

Portfolio Holder decision record sheet

Name of decision maker: Cllr Margaret Griffiths

Portfolio: Housing

Date of Portfolio Holder decision:

Title of decision:

To approve the final grant payment due to Hightown for the 84 new affordable homes at Park Lane, Hemel Hempstead

Part II:

Part II reason:

Decision made and reasons:

To approve that:- the final payment of £1,050,000 can be paid to Hightown HA in respect of the grant due to Hightown HA for 84 new affordable homes at Park Lane, Hemel Hempstead.

The scheme has now been completed and this has been confirmed by the receipt of the practical completion certificates from Hightown HA. It had been previously agreed at CSSG in March 2013 that DBC would provide grant funding of £2.1m towards the building of these new homes. The first payment of £1,050,000 was paid in financial year 2013/14.

Reports considered: (here reference can be made to specific documents)

CSSG report – March 2013

Officers/Councillors/Ward Councillors/Stakeholders consulted:

CSSG – March 2013

Group Manager – Strategic Housing

Assistant Director – Housing

Corporate Director – Housing and Regeneration

Monitoring Officer comments: No comments to add to the report.

Deputy S151 Officer comments:

This payment can be met from 1-4-1 receipts.

An updated budget for 1-4-1 receipts will be included in future Cabinet updates.

Implications:

Risk: DBC has previously confirmed to Hightown HA that the grant of £2.1m would be paid – grant rate of £25k per affordable unit delivered.

Value for money:

Considered value for money when grant payment previously agreed to help provide 84 new affordable homes.

Options considered and reasons for rejection:

Back in 2013 all options were considered, however approval was given and the project commenced with the Council already paying the 1st grant payment to Hightown.

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Portfolio Holder's signature:

Date:

Details of any interests declared and any dispensations given by the Standards Committee:

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Date decision record sheet received from portfolio holder:

Date decision published:

Decision no:

Date of expiry of call-in period:

Date any call-in received or decision implemented:

Background

The previous process to approve the awarding of social housing grant to Housing Associations was either via Cabinet or CSSG.

In March 2013 it was agreed at CSSG that the Council would assist Hightown HA to build 84 new affordable homes by providing £25k per unit in grant. The CSSG reports subsequently formed part of the capital finance updates to Cabinet and Full Council.

The total grant due to be paid to Hightown was £2.1m. 50% of the grant was paid at Start on Site – which was Spring 2014, with the final 50% due at practical completion of the scheme. Practical completion was confirmed by Hightown in March 2016.

The Council had 100% nomination rights to the 84 new properties and they were advertised on the “Moving with Dacorum” choice based lettings system. The properties were let to applicants registered on the Councils Housing Register.

This report seeks the approval for the final grant payment of £1,050,000 to Hightown HA.