3 years. The joint venture is known as W<sup>2</sup>.
- 7.2 Under the Heads of Terms of the agreement, Council owned land will be transferred to WHG by way of a 99 year lease at full market value with deferred payments until year 3.
- 7.3 The Joint Venture Agreement was signed in November 2011 which marks the commencement of the 10 year partnership with WHG to deliver new affordable housing within the district.
- 7.4 As set out in the June Executive report, a Feasibility Group has been set up comprising of officers from both organisations to identify suitable sites (Council and privately owned) for development.
- 7.5 The Project Board has overall responsibility for the venture and all sites identified by the feasibility group are reported to the project board for approval.

The project board comprises the Deputy Chief Executive, Head of Finance, Head of Housing and Property Services and the Housing Strategy Manager from WDC and from WHG the Group Director for Development and Operations, Group Finance Director, Development Manager Group Partnerships and the Project Manager. Meetings are held on a monthly basis and are minuted for auditing purposes.

- 7.6 Grant funding has been approved by the Homes and Communities Agency (HCA) who are supportive of the venture. Completion of the schemes need to adhere to the strict deadlines set by the HCA, delegated authority for disposal of council owned land is required to ensure there are no delays to the development programme once suitable sites have been identified.
- 7.7 The process of development for each site will include ward member consultation and resident consultation.
- 7.8 Executive approval is required to transfer the land to WHG.