

Officer Executive Decisions

Heading: .To add one additional new home to the Housing Revenue Account development programme

Delegation from Leader and Cabinet and date:

On 29/10/2013, following a report to Cabinet on the Housing Revenue Account Development Programme, the Cabinet agreed to delegate authority to the Director of Regeneration Community and Culture in consultation with the Portfolio Holder for Housing and Community Services to add further sites to the HRA site programme as they become available, as set out in paragraph 4.1.7 of the report.

Decision:

To add one additional unit in Christmas St, Gillingham following the successful granting of planning permission and confirmation that the requisite budget is in place.

Reasons for Decision:

The Council is committed to increasing the number of affordable homes within the Housing Revenue Account.

Date of Decision:

4 Dec 2015

Officer:

Robin Cooper, Director of Regeneration Community and Culture



Details of any other options considered and rejected:

1. Not to proceed with the development –
2. Delay Development the development
3. Sell the site with planning permission

In the context of the strong demand for affordable housing and the available funding , these three options were rejected

Conflicts of Interest: None

Officer Delegation Request

Background

In October 2013, Cabinet considered the report on the Housing Revenue Acct Development Programme.

The Cabinet agreed to delegate authority to the Director of Regeneration Community and Culture, in consultation with the Portfolio Holder for Housing and Community Services, to add further sites to the HRA site programme as they become available, as set out in paragraph 4.1.7 of the report.

A site has now become available and this a request for the Director to use his delegated authority to enable it to be added to the current contract.

Member Consultation

The portfolio holder for the Housing and Community Services has been consulted and supports the new site.

Site

The site is situated on the corner of Leet Close and Christmas St in Gillingham. It is in the ownership of the HRA.

Planning permission was granted for a 2 bedroom house on 16th April 2015 (MC/15/0423)

Finance

Finance has confirmed that there is currently enough money in this year's budget for the build to be added to the contract. The estimated cost for the construction is £168.6k. The total budget for this part of the contract is £3.08m

Programme

The contractor has confirmed that they can include the site within the current contract and would expect to be able to complete the works by the end of March next year.

