

Officer Decision Record

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Bodies Regulations 2014



Decision of Dawn Hudd: Joint Strategic Director (Place)

21 June 2024

Discharge of Express Delegation EXE 103/23 – New Build Housing Delivery - Witley

Record of Decision:

- i. To enter the land and build agreements with the developer related to the land acquisition and build of new homes – Witley
- ii. To enter into related contractual documentation including collateral warranties relating to the project
- iii. To enter into agreements related to the project within the project budget for example agreement with the Managing Agents when the development has been completed.

Decision made by:

Dawn Hudd – Joint Strategic Director (Place).

Source of delegation:

*Exe 103/23 (Item 16). Extract from Executive Decisions [Agenda Template](#)
(waverley.gov.uk)*

- i. Gave delegated authority to the Executive Head of Legal and Democratic Services to approve the final form of any legal agreements and to Strategic Director (Place) to enter the land and build agreements with the developer.
- ii. Gave delegated authority to the Strategic Director (Place) to enter into any related contractual documentation (including collateral warranties or other agreements) relating to the project.
- iii. Gave delegated authority to the Strategic Director (Place) to enter into any ancillary agreements related to the project provided that these are within the project budget.

CNL69/23 (Item 14) (Page 349 Public reports pack) – Printed Draft Minutes

[Agenda for Council on Tuesday, 12th December, 2023, 6.00 pm - Waverley Borough Council](#)

Summary:

At the Executive meeting held on 28 November 2023, the Executive resolved to recommend to council the approval of the acquisition of three new affordable homes through the S106 on a developer site at Wheeler Street, Witley. Delegations were to:

- i. Give delegated authority to the Executive Head of Legal and Democratic Services to approve the final form of any legal agreements and to Strategic Director (Place) to enter the land and build agreements with the developer.
- ii. Give delegated authority was given to the Strategic Director (Place) to enter into any related contractual documentation (including collateral warranties or other agreements) relating to the project
- iii. Give delegated authority was given to the Strategic Director (Place) to enter into any a agreements related to the project provided that these are within the project budget.

Executive recommended and council approved of the allocation of a project budget of £818,253 to be met through a combination of capital receipts and borrowing.

Due notice of the decision was given on the Forward Plan for more than 28 days and provisions relating to call in were discharged by 7 December 2023, there being no call-in of the decision.

Declaration of Disclosable Pecuniary Interests or Conflict of Interest:

None.

Key Decision?: No. Due notice of the Key decision was given on the Forward Plan from 31 October 2023; and provisions relating to call in were discharged by 7 December 2023, there being no call-in of the decision, Officers have discharged the delegation.

Reason For Decision:

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.'

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.

Delivery of 3 homes on the developer site at Wheeler Street, Witley will help meet local housing need and allocation of a budget by Full Council is required to achieve this.

Exempt/Open: . Yes Part Exempt – Open Report / Exempt Annexe

Alternative Options Considered:

The Council could have considered and declined the opportunity to acquire the three homes. Another registered provider could acquire, own and manage the homes, but as the Council already owns the other three affordable rented homes on the first phase of this development, does not currently have any developments in its programme and there is a local need for affordable housing in this area it was considered an opportunity worth expressing an interest in, subject to planning and the developer securing the land for delivery of the development.

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, 28/11/2023 18:00 (waverley.gov.uk) <ul style="list-style-type: none"> • Report – Housing Delivery Wheeler Street Executive. (public Report Pack P. 391) • Exempt Annexe 1 – Business Case and Appendix 1 to Exempt Annex 1 • Exempt Annexe 2- Valuation Report 			
Contact Officer: Louisa Blundell, Housing Development Manager. Email: Louisa.Blundell@waverley.gov.uk			
Call-in	Not applicable. Due notice of the Key decision was given on the Forward Plan from 31 October 2023; and provisions relating to call in were discharged by 7 December 2023, there being no call-in of the decision, Officers have discharged the delegation.		

Signed:

Date: 21 June 2024



Name: Dawn Hudd

Role: Joint Strategic Director (Place)

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