

THE OPENNESS OF LOCAL  
GOVERNMENT BODIES  
REGULATIONS 2014/  
THE LOCAL AUTHORITIES  
(EXECUTIVE ARRANGEMENTS)  
(MEETINGS AND ACCESS TO  
INFORMATION) (ENGLAND)  
REGULATIONS 2012



RECORD OF OFFICER  
DECISION TAKEN

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**Decision Taker:** Jeremy Mann

**Subject:** Affordable Housing Scheme for The Glebe, Shirwell

**Record of Decision Taken:** To approve the Affordable Housing Scheme submitted in connection with planning application number 25747

**Reason(s) for the Decision:** The legal agreement (section 106) requires that an affordable housing scheme is approved prior to development, setting out how the developer intends to provide the 2 units of affordable housing.

**Information:**

The Authority granted planning consent for 2 open market and 2 affordable homes on the site. The legal agreement required that the developer provide information of how they would provide the affordable housing prior to commencement on site.

The developer has submitted the attached scheme as their proposal to provide the affordable housing either for rent at level that is in line with Registered Housing Providers or to sell them at a % of market value as shown below.

The developer purchased the site and started work on site prior to agreeing with the Council the mechanism for provision of affordable housing.

Following a meeting with officers the above was presented and it is broadly in line with the types of affordable housing a Registered Provider would provide. Furthermore it ensures that the development can progress in a way that is financially viable.

**Alternative Options considered and rejected at the time of the decision:**

Not to agree to the proposal – could result in the site not being viable and not progressing. Thus not providing affordable housing at all.

**Declaration of any Conflict of Interest made by any Councillor consulted by the officer or declared when granting the specific authorisation to take the decision** (including details of any dispensations granted by the Ethics Committee)

**List Of Background Papers**

Section 106 agreement for the site.

**Date that decision was taken:** 30<sup>th</sup> Oct 2014

**Date of Publication of decision:**

**Financial Implications:** (NOTE: Please state if there are any financial implications. If so, state if there are sufficient funds within the agreed budget. If there are not sufficient funds, please state how the decision will be financed)

**Consultation undertaken:**

The following have been consulted prior to the decision being taken:

<b>Consultee</b>	<b>Consulted Yes/No/Not applicable</b>	<b>Date</b>
Executive Member	Yes	23 <sup>rd</sup> Oct 2014
Ward Member(s)	Yes	23 <sup>rd</sup> Oct 2014
Chief Executive		
Head of Service (name)	Yes (Jeremy Mann)	23 <sup>rd</sup> Oct 2014
Legal	Yes	23 <sup>rd</sup> Oct 2014
Finance	NA	
Planning	Yes	23 <sup>rd</sup> Oct 2014

**GUIDANCE NOTES TO OFFICERS:**

**Exempt/Confidential information:** Please note that the contents of the decision or background papers must not disclose exempt or confidential information (as defined in rule 10 of appendix 15 (Access to Information Procedural Rules) and the advice of a political advisor) as the record of decision is a public record.

**Publication of record:** Please forward the decision together with any background papers that have not already been published to Member Services for publication. The record and background papers must be kept by the decision taker for **6 years** from the date that the decision was taken.

## **Affordable Housing Scheme for**

### **The Glebe, Shirwell**

#### **Planning Application number - 52747**

#### **Proposal:**

To provide two affordable 3-bed dwellings in Shirwell, with an emphasis on providing for local needs. Prospective tenants to be initially offered a rental arrangement as follows:

- 3 bed dwellings to be offered at a PCM rent of £600, to include service charges.
- Tenants will be offered a garden maintenance service as an addition
- Rent will be collected monthly, and a 1 month security deposit held in escrow
- Rent increases will be in line with North Devon District Council guidelines (currently RPI plus ½ % but no higher than current Local Housing Allowance)
- Tenancy agreements with a view to long term tenancies
- Houses will be available for rent appx 01/11/14

As an option, we will be prepared to offer certain tenants a shared equity scheme as follows:

- 50% equity purchased on completion
- Staircase payments to follow
- Balance of equity rented at 2.75% pa
- Option to consider staircase payments to 80%. In accordance with the s 106 (Clause 3) the Council will be notified of any stair-casing and the receipt paid to the Council if it is not used in accordance with the s 106.

As discussed, approved occupier will come from housing list only in accordance with Clause 8 of the 106.