

## **Report to Cabinet**

25<sup>th</sup> May 2017

By the Cabinet Member for Housing and Public Protection

### **DECISION REQUIRED**

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### **Notice of general exemption to Regulation 9 of the Local Authorities (Executive Arrangements) (Meetings and Access to information) (England) Regulations 2012**

Notice is hereby given in accordance with Regulations 9 of the Local Authorities (Executive Arrangements) (Meetings and Access to information) (England) Regulations 2012 that it was impracticable to give 28 days' notice of the intention to take a Key Decision by the Cabinet on 25<sup>th</sup> May 2017.

The Chairman of the Overview and Scrutiny Committee has been informed of this matter in accordance with Regulation 10.

### **Allocation of Section 106 Commuted Sum funding of Hyde Housing development at Christs Hospital**

#### **Executive Summary**

Hyde Housing, with support from Horsham District Council, is providing new affordable homes on land at The Old Goods Yard, King Edward Close/Station Road, Christs Hospital.

Planning consent was granted for the scheme in November 2014 (DC/13/1412 and Reserved Matters DC/16/1412), and the development will provide seven affordable rented homes.

Hyde Housing has applied to Horsham District Council for financial support from commuted sums held by the Council for the provision of affordable housing. The payment of commuted sum will enable the Council to secure the provision of seven affordable rented homes that will meet an identified and acute housing need.

The Council will retain 100% initial nomination rights of tenants and 75% subsequent nomination rights of tenants to the scheme.

#### **Recommendations**

Cabinet is asked to:

- i. Approve the expenditure of £404,000 which is funded from Section 106 receipts secured for new affordable housing, to enable the development of seven new affordable rented homes on land at The Old Goods Yard, King Edward Close/Station Road, Christs Hospital.

## **Reasons for Recommendations**

- i) To assist the Council in achieving its target of delivering 240 affordable homes a year.
- ii) To assist Hyde Housing to deliver much needed affordable accommodation for persons in housing need.

## **Background Papers**

Planning applications: DC/13/1412 and DC/16/1412

**Wards affected:** Southwater

**Contact:** Rob Jarvis, Head of Housing Services 01403 215449

## **Background Information**

### **1 Introduction and Background**

- 1.1 The purpose of this report is to seek Cabinet's approval to grant fund the development of seven new affordable rented homes by Hyde Housing on land at The Old Goods Yard, King Edward Close/Station Road, Christs Hospital.
- 1.2 These affordable rented units will directly reduce the number of households on Horsham Housing Register with a housing need.

### **2 Relevant Council policy**

- 2.1 District Plan - *Provide access to appropriate and affordable housing*

The Council's Housing Strategy 2013-15 states that in order to meet current and projected housing need in the District, 240 affordable homes a year should be delivered. This scheme contributes to that target provision.

### **3 Details**

- 3.1 The scheme was granted planning consent November 2014 under HDC ref DC/13/1412.
- 3.2 Reserved Matters application DC/16/1961 was approved at committee 10<sup>th</sup> January 2017.
- 3.3 The site will deliver seven affordable rented homes in addition to eight Shared Ownership units.

### **4 Next Steps**

- 4.1 Hyde Housing is constructing the homes and they are due to be handed over within 2017/18.

### **5 Views of the Policy Development Advisory Group and Outcome of Consultations**

- 5.1 Local members have been consulted on this proposal.
- 5.2 The Housing and Public Protection PDAG was consulted 15<sup>th</sup> May 2017 and were supportive of the proposal to allocate the appropriate commuted sums.

### **6 Other Courses of Action Considered but Rejected**

- 6.1 Not supporting the scheme would result in the scheme not being delivered and the additional affordable rented homes not being provided to assist those with a housing need on the Council's Housing Register.

## **7      Resource Consequences**

- 7.1 The Council has a budget (KT 03001) for Housing Enabling Grants. This is funded from Section 106 receipts which have been secured through the planning system and the money is used exclusively for the provision of affordable housing in the District. It is proposed that the grant of £404,000 for this new affordable housing development is paid from this budget. Currently sufficient funding has been received by the Council via Section 106 agreements.
- 7.2 The Director of Corporate Resources has been consulted and supports the use of funds to deliver affordable rented units.

## **8      Legal Consequences**

- 8.1 No Legal consequences.

## **9      Risk Assessment**

- 9.1 There are no direct risks associated with this report.

## **10     Other Considerations**

- 10.1 Access to housing is vitally important to preventing people from turning to crime
- 10.2 The Council is obliged (a) to give positive effect to the Convention rights and (b) not to infringe those rights as scheduled in the Human Rights Act 1998. Of particular relevance to the proposal are Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (right to property). Hyde Housing will have primary responsibility – however, the Council will be deemed to have met its statutory duty under the 1998 Act.

As said, the Council is required to consider not only the detrimental effects on citizens' Convention rights but also positively to enhance those rights. Providing affordable housing through the scheme highlighted in this report will enable those in need to have a home of their own.

- 10.3 The scheme will contribute to meeting the housing need of persons in the District.
- 10.4 Delivering affordable housing and preventing homelessness are fundamental to establishing and maintaining sustainable communities.