

**FORM 1**

**NOTICE OF DELEGATION OF DECISION TO CABINET MEMBER BY STRONG LEADER**

Section 15(4) of the Local Government Act 2000, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1<sup>st</sup> December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

I, Cllr Marcus Hart, as Strong Leader, delegate the decision for proposed local letting plan for 90 George Street, Kidderminster, as detailed in the Forward Plan to the Cabinet Member detailed below:

Cabinet Member for Health, Well-being and Housing

17<sup>th</sup> June, 2015

Dated:



Signed:

.....  
Cllr Marcus Hart  
Leader of the Council

**NOTICE OF DECISION OF CABINET MEMBER**

Pursuant Section 15(4) of the Local Government Act 2000, as amended by section 63 of the Local Government and Public Involvement in Health Act 2007, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1<sup>st</sup> December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

In accordance with the authority delegated to me by the Leader, I have made the following decision:

Subject	Decision	Reason for decision	Date for Decision to be taken
Compton Valley House, 90 George Street Local Letting Plan (LLP)	To agree the LLP for Compton Valley House with Sanctuary Housing Association.	This decision allows the Registered Provider (RP) to let the new dwellings in line with the LLP rather than the allocations policy and will allow for the creation of a balanced, sustainable community.	

**I confirm that the appropriate statutory officer consultation has taken place with regard to this decision.**

Dated: 17/06/18  
 Signed: 

Councillor Sally Chambers, Cabinet Member for Health, Well-being and Housing

To: Leader of the Council, Councillor Marcus Hart

From: Kate Bailey  
Strategic Housing Services Manager  
2560

11 June 2015

**PROPOSED LOCAL LETTING PLAN FOR 90 GEORGE STREET,  
KIDDERMINSTER**

**1. PURPOSE OF REPORT**

- 1.1 To seek agreement for the proposed Local Letting Plan at 90 George Street, Kidderminster as this removes the units of accommodation from being let through the Council's allocation policy used for all units of social housing in the District.

**2. RECOMMENDATION**

- 2.1 To approve the Local Letting Plan at 90 George Street, Kidderminster.**

**3. BACKGROUND**

- 3.1 In 2012 Sanctuary Housing Group became the owners of 90 George Street, when the asset was transferred as part of a merger with Carr Gomm Housing. The building was empty at the time, having closed when Carr Gomm lost their Supporting People contract.
- 3.2 90 George Street had previously been used as supported housing for people with a mental health and /or learning disability and has a covenant only to be used as supported accommodation for vulnerable people. The scheme had a communal layout with tenants only having sole access to a bedroom and all other facilities being shared. The scheme also had a large amount of Homes and Communities Agency funding outstanding, above the current value of the property so Sanctuary were not in a position to sell the building on the open market.
- 3.3 Strategic Housing Services have worked with Sanctuary to develop an alternative use for the scheme since 2012 and have agreed to support the conversion into 7 self contained flats, through the provision of £35,000 of private sector housing grant. The funding will be used to install new central heating and ventilation systems in each flat to improve the thermal comfort and bring an empty property back into use.
- 3.4 To ensure the Council get value for money from the provision of the grant we have drawn up a legal agreement and Local Letting Plan with Sanctuary to guarantee 100% nomination rights to the building and to be able to let the property to people in housing need with low level support needs.

- 3.5 The tenants will be supported by Sanctuary Housing Support Officers, who are funded through an intensive housing management charge.

#### **4. FINANCIAL IMPLICATIONS**

- 4.1 The Council has agreed a contribution of £35k from the Discretionary Housing Pot to support the empty property being brought back into use and to raise its thermal comfort. The rest of the project is being funded through internal Sanctuary Housing Group resources.

#### **5. LEGAL AND POLICY IMPLICATIONS**

- 5.1 There are no legal or policy implications. The officers have drawn up a grant agreement regarding the funding with Sanctuary and what happens if the scheme does not complete.

#### **6. RISK MANAGEMENT**

- 6.1 Risk management has been considered in the grant agreement, which allows Sanctuary Housing to find an alternative use for the building, with the Council's consent, if the project is no longer required and allows the Council to clawback the funding in certain circumstances.

#### **7. EQUALITY IMPACT ASSESSMENT**

- 7.1 There are no equality impact issues to be addressed.

#### **8. CONCLUSION**

- 8.1 The proposed Local Letting Plan and use of George Street supports the Council's Housing Strategy to meet housing and support needs for vulnerable people and to bring empty properties back into use.
- 8.2 The project will provide much needed housing to single people who require low level support before being able to move on for fully independent living.

#### **9. CONSULTEES**

- 9.1 CLT

#### **10. APPENDICES**

- 10.1 None.

#### **11. BACKGROUND PAPERS**

- 11.1 None.