

Officer Decision Record



Decision Maker:	Janet Waggott, Chief Executive
Lead Officer:	June Rothwell, Head of Operational Services
Title of Decision:	Purchase of 22 Section 106 properties in Selby
Ward(s) Affected:	Barlby
Exempt Information:	The business case and report Appendix A is not for publication as it contains exempt information under paragraph 3 of schedule 12A to the Local Government Act 1972 as amended.
Type of Decision:	<input type="checkbox"/> Key Decision <input type="checkbox"/> Non-key decision discharging (or connected to the discharge of) an Executive function <input checked="" type="checkbox"/> Specific delegation from Council or Committee <input type="checkbox"/> Grant of permission / licence <input type="checkbox"/> Affecting the rights of an individual <input type="checkbox"/> Awarding a contract or incurring expenditure which materially affects the financial position of the Council
Details of decision:	<p>RESOLVED:</p> <p>To purchase 22 Section 106 properties as affordable housing, subject to planning consent being granted for the properties and will be funded from agreed budgets, using funding from Section 106 commuted sums.</p>
Reason for decision:	<p>The purchase of these properties will support the increase in affordable housing provision and will directly contribute to meeting the Council's one for one replacement target for right to buy properties.</p> <p>The properties are 8 one bedroom, 2 person flats and 14 two-bedroom 3 person houses in an area of reasonable demand. The</p>

	<p>Business Case and Report (Appendix A) and detailed financial model demonstrates the property purchase meets the financial viability criteria.</p> <p>On 1 April 2021 the Executive approved a new Affordable Housing Policy and a new policy for the use of Section 106 commuted sums for the development and purchase of affordable housing. This provides sums up to 80% of market value from S106 commuted sums.</p> <p>The Council agreed on 22 July 2021 that the authority to approve the Business Cases to purchase properties was delegated to the Chief Executive, in consultation with the Lead Member for Housing, Leisure, Health and Culture at Council on 22 July 2021 in order to expedite delivery of the housing delivery programme.</p>
<p>Alternative options considered and rejected:</p>	<p>The size, location and type of properties are in reasonable demand and therefore this option was an opportunity to directly increase affordable housing provision in the district. These properties would contribute to the Council's HRA one for one replacement target.</p>
<p>Member Interests: <i>(Name of any Member who has declared a conflict of interest in relation to the decision and details of any dispensation granted by the Head of Paid Service if appropriate)</i></p>	<p>None.</p>
<p>Legal, Financial or other implications:</p>	<p><u>Legal</u></p> <ul style="list-style-type: none"> • The Housing Act 1985 empowers local authorities to acquire land, houses or other properties from private individuals, for the provision of housing accommodation. <p><u>Financial</u></p> <ul style="list-style-type: none"> • The cost of the acquisition is £2,291,800 including fees. • The rental income will be credited to the Housing Revenue Account. • The funding for this purchase is within the approved capital programme and it is recommended that the cost of the acquisition and the required refurbishment costs are met from the Affordable Housing Programme Section 106 funding

	for affordable housing as detailed in the business case.
Background papers:	<ul style="list-style-type: none"> - Executive Report: Affordable Housing Delivery through Right to Buy Buybacks (13 June 2019) - Executive Report: S106 Affordable Housing Commuted Sum Allocation (1 April 2021) - Executive Report: Affordable Housing Delivery Strategy 2021-2025 (1 April 2021) - Council Report: Medium Term Financial Strategy (22 July 2021)
Contact details for further information:	June Rothwell, Head of Operational Services jrothwell@selby.gov.uk
Signed:	<i>Signature redacted</i> Janet Waggott, Chief Executive
Date of Decision:	14 January 2022