

## OFFICER DECISION RECORD 1 FORM

This form should be used to record Officer Decisions in Excess of £100k (but below the key decision threshold), or where required by Financial, Contract or other Procedure Rules or following formal delegation from Cabinet or a Cabinet Member or a Council Committee.

**Decision Reference No: PLACE24 1052**

**BOX 1****DIRECTORATE:** Place**DATE:** 19.09.24**Contact Name:** Martin Ely**Tel. No.:** 01302 736024**Subject Matter:** Acquisition of 11 Affordable Properties at Hatfield Lane East, Armthorpe**BOX 2****DECISION TAKEN**

To approve the acquisition of 11 Affordable Properties at Hatfield Lane East, Armthorpe from [REDACTED] in accordance with the Cabinet Decision of 22<sup>nd</sup> June 2022.

**BOX 3****REASON FOR THE DECISION**

The City of Doncaster Council has approved ambitious plans to deliver more affordable homes, including more Council housing. The acquisitions programme forms a key element of the 5 year (2020-2025) 'Housing Delivery Plan' (HDP) approved at Cabinet on 12<sup>th</sup> January 2021. In June 2022 Cabinet gave approval to the purchase of affordable housing brought forward as part of the development of the land at Hatfield Lane East, Armthorpe with [REDACTED] following planning permission being secured.

A number of opportunities have been identified to purchase targeted new builds through the city, which will help meet the specific local affordable housing need, especially where the Council has no or limited land to develop Council housing, ensuring a suitable geographical balance of new Council housing across the city. These new homes will form part of the Council House Build Programme (CHBP) and will be let through St. Leger Homes.

Armthorpe as a ward and settlement has the second highest affordable housing need for Older People across the city. This statistic is reinforced by St Leger Homes' bidding data, which indicates there is strong demand for bungalows within the settlement. [REDACTED] have included eleven two bed bungalows in their approved planning application on land to the East of Hatfield Lane, Armthorpe. A written agreement has now been reached with the Council to purchase these for [REDACTED]. This value is higher than the original amount quoted in the 2022 Cabinet Report ([REDACTED]). This uplift is due to the original purchase price valuations quoted within the Cabinet report had been based upon unit costs from a comparable scheme at that time (Doncaster Road, Harlington).

A RICS valuation report has been undertaken by the Council's Strategic Asset and Property Management team followed by Financial Modelling through St Leger Homes. The eleven two bed bungalows are still classed as value for money at ██████ per property or ██████ of OMV as per the RICS valuation report. Enhanced specification items required by the Council have been priced (██████ per property) and added to create the final purchase price of ██████/unit.

The enhanced specification items requested by the Council will particularly assist in reducing future tenants' energy bills by improving the energy performance of the properties, which will also reduce greenhouse gas emissions and assist in reaching the Council's target of net zero. The enhanced specifications will also reduce the long-term maintenance and repair of the properties and assist in the tenant's interaction with and satisfaction of the properties.

Choice in accommodation is central to the prevention agenda and is proven to be cost effective. It is also a preventative health issue because having a fulfilling older life promotes good physical and mental health. Without this approach older people are more likely to become increasingly dependent on care and health services which will become more challenging to deliver financially and will represent a decreased quality of life and increased dependency. Newly built bungalows help to maximise older people's independence and choice so that an independent life remains the ambition for as many people as possible for as long as possible.

The council recognises that increasing housing choice helps to divert the need from residential care to helping people to remain independent for longer. Suitable accommodation not only improves choice but also contributes towards improving the health and wellbeing of residents. There is a strong evidence base on the relationship between housing and health. Older people living in poor housing tend to be more at risk from falls, excess winter deaths, cardiovascular diseases, and poor mental health, but newly built bungalows will assist in reducing these risks.

All eleven properties will be incorporated into the Housing Revenue Account (HRA) for allocation to those on the Housing Register as social rented properties through the Choice Based Lettings process, in accordance with the local lettings policy. The properties will also be assessed by Occupational Therapists on behalf of Adult Services through the Accessible Housing Register (AHR) for older people with support needs or families with physical or learning disability needs.

By taking advantage of such opportunities the Council will benefit from:

- 1) The provision of 11 new build bungalows in Armthorpe, which increases the size of the Council's housing stock and choices for older residents in Armthorpe.
- 2) Contribute to improving Doncaster's housing offer for older people.
- 3) Contribute to improving Doncaster's housing offer for people with physical and learning disabilities.
- 4) Increases the housing rental income for the Council.
- 5) Contribute towards limiting the increase in the waiting time for a new affordable home creating a positive impact on the housing waiting list.
- 6) Includes high demand M4(3) fully accessible 2 bed large bungalows for households on the AHR and Older People right sizing.

**BOX 4****ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

Option 1 (preferred option) – To approve the acquisition of 11 Affordable Properties at Hatfield Lane East, Armthorpe from [REDACTED] in accordance with the Cabinet Decision of 22<sup>nd</sup> June 2022.

Option 2 – If approval is not given for the purchase of these new social rented Council properties, then they will be sold to a Housing Association instead and lost from the Council's future stock and direct control.

The Council has identified within its Housing Strategy, the requirement for more affordable homes. The delivery of these eleven new two bed large bungalows for older people or people with physical and learning disabilities forms part of the Housing Strategy to deliver affordable housing across the whole of the city.

The preferred option enables the council to work towards its aspirations for providing suitable Older People's accommodation and/or Specialist and Supported accommodation for which there is a current and expected future demand. Modern accommodation contributes to help older people and people with disabilities to remain independent for longer and less reliant upon services.

**BOX 5****LEGAL IMPLICATIONS**

The Council has a general power to acquire assets, including land under Section 120 Local Government Act 1972.

Section 17 of the Housing Act 1985 (1985 Act), the Council has powers of acquisition of land and housing for the purposes of Part II of the 1985 Act.

Section 18 of the 1985 Act provides that where houses are so acquired the Council must secure that they are used as housing accommodation as soon as practicable after acquisition.

Property held for the purposes of Part II of the 1985 Act are accounted for within the Housing Revenue Account (HRA) by virtue of Part VI of the Local Government and Housing Act 1989. The HRA is the Council's statutory ring-fenced landlord account.

Legal should be consulted to prepare the necessary legal documentation to purchase the 11 Affordable Properties at Hatfield Lane East, Armthorpe

**Name: \_\_Tracie Croft\_\_ Signature: \_\_Tracie Croft\_\_ Date:10 July 2024**

Signature of Assistant Director of Legal and Democratic Services (or representative)

**BOX 6**

**FINANCIAL IMPLICATIONS:**

**Section 106**

There is a current balance of [REDACTED] on the Affordable Housing Section 106 commuted sum balance. From this balance [REDACTED] is already committed to other projects leaving a balance available of [REDACTED].

There is also an available balance of [REDACTED] within Housing capital receipts which is earmarked for use on Section 106 affordable housing giving a revised total available of [REDACTED].

If these properties are purchased using these balances, there will be a balance of [REDACTED] remaining.

Following approval, this scheme and the associated funding will be added to the Housing Capital Programme.

Once purchased, the properties will become part of the HRA housing stock, managed by St Leger Homes. Assuming full occupancy, the estimated income based on charging social rents would be [REDACTED] per annum. All income will be credited to the HRA.

The management fee paid to St Leger Homes will not increase as a result of the purchase of these properties

**Name:** Amanda Gosney / Clare Rosser **Date:** 12/07/24

Signature of Chief Financial Officer and Assistant Director of Finance (or representative)

**BOX 7**

**OTHER RELEVANT IMPLICATIONS**

**Name:** \_\_\_\_\_ **Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Signature of Assistant Director (or representative)

**ANY IMPLICATIONS SENT TO DEPARTMENTS SHOULD GENERALLY BE SUBMITTED AT LEAST 5 WORKING DAYS IN ADVANCE TO ENSURE THESE CAN BE GIVEN THE RELEVANT CONSIDERATION.**

**BOX 8**

**EQUALITY IMPLICATIONS:** (To be completed by the author).

There are no anticipated equality implications associated with the purchase of these new build properties.

All housing developments supported by the Council will be accessible depending on individual need. Such assessments will not discriminate against any applicant and particularly due to any of the protected characteristics of the Equality Act 2010.

All the Council's housing stock, managed by St Leger Homes will be allocated in line with their Allocations Policy to meet the individuals need.

**BOX 9**

**RISK IMPLICATIONS:** (To be completed by the author)

There are no anticipated risk implications associated with the purchase of these new build properties as there will be a legal agreement signed by both parties to agree the purchase of these eleven properties and the staged payments.

There will also be legal documentation that covers any defects following their purchase for 12 months along with a 10-year NHBC warranty.

**BOX 10**

**CONSULTATION**

On 22<sup>nd</sup> June 2022 Cabinet gave approval that authority be delegated to the Director of Economy and Environment, the Section 151 Officer, in consultation with the Mayor, the Portfolio Holder for Housing and Business, the Portfolio Holder for Education, Skills and Young People, the Portfolio Holder for Public Health, Leisure, Culture and Planning, the Portfolio Holder for Highways, Infrastructure and Enforcement, the Portfolio Holder for Children's Social Care, Communities and Equalities, the Portfolio Holder for Finance and Trading Services, the Portfolio Holder for Sustainability and Waste, the Portfolio Holder for Corporate Resources, and the Portfolio Holder for Adult Social Care, to acquire new homes through Section 106 Planning Agreements.

The Portfolio Holder for Housing and Business, the Director of Economy and Environment and St Leger Homes have been included as part of the on-going consultation process throughout the various stages of the HDP and CHBP.

Specific consultation for the purchase of these properties has been undertaken internally with Financial Services (via St Leger Homes), Strategic Asset Management and Legal and Financial colleagues.

**BOX 11**

**INFORMATION NOT FOR PUBLICATION**

Information in box 2, box 3, box 4 and box 6 should be redacted under section 43 of the Freedom of Information Act 2000 because IT is deemed commercially sensitive information. Signatures should also be redacted under section 40 of the Freedom of Information Act 2000, as the information is personal and sensitive and exempt from publication.

**Name: Adam Goldsmith\_\_\_\_\_ Signature \_\_\_A Goldsmith\_\_\_\_\_ Date: 19/09/24**

Signature of FOI Lead Officer for service area where ODR originates

**BOX 12**

**BACKGROUND PAPERS**

Please confirm if any Background Papers are included with this ODR - NO

(If YES please list and submit these with this form)

**BOX 13  
AUTHORISATION**

**Name: Dan Swaine**

**Signature:** 

**Date: 24.09.24**

Executive Director for Place

**Does this decision require authorisation by the Chief Financial Officer or other Officer**

**YES**

**If yes, please authorise below:**

**Name: Faye Tyas Signature:** 

**Date: 25.09.24**

Service Director of Finance & Technology & Chief Financial Officer

**Consultation with Relevant Member(s)**

**Name: Mayor Ros Jones**

**Signature:** 

**Date: 17/10/2024**

**Designation Elected Mayor and Portfolio Holder Budget and Policy**

**Declaration of Interest YES/NO**

**Name: Cllr Glyn Jones**

**Signature:** 

**Date: 17/10/2024**

**Designation Deputy Mayor and Cabinet Member for Housing and Business**

**Declaration of Interest YES/NO**

**Name: Cllr Joe Blackham**

**Signature:** 

**Date: 17/10/2024**

**Designation Cabinet Member for Highways, Infrastructure & Enforcement**

**Declaration of Interest YES/NO**

**Name: Cllr Lani-Mae Ball**

**Signature:** 

**Date: 17/10/2024**

**Designation Cabinet Member for Early Help, Young People and Children's Social Care**

**Declaration of Interest YES/NO**

Name: Cllr Nigel Ball

Signature: 

Date: 17/10/2024

Designation Cabinet Member for Public Health, Communities, Leisure & Culture

Declaration of Interest YES/NO

Name: Cllr Phil Cole

Signature: 

Date: 17/10/2024

Designation Cabinet Member for Finance, Traded Services & Planning

Declaration of Interest YES/NO

Name: Cllr Sue Farmer

Signature: 

Date: 17/10/2024

Designation Cabinet Member for Equalities, Education and Skills

Declaration of Interest YES/NO

Name: Cllr Mark Houlbrook

Signature: 

Date: 17/10/2024

Designation Cabinet Member for Sustainability & Waste

Declaration of Interest YES/NO

Name: Cllr Jane Nightingale

Signature: 

Date: 17/10/2024

Designation Cabinet Member for Corporate Resources

Declaration of Interest YES/NO

Name: Cllr Sarah Smith

Signature: 

Date: 17/10/2024

Designation Cabinet Member for Adult Social Care

Declaration of Interest YES/NO

PLEASE NOTE THIS FORM WILL BE PUBLISHED ON THE COUNCIL'S WEBSITE IN FULL UNLESS IT CONTAINS EXEMPT OR CONFIDENTIAL INFORMATION.

**Once completed a PDF copy of this form and any relevant background papers should be forwarded to Governance Services at [ladem@doncaster.gov.uk](mailto:ladem@doncaster.gov.uk) who will arrange publication.**

**It is the responsibility of the decision taker to clearly identify any information that is confidential or exempt and should be redacted before publication.**