

Officer Decision Record

The Openness of Local Government
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Decisions of Andrew Smith: Joint Executive Head of Housing Services – 12 December 2023

- 1. Approve the purchases of properties to deliver the Local Authority Housing Fund (LAHF) in consultation with the Co-Portfolio Holders of Housing (Delivery and Operations)**
- 2. Approve the principle of allocation with the additional wording for the Allocation Scheme for the Local Authority Housing Fund (LAHF) properties and Housing Portfolio Holder (Operations)**
- 3. Approve to tender and enter into any contract to repair or bring up to standard any property purchased under the Local Authority Housing Fund (LAHF) project.**

Record of Decision: Approval of

1. The purchases of properties to deliver the Local Authority Housing Fund (LAHF) in consultation with the Co-Portfolio Holders of Housing (Delivery and Operations)
2. The principle of allocation with the additional wording for the Allocation Scheme for the Local Authority Housing Fund (LAHF) properties and Housing Portfolio Holder (Operations)
3. To tender and enter into any contract to repair or bring up to standard any property purchased under the Local Authority Housing Fund (LAHF) project.

Seven properties to be purchased on the open market and 4 no. two bed re-allocated shared ownership homes to homes for affordable rent for at Ockford Ridge Site C under the LAHF. *Addresses of all properties to be confirmed once known.*

Decision made by:

Andrew Smith – Joint Executive Head of Housing Services

Source of delegation: Officer scheme of delegation / express delegation

[Decisions 01st-Aug-2023 18.00 Executive.pdf \(waverley.gov.uk\)](#)

Extract from Executive Decisions 01/08/2023 1800 Executive Below
Item 9 (ii)

approve the principle of purchasing properties on the terms set out in the report and Exempt Annexe 1 and to delegate authority to the Executive Head of Housing in

consultation with the Co-Portfolio Holders of Housing (Delivery and Operations) to approve the purchase of properties to deliver this project.

Extract from Executive Decisions 01/08/2023 1800 Executive Below
Item 9 (iii)

approve the principle of allocation of the 11 homes as set out in 'Allocations' (Section 10) of this report, with the additional wording for the Allocation scheme to be approved by Executive Head of Housing and Housing Portfolio Holder (Operations) in line with Waverley's Allocations Scheme for housing applicants

Extract from Executive Decisions 01/08/2023 1800 Executive Below
Item 9 (iv)

delegate to the Executive Head of Housing the authority to tender and enter into any contract to repair or bring up to standard any property purchased under this project in accordance with the principles set out in the Exempt Annexe 1

Council Meeting Dated 17 October - received and noted Approved Minutes of the Executive Meeting held on 1 August 2023

Agenda Item 10 (Page 184) - Minutes are not issued at time of writing.

Committee Documents - WBC Council 17.10 Private Pack.pdf - All Documents (sharepoint.com)

(Committees/ Documents/ Council 2023-2024/ 2023-10-17

Summary: At the Executive meeting dated 01/08/2021 it was resolved that the council using the Local Housing Funding Scheme will forward financing the acquisition or allocation of property under this scheme. The principle of purchasing 7 properties on the open market and re-allocating 4 properties from shared ownership to affordable rent at the Ockford Ridge Site C development was agreed.

Approval was given to delegate authority to the Executive Head of Housing in consultation with the Co-Portfolio Holders of Housing (Delivery and Operations) to approve the purchase of properties to deliver this project and to delegate Executive Head of Housing the authority to tender and enter into any contract to repair or bring up to standard any property purchased under this project.

Delegated authority was granted to the Executive Head of Legal and Democratic Services to approve the final form of wording of any legal agreement related to the project.

Declaration of Disclosable Pecuniary Interests or Conflict of Interest:

Key Decision?: YES

Reason For Decision:

Terms of the LAHF have been met and will meet council Policy.

1. The Waverley Corporate Strategy 2020-2025 sets out the Vision and Strategic Priorities for the Council. One of the strategic priorities is to 'provide good quality housing for all income levels.'

2. Build More, Build Better, Build for Life Affordable Homes Delivery Strategy 2022 – 2025 sets out the Council's commitment to build homes to buy or rent for households from all income levels. The strategy has been supported by evidence studies including the Waverley Housing Affordability Study 2021.

3. The Council has been allocated a total of £2,039,531 LAHF funding to provide a

maximum of 40% of the cost of each property on the 'Main Element' and up to a maximum of 50% of the costs of the 'Bridging Element' (four bed property.) The use of funding supports the delivery of additional homes for those in housing need whilst reducing the financial impact on the Housing Revenue Account and level of borrowing required.

Exempt/Open: Part Exempt – Open report/ Exempt Annexe.

Alternative Options Considered:

Funding will be returned to DLUHC and result in the loss of the opportunity to provide 11 additional homes with grant funding from the LAHF.

Other Matters Considered:			
Legal Implications	✓	Financial Implications	✓
Climate Change /Sustainability Implications	✓	Equality and Diversity Implications	✓
Community Safety Issues	N/A	Human Resource Implications	✓
Key Risks	✓	Other	✓
Background Papers: (Public Pack)Agenda Document for Executive, 01/08/2023 18:00 (waverley.gov.uk) <ul style="list-style-type: none"> • Executive Meeting 01/08/2023 Report Agenda Item 10 Housing Delivery LAHF (P.29). • Exempt Annex 1 – LAHF Funding Appraisal Review (Final) • DLUHC – LAHF Prospectus and Guidance. 			
Contact Officer: Louisa Blundell, Housing Development Manager Email: Louisa.Blundell@waverley.gov.uk			
Call-in			



Signed:

Date: 12.12.23

Name: Andrew Smith

Role: Joint Executive Head of Housing Services

Signed:



Date: 12.12.23

Name: Cllr Nick Palmer

Role: Co- Portfolio Holder of Housing (Delivery)

Signed:



Date: 12.12.23

Name: Cllr Paul Rivers

Role: Co- Portfolio Holder of Housing (Operations and Services)

If you have any questions about this decision please email committees@waverley.gov.uk

Consultation with the Portfolio Holders for Items 1 and 2 was undertaken.

Consultation with the Co-Portfolio Holders for item 1	Sign off date
Co-Portfolio Holders of Housing (Delivery) Cllr Nick Palmer	12.12.23
Co-Portfolio Holders of Housing (Operations and Services) Cllr Paul Rivers	12.12.23
Consultation with the Portfolio Holder for item 2	
Co-Portfolio Holders of Housing (Operations and Services) Cllr Paul Rivers	12.12.23