

# Officer Decision Record

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## Decision of Susan Sale: Joint Strategic Director of Legal and Democratic Services – 21 June 2024

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

**Record of Decision:**

- i. To approve the final form of any legal agreements

**Decision made by:**

Susan Sale – Joint Strategic Director (Legal and Democratic Services)

**Source of delegation:**

*Exe 103/23 ( Item 16). Extract from Executive Decisions*

[Agenda Template \(waverley.gov.uk\)](http://waverley.gov.uk)

*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 council 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. Approvals were given 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 agreements related to the project provided that these are within the project budget.

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

**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.

<b>Other Matters Considered:</b>			
Legal Implications	✓	Financial Implications	✓
Climate Change /Sustainability Implications	✓	Equality and Diversity Implications	✓
Community Safety Issues	N/A	Human Resource Implications	✓
Key Risks	✓	Other	✓
<b>Background Papers:</b> <a href="#">(Public Pack)Agenda Document for Executive, 28/11/2023 18:00 (waverley.gov.uk)</a> <ul style="list-style-type: none"> <li>• Report – Housing Delivery Wheeler Street Executive. (public Report Pack P. 391)</li> <li>• Exempt Annexe 1 – Business Case and Appendix 1 to Exempt Annex 1</li> <li>• Exempt Annexe 2- Valuation Report</li> </ul>			
<b>Contact Officer:</b> Louisa Blundell, Housing Development Manager. Email: Louisa.Blundell@waverley.gov.uk			
<b>Call-in</b>	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: Susan Sale**

**Role:** Joint Strategic Director (Legal and Democratic Services)

If you have any questions about this decision, please email [committees@waverley.gov.uk](mailto:committees@waverley.gov.uk)