



Public Document Pack

Uttlesford District Council

Chief Executive: Peter Holt

To all Members of Uttlesford District Council, you are hereby summoned to attend the meeting of the District Council to be held as shown below to deal with the business set out in the agenda.

Chief Executive: Peter Holt

Extraordinary Council Meeting

Date: Wednesday, 15th June, 2022

Time: 7.00 pm

Venue: Council Chamber - Council Offices, London Road, Saffron Walden, CB11 4ER

Chair: Councillor H Asker

Members: Councillors A Armstrong, G Bagnall, S Barker, M Caton, A Coote, C Criscione, C Day, A Dean, G Driscoll (Vice-Chair), D Eke, J Emanuel, J Evans, P Fairhurst, M Foley, R Freeman, N Gregory, N Hargreaves, V Isham, R Jones, A Khan, P Lavelle, G LeCount, P Lees, M Lemon, B Light, J Lodge, J Loughlin, S Luck, S Merifield, E Oliver, R Pavitt, L Pepper, N Reeve, G Sell, G Smith, M Sutton, M Tayler and J De Vries

Public Speaking

At the start of the meeting there will be an opportunity of up to 15 minutes for members of the public to ask questions and make statements subject to having given notice by 12 noon two working days before the meeting. Please register your intention to speak at this meeting by writing to committee@uttlesford.gov.uk

Public speakers will be offered the opportunity for an officer to read out their questions or statement at the meeting. In person attendance is also available but subject to capacity limits. For further information, please see overleaf. Those who would like to watch the meeting live can do so virtually here. The broadcast will be made available as soon as the meeting begins.

AGENDA

PART 1

Open to Public and Press

1 Apologies for Absence and Declarations of Interest

To receive any apologies and declarations of interest.

2 Acquisition of Section 106 Properties by the Housing Revenue Account

4 - 9

To consider the report regarding the Acquisition of Section 106 Properties by the Housing Revenue Account.

3 Stansted Airport Appeal Costs

To consider the report regarding Stansted Airport Appeal Costs (to follow).

MEETINGS AND THE PUBLIC

In light of the High Court judgement regarding the non-extension of remote meeting regulations, Council, Cabinet and Committee meetings have returned to in-person and have been held on-site since Thursday 6th May 2021.

Members of the public are welcome to listen live to the debate of any of the Council's Cabinet or Committee meetings. All live broadcasts and meeting papers can be viewed on the Council's calendar of meetings webpage.

Members of the public are permitted to speak at this meeting. If you wish to make a statement, you will need to register with Democratic Services by midday two working days before the meeting. There is a 15 minute public speaking limit and 3 minute speaking slots will be given on a first come, first served basis. Those wishing to make a statement via video link will require an internet connection and a device with a microphone and video camera enabled. In person attendance is also available; if you would like to speak in person, please contact Democratic Services on the details below.

Technical guidance on the practicalities of participating via Zoom will be given at the point of confirming your registration slot, but if you have any questions regarding the best way to participate in this meeting please call Democratic Services on 01799 510 369/410/467/548 who will advise on the options available.

Agenda and Minutes are available in alternative formats and/or languages. For more information please call 01799 510510.

Facilities for people with disabilities

If you are deaf or have impaired hearing and would like a signer available at a meeting, please contact committee@uttlesford.gov.uk or phone 01799 510 369/410/467/548 as soon as possible prior to the meeting.

For information about this meeting please contact Democratic Services

Telephone: 01799 510433, 510369 or 510548

Email: Committee@uttlesford.gov.uk

General Enquiries

Council Offices, London Road, Saffron Walden, CB11 4ER

Telephone: 01799 510510

Fax: 01799 510550

Email: uconnect@uttlesford.gov.uk

Website: www.uttlesford.gov.uk

Agenda Item 2

Committee: Full Council

Date: Wednesday,
15 June 2022

Title: Acquisition of Section 106 Properties by the
Housing Revenue Account

Report Author: Judith Snares, Housing Strategy and
Operations Manager

jsnares@uttlesford.gov.uk

Portfolio Holder: Councillor Arthur Coote, Portfolio Holder for
Housing

Summary

1. This report details an opportunity for the Council to acquire 19 properties on a Section 106 site in Great Dunmow. Commercially confidential details relating to cost have been removed in order for the report to be placed in the public domain.
2. Members are asked to read over the appended Part 2 report in order to have full financial details to hand when considering their decision.
3. Cabinet are to consider approval of the purchase at the meeting on Thursday, 9 June.

Recommendations

1. Subject to Cabinet approval on 9 June, Full Council to note approval of the purchase by the HRA of 18 x 1 bed flats and 1 x 2 bed flat from Barratts Homes as per the details outlined in the restricted report.
2. Full Council to endorse the acquisition and to authorise the required borrowing.

Financial Implications

3. The purchase of these properties will be funded by borrowing within the HRA and Right to Buy receipts.

Background Papers

4. The following paper was referred to by the author in the preparation of this report and is available for inspection from the author of the report.

HRA Business Plan 2016 – 2021

- 5.

Communication/Consultation	N/A
----------------------------	-----

Community Safety	N/A
Equalities	Equality and diversity is a key issue for the Council with regards to housing provision
Health and Safety	N/A
Human Rights/Legal Implications	The Legal team will deal with the purchase of the properties
Sustainability	An opportunity to acquire efficient new homes for people in housing need.
Ward-specific impacts	Gt Dunmow
Workforce/Workplace	There are sufficient resources in the housing team to manage this acquisition and the management of new stock

Situation

6. This report is to request approval for the council to purchase 19 new properties on a Section 106 site in Great Dunmow. The properties will be added to existing council stock owned within the Housing Revenue Account and be funded using Right to Buy Receipts and Housing Revenue Account Borrowing (HRA)
7. The council has had an ambition of adding 180 new homes to the councils housing stock by a mixture new development through the housing development programme and by appropriate acquisitions.
8. The council has now negotiated a deal with Barratt Homes for the acquisition of 19 new build flats. 18 x 1 bed flats and 1 x 2 bed flat.
9. The funding of the acquisition will be through a mix of use of Right to Buy receipts, S106 monies, internal and external borrowing.
10. These properties will be at an affordable rent and it has been calculated that the payback time will be with 23 years, before development interest, which compares favourably to assumed registered provider norm of 30 – 35 years.
11. For commercial reasons there is a requirement to act quickly on this matter if we wish to proceed with this purchase, as the seller requires Exchange of Contracts by the end of June. Therefore the council needs to indicate as quickly as possible if they wish to proceed with this deal.

Risk Analysis

12.

Risk	Likelihood	Impact	Mitigating actions
Insufficient sites identified for development to deliver housing target	3	3	As housing development sites have been exhausted, we continue to look for land and property acquisitions to ensure delivery target is met

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted