

Bolsover District Council**Executive****4 January 2016****Affordable Homes Programme Funding****Report of the Portfolio Holder for Housing****Purpose of the Report**

- To seek delegated approval from Members to enter agreements with the Homes and Communities Agency (HCA) for residential schemes brought forward by the Council
- To seek approval from Members to enter an Investment Partner agreement with the HCA.

1 Report Details

- 1.1 As members of Executive will be aware, a programme of residential development, called B@Home is being brought forward by Housing Services and Property and Estates, through an partnership with Robert Woodhead Ltd.
- 1.2 At the April 2015 Executive, it was stated, that to support the development of the B@Home programme deliver, Officers will seek HCA Affordable Homes Programme (AHP) funding on a scheme by scheme basis.
- 1.3 We are delighted to report that our AHP application for Rogers Avenue has been successful and the HCA have agreed to support the development with £151,493 grant. A further bid is due to be submitted by Officers for the former Blackwell Hotel site early in 2016.
- 1.4 The full list of sites currently being developed through the B@Home Programme is as follows:

Site	Number of Units	Progress to date
Rogers Avenue, Creswell	7	On site
Former Blackwell Hotel, Blackwell	6	Preparing for Planning submission
Fir Close, Shirebrook	8	Preparing for Planning submission
Derwent Drive, Tibshelf	12	Feasibility Complete
Recreation Close, Clowne	2	Feasibility Complete
Hilltop, Shirebrook	40*	Feasibility underway
Hereward Road, Shirebrook	6*	Feasibility underway
Station Road, Shirebrook	8*	Feasibility underway
Sycamore Close, Pinxton	2*	Feasibility underway
Ash Close, Pinxton	6*	Feasibility underway
Leamington Drive, South Norm.	2*	Feasibility underway
Garden Crescent, South Norm.	1*	Feasibility underway
Beech Grove, Pinxton	2*	Feasibility underway

Bakestone Moor, Whitwell	5*	Feasibility underway
Mill Lane, Bolsover	30*	Feasibility underway
Peveril Road, Bolsover	8*	Feasibility underway
Bainbridge Road, Bolsover	7*	Feasibility underway

*Estimated

- 1.5 To access the grant funding for Rogers Avenue and any subsequent sites, BDC are required to enter an Investment Partner Agreement with the HCA.

The AHP 15-18 Prospectus, outlines that all organisations delivering programmes through the AHP 15-18 must be an HCA Investment Partner. Investment Partner status must be achieved before payment under a completed grant agreement can be made.

Assessment of applications for Investment Partner status considers an applicant's financial and technical capacity to undertake an agreed programme of new supply, and the organisation's good financial standing.

BDC have completed the application process and the indications from the HCA is that as we are a Local Authority, the process should be relatively straight forward. We are not anticipating an outcome from our application until January 2016.

2 Conclusions and Reasons for Recommendation

- 2.1 To support the ongoing B@Home Programme by adding financial capacity to deliver more affordable homes across the district, it is recommended that delegated authority is granted to the Executive Director of Operations to enter an Investment Partner Agreement, Rogers Avenue AHP Funding agreement and subsequent AHP funding agreements for residential development brought forward by BDC.

3 Consultation and Equality Impact

- 3.1 Legal Services are currently reviewing the AHP agreement and will review the Investment Partner agreement once we have received it.
- 3.2 There is no equality impact in relation to this decision.

4 Alternative Options and Reasons for Rejection

- 4.1 The alternative option would be to reject the funding offer from the HCA, reducing the overall financial capacity of the B@Home Programme which may impact on the Council's corporate target to deliver 100 new Council homes by 2019.

5 Implications

5.1 Finance and Risk Implications

The risk in entering any funding agreement is that if the agreement is breached in any way, claw back of the funding may be sought by the funder. The terms of the agreement have been reviewed by Legal Services and the application submitted reflects the scheme that is being delivered.

5.2 Legal Implications including Data Protection

As outlined in the body of the report

5.3 Human Resources Implications

There are no human resource implications arising directly from this report.

6 Recommendations

- 6.1 That delegated authority is granted to the Executive Director of Operations following consultation with the Cabinet Member for Housing and I.T. to enter the Rogers Avenue AHP Funding agreement and subsequent AHP funding agreements for residential development brought forward by BDC.
- 6.2 That delegated authority is granted to the Executive Director of Operations following consultation with the Cabinet Member for Housing and I.T. to enter the HCA Investment Partner Agreement

7 Decision Information

Is the decision a Key Decision? (A Key Decision is one which results in income or expenditure to the Council of £50,000 or more or which has a significant impact on two or more District wards)	Yes
District Wards Affected	
Links to Corporate Plan priorities or Policy Framework	Growth Strategy

8 Document Information

Appendix No	Title
Background Papers (These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Cabinet (NEDDC) or Executive (BDC) you must provide copies of the background papers)	
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