

## Single Member Cabinet Decision

Executive  
Forward Plan  
Reference**E3150****Supporting an Exemplar Housing Development**

<b>Decision maker/s</b>	Cllr Tim Ball, Cabinet Member for Housing, Planning & Economic Development
<b>The Issue</b>	To utilise the Council's housing development company Aequus Construction Ltd (ACL), to provide an exemplar for a number of priorities including affordable housing, climate change emergency and homes for local people at its development of family homes in the Southdown Ward of Bath.
<b>Decision Date</b>	14 <sup>th</sup> August 2019
<b>The decision</b>	<p>The Cabinet Member agrees that:</p> <ul style="list-style-type: none"><li>(i) a grant of £140K capital funding be provided to ACL from the Affordable Housing Programme to support the provision of two shared-ownership affordable family homes within the development which is beyond current planning policy requirements.</li><li>(ii) an allocation of £128K of funding be provided from the Revenue Budget Contingency to enable the Council to fund the measures needed to deliver very low carbon, sustainable family homes and to enable the Council to use this site as an exemplar site for climate change emergency.</li><li>(iii) an allocation of £7K of revenue funding from the Revenue Budget Contingency be provided for title restrictions in favour of the Council against the future use of the properties for HMO purposes.</li></ul>
<b>Rationale for decision</b>	The decision supports the utilisation of the development site being progressed by the Council's housing and development company, ACL, to address a number of priorities for the Council, on an exemplar basis, including affordable housing, climate change emergency and homes for local people.
<b>Financial and budget implications</b>	The total cost of the proposals set out amount to £275K and the specific capital and revenue funding streams have been identified to meet this. The implementation and delivery resourcing requirements will rest with ACL.
<b>Issues considered</b>	Social Inclusion; Sustainability; Property; Corporate; Other Legal Considerations
<b>Consultation undertaken</b>	Ward Councillor; Cabinet colleagues; Other B&NES Services; Stakeholders/Partners; Section 151 Finance Officer; Chief Executive; Monitoring Officer

<b>How consultation was carried out</b>	Meetings, verbal and virtual engagement.
<b>Other options considered</b>	The exemplar development provides an immediate opportunity to progress the priorities identified. The alternative option was for the development to progress as planned in accordance with the approved Business Case for this site.
<b>Declaration of interest by Cabinet Member(s) for decision, including any dispensation granted:</b>	None.
<b>Any conflict of interest declared by anyone who is consulted by a Member taking the decision:</b>	None.

<b>Name and Signature of Decision Maker</b>	Cllr Tim Ball
<b>Date of Signature</b>	

**Subject to Call-in until 5 Working days have elapsed following publication of the decision**