

Decisions taken by the Cabinet Member for Housing & Asset Management Decision Day on Monday, 7 December 2020

Agenda Item No	Topic	Decision	Reasons	Alternative Options
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Part A – Items considered in public

A4	New Homes Scheme - Outline Business Case, Southbrook Cottages, Micheldever (DD16)	<ol style="list-style-type: none"> 1. That the construction of 6 properties at Southbrook Cottages and preparation and submission of a planning application to the City Council, be approved. 2. That the Corporate Head of Housing be authorised to prepare and submit a planning application to the city council for the construction of 6 properties at Southbrook Cottages. 3. That the Corporate Head of Housing be authorised to take all of the necessary actions to implement the planning 	The report seeks approval of the outline business case to construct 6 dwellings at Southbrook Cottages, Micheldever including the submission of a planning application and obtaining Tenders to construct the scheme.	The scheme could have been developed to meet the normal standards of new council schemes (which are an uplift on general Building Standard requirements), however to address the climate emergency it was agreed to develop this as a pilot Passivhaus project to determine the effectiveness, viability and most importantly liveability of building to this standard.
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		<p>permission in accordance with the approved conditions.</p> <p>4. That the Corporate Head of Housing be authorised to tender the construction of 6 properties at Southbrook Cottages using a single stage traditional contract.</p> <p>5. That the Corporate Head of Asset Management be authorised to negotiate and agree terms for easements, wayleaves and related agreements with utility providers, telecom/media suppliers, Highways Authority and neighbours in order to facilitate the development.</p>		
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		<p>6. That expenditure of pre-construction costs of up to £75,000 in accordance with Financial Procedure Rule 7.4 financed by Housing Revenue Account Contributions to Capital be authorised and that this work proceeds at a financial risk to the Council.</p> <p>7. That a Final Business Case report be brought to Members after tenders are evaluated to agree whether to proceed with scheme and to award and enter into a construction contract with the preferred bidder.</p>		

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A5	Additional Capital Grant Application - Trinity Centre (DD24)	<ol style="list-style-type: none"> 1. That an additional capital grant contribution of £25,000 to Trinity Winchester from the HRA's New Homes unallocated sites capital budget to support the delivery of 11 units of affordable social housing, be approved. 2. That the Service Lead: Legal be authorised to enter into a grant agreement between Trinity Winchester and the Council which provides the grant terms and conditions, inclusive of project delivery milestones, timeframes, and any clawback arrangements. 	<p>The report provided information to support an additional and final capital grant contribution to Trinity Winchester of £25,000 from the HRA New Homes unallocated sites capital budget to support the delivery of 11 units of affordable social housing.</p> <p>A further contribution from the council will complete Trinity Winchester's funding appeal to build a bespoke affordable social housing scheme for the most excluded rough sleepers. The scheme will help the Council to deliver on the government's commitment to end rough sleeping by 2027.</p> <p>The funding contribution also supports the aims and</p>	Refusing the Trinity Winchester funding request had been considered and rejected as once completed the project would support the Council to deliver on its statutory homelessness duties and offer a viable longer term local housing offer to those rough sleeping.

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			objectives of the Council’s Preventing Homelessness and Rough Sleeping Strategy 2019 – 2024 with its pledge to eradicate rough sleeping by 2023 (except by choice).	
A6	Property Acquisition - Stanmore, Winchester (less exempt appendix) (DD22)	That the purchase of the specified property, detailed in Exempt Appendix 1 of DD22, together with its financial appraisal, be approved.	The report seeks approval to purchase a residential property where the purchase price exceeds the key decision threshold of £250,000. The acquisition of this ex-Right To Buy (RTB) property will meet business needs and provide synergy in terms of the management of the Housing Revenue Account (HRA) estate. It meets the council’s financial criteria to ensure the acquisition represents a viable addition to the HRA stock. The purchase can be funded directly from the	The local Ward Members have been consulted and supported the purchase of the property to increase the supply of local affordable family accommodation. Reservations were expressed about the timing of any future redevelopment of the plot of land adjacent to the property as this area of the Stanmore estate has seen significant development in recent years.

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			provision for acquisitions in the new homes capital programme.	
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