

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 1st 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).

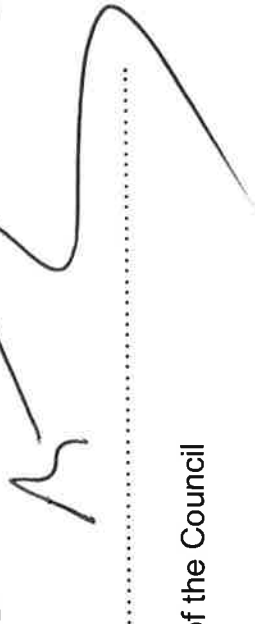
I, Marcus Hart, as Strong Leader, delegate the decision to agree the Local Letting Plan for new affordable housing at School Gardens, Tan Lane, Stourport on Severn to the Cabinet Member detailed below:

Cabinet Member- Councillor Sally Chambers

Dated:

30th June, 2016

Signed:



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 1st 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
School Gardens Local Letting Plan (LLP)	To agree the LLP for School Gardens with Bromford Housing	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.	08/07/16

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

Dated: 7.7.16.

Signed: 

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

WYRE FOREST DISTRICT COUNCIL

Strong Leader Report

Local Letting Plans; School gardens, Tan Lane, Stourport on Severn

OPEN	
DIRECTOR:	Mike Parker
CONTACT OFFICER:	Kate Bailey
APPENDICES:	1. School Gardens, Tan Lane Local Letting Plan

1. PURPOSE OF REPORT

- 1.1 To inform the Leader of the proposed Local Letting Plan and to seek approval for the same. School Gardens Extra Care scheme will not be allocated in accordance with the Home Choice Plus Allocations Policy and therefore we require Local Lettings Plans (LLP).

2. RECOMMENDATION

The Leader is asked to approve the Local Letting Plans for adoption by the Council.

3. BACKGROUND

- 3.1 All nominations and allocations to properties owned by Registered Providers in Wyre Forest must be let in accordance with the Allocations Policy unless a Local Lettings Plan is in place. The LLP will outline alternative criteria for letting properties. This LLP has also been made a condition of the planning application as there are no other service level / funding agreements in place with Bromford.
- 3.2 School Gardens: Bromford Housing have developed an Extra Care housing facility that will open in 2017. This will include 30% affordable housing made up of a mix of shared ownership and rented units. This scheme has been developed with public subsidy. The remainder will also be for shared ownership but the shares sold will vary between 25 – 75% of the open market value so not all are strictly affordable.
- 3.3 The Council has an Extra Care Strategy based on housing accommodation and support needs and therefore delivery of schemes such as School Gardens help to meet the council's overall strategic housing aims and required numbers.

4. KEY ISSUES

- 4.1 School Gardens: Residents residing in the facility will have access to care and support above the provision found in sheltered housing and should enable people to remain living independently but in a safe environment. These types of schemes are typically let by way of an allocations panel made up of the District Council, landlord and Adult Social Care (County Council) and it is proposed, in the LLP, to let this stock in the same way.

4.2 School Gardens will still be allocated to people in housing need and who have a connection to the district (for the affordable units). However they may have capital above the usual threshold allowed on Home Choice Plus.

5. FINANCIAL IMPLICATIONS

5.1 None.

6. LEGAL AND POLICY IMPLICATIONS

6.1 The development of Local Lettings Plans is permissible within the overall Allocations Policy and the policy will be made publically available through the Home Choice Plus website.

7. EQUALITY IMPACT NEEDS ASSESSMENT

7.1 Not applicable.

8. RISK MANAGEMENT

8.1 None

9. CONCLUSION

9.1 The use of a Local Lettings Plan for School Gardens will enable the council to ensure accommodation goes to those with a local connection and housing need as well as those with higher level care and support needs which require this type of accommodation. It will also enable the landlord, Bromford Housing, to discharge their planning conditions.

10. CONSULTEES

10.1 None.

11. BACKGROUND PAPERS

11.1 None.