

**Written statement of a key decision**  
**Cabinet**

<b>Title</b>	<b>Options for the Delivery of Council Owned Affordable Housing</b>
Decision maker	Cabinet Information about cabinet, including the names and contact details of the cabinet members, can be found here: <a href="http://councillors.herefordshire.gov.uk/mgCommitteeDetails.aspx?ID=251">http://councillors.herefordshire.gov.uk/mgCommitteeDetails.aspx?ID=251</a>
Date of decision	26 November 2020
Report exemption class	Open
Reason for being a key decision	<p>This is a key decision because it is likely to result in the council incurring expenditure which is, or the making of savings which are, significant having regard to the council's budget for the service or function concerned. A threshold of £500,000 is regarded as significant.</p> <p>This is a key decision because it is likely to be significant having regard to: the strategic nature of the decision; and / or whether the outcome will have an impact, for better or worse, on the amenity of the community or quality of service provided by the authority to a significant number of people living or working in the locality (two or more wards) affected.</p>
A notice was served in accordance with Part 3 (Key decisions) of The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012.	
General exception or special urgency (as defined in the constitution)	No
Purpose	<p>To approve the approach to the delivery housing model options available to the council to increase the supply of affordable housing in the County. Cabinet is also requested to approve Phase 2 of this strategic work to develop a pipeline of sites suitable for development as affordable housing to support discussions with key partners including Homes England.</p> <p>The County Plan 2020-2024 sets out the council's ambition to provide 1,000 affordable housing units in the county. The term affordable is taken in its widest sense – to provide a range of housing that is genuinely affordable to both rent and purchase given local earnings. The council has not owned its own housing</p>

	<p>stock since 2002 and a review has therefore been undertaken as to the most appropriate role for the council in delivering its ambition. The options and delivery proposals suggested recognise the structures already in place and available to the council.</p>
<b>Decision</b>	<p><b>That:</b></p> <ul style="list-style-type: none"> <li><b>a) Having considered the options set out in the paper to deliver up to 2,500 homes in the County over the next 10 years Cabinet agree that:</b> <ul style="list-style-type: none"> <li><b>i. the council own the affordable units initially under the General Fund and then establish a HRA; and</b></li> </ul> </li> <li><b>b) approves to spend up to £72k on the development of the housing model chosen in recommendation (a), by developing a full business case;</b></li> <li><b>c) asks Engie to develop recommendations for proceedable sites to be reviewed at Cabinet in December 2020;</b></li> <li><b>d) approves to spend up to £71k to develop recommendations for potential sites to be reviewed at Cabinet in January 2021 to agree how to progress affordable housing delivery in Herefordshire; and</b></li> <li><b>e) an independent expert be appointed within a budget of £20k to advise on ensuring that housing built through this programme is compatible with our commitment to being a net zero carbon council by 2030.</b></li> </ul>
Reason for the decision	<p>As set out in the report. Documents relating to this decision are available at  <a href="http://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?IId=50035343">http://councillors.herefordshire.gov.uk/mglIssueHistoryHome.aspx?IId=50035343</a></p>
Options considered	<p>1. The council could choose not to intervene in the provision of affordable housing in the County and allow the current arrangement of Registered Providers (RPs) and house builders to meet provision. However, the type and scale of development produced via RPs and private house builders in recent times has not kept pace with demand for affordable housing seen as one of the key components of the County's wider economic ambitions.</p>
Declarations of interest (see below)	
Call-in expiry date (decisions are not subject to call-in where special urgency provisions apply)	4 December 2020

<p>Councillor: .....</p> <p style="text-align: center;">Leader of the Council (Councillor David Hitchiner)</p>	<p>Date 26 November 2020</p>
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- a record of any conflict of interest declared by any executive member who is consulted by the member which relates to the decision;

and

- in respect of any declared conflict of interest, a note of dispensation granted.