

## EAST HERTS COUNCIL

### OPENNESS OF LOCAL GOVERNMENT BODIES REGULATIONS

2014

### OFFICER DECISION WRITTEN RECORD

Reference:	OD/(to be added by Democratic Services)
Subject Matter:	Use of s106 commuted sums held for affordable housing to provide a grant of £40,000 to Paradigm Homes Charitable Housing Association to reduce the rents of 4no. four bedroom houses in Bishop's Stortford.
Date of Decision:	4 <sup>th</sup> December 2024
Exempt/Confidential information (Yes/No):	No
If Exempt/Confidential – reason why:	
Name of Officer taking decision under delegated authority:	Jonathan Geall, Head of Housing and Health acting in consultation with Cllr Mione

Reference:	OD/(to be added by Democratic Services)
	Goldspink, Executive Member for Neighbourhoods
Source of delegated authority (constitution/express delegation/etc):	<p>Jonathan Geall, Head of Housing and Health acting under authority delegated by the Executive on 4 March 2014 <i>to the Director of Neighbourhood Services, in consultation with the Executive Member for Health, Housing and Community Support, to make decisions on any future funding contributions to aid sustainable affordable housing development in the District.</i></p> <p>The Head of Housing and Health is the successor to the Director of Neighbourhood Services with regard to affordable housing matters (see section 10.16 of the council's Constitution). The Executive Member for Neighbourhoods is the successor to the Executive Member for Health, Housing and Community Support with regard to housing matters (see</p>

Reference:	OD/(to be added by Democratic Services)
	<p>section 4.26.2 of the council's Constitution).</p> <p>Cllr Mione Goldspink consulted and in agreement – recorded in notes of monthly 1:1 meeting between Cllr Goldspink and Jonathan Geall held on 13<sup>th</sup> September 2024.</p>
<p>Exercise of delegated authority approved by:</p> <p><i>(if different from Officer taking decision)</i></p>	n/a
Decision:	<p>Use s106 commuted sums secured by the council as part of the South Street Commercial Centre development, Bishop's Stortford planning agreement for the provision of a grant of £40,000 to Paradigm Homes Charitable Housing Association to reduce rents on 4no. four bedroom houses in Bishop's Stortford to a level commensurate with the local housing allowance for a three bedroom property.</p>

Reference:	OD/(to be added by Democratic Services)
Reason(s) for Decision:	The council's LEAF Corporate Plan includes the commitment to ' <i>prioritise actions to make housing truly affordable</i> '. This scheme represents a cost-effective way for the council to enable 4no. newly built four bedroom houses to be let at rents below 60% of market rents, akin to social rent levels.

Details of alternative options, if any considered and rejected:	<p>Use the £40,000 towards the building of homes at social rents. NOT RECOMMENDED as estimates would suggest that the grant required to fund the building of a 1no. four bedroom home with an social rent, without any other subsidy, would be c£150,000 - £200,000. The value for money of the proposed rent reduction scheme is thus self-evident.</p> <p>Retain the £40,000 and seek other registered partners' suggestions on how the amount could be used to reduce rents.</p>
---	---

	<p>NOT RECOMMENDED as Paradigm Homes Charitable Housing Association was the only register provider open to exploring the potential use of the grants in a considered way. In addition, the council's grant is, in fact, unlocking Paradigm's own internal subsidy such that the combined impact of the council's and registered provider's subsidy is able to fund a significant reduction in the rent of £165 per calendar month, this being down to level which equates to a social rent.</p>
<p>Name of Officer who has confirmed with all Members involved in taking this decision whether they have pecuniary or non-pecuniary interest:</p>	<p>Jonathan Geall, Head of Housing and Health</p>
<p>Name(s) of any Member who has removed himself/herself from contributing to this decision because of a conflict of interest:</p>	<p>n/a</p>
<p>Signature of Decision Maker (where decision is taken in consultation with a Member):</p>	<p>REDACTED</p>

Signature of Member consulted by Decision Maker (where decision is taken in consultation with a Member):

Cllr Mione Goldspink consulted and in agreement – recorded in notes of monthly 1:1 meeting between Cllr Goldspink and Jonathan Geall held on 13<sup>th</sup> September 2024.

**SIGNATURES TO BE REDACTED**