



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Officer Delegated Decision

12 July 2024

Richard Wyles, Deputy Chief Executive and
S151 Officer



Acquisition of 146 Godsey Lane, Market Deeping

To seek authority to purchase and adapt 146 Godsey Lane Market Deeping utilising s106 funding.

Debbie Roberts, Head of Corporate Projects, Performance and Climate Change



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Decision made by:	Richard Wyles, Deputy Chief Executive and S151 Officer
Decision:	To purchase 146 Godsey Lane, Market Deeping and to fund the acquisition and adaptations from S106 money
Public or Exempt:	Public (exempt appendix)
Reasons for exemption:	N/A
Conflicts of interest:	No
Policy compliant:	Yes
Details of delegation:	<p>Part 3 (Responsibility for Functions) of the Council's Constitution provides the Deputy Chief Executive and Section 151 Officer with the following delegated powers:</p> <p>Paragraph 3(a) – make arrangements for the proper administration of the Council's financial affairs</p> <p>Paragraph 20 – to manage services in accordance with any policy or decisions made by, or guidelines issue by, the Council.</p>

1 Implications

Taking into consideration implications relating to finance; and legal and governance, the following implications have been identified:

Finance

- 1.1 It is important to ensure that the spending of S106 funds is compliant with the conditions set out in the S106 agreement and in accordance with the Council's Financial Regulations as set out in the constitution. Beyond being accountable for the proper spending of the contributions, there are no other financial implications for the Council. The cost to acquire (£210,000) and adapt (£15,000) the bungalow will all be met from S106 for this property.

Completed by: Richard Wyles, Deputy Chief Executive and s151 Officer

Legal and Governance

- 1.2 The Deputy Chief Executive has the authority to take this decision, as set out at the top of this notice.

Completed by: Graham Watts, Monitoring Officer

Planning

- 1.3 The Council's Local Plan requires affordable housing to be provided on new housing developments. Whilst new affordable housing will usually be located within new housing developments, sometimes it is not possible to deliver this on-site and a contribution towards providing affordable housing elsewhere is made. These contributions will be secured through S106 agreements or planning obligations. The Council is in receipt of financial contributions towards the provision of affordable housing and these are required to be spent. There are sufficient funds held that can be used to purchase property as well as fund the required adaptations. The purchase of the property and associated adaptation works complies with the requirements of the relevant planning obligations.

Completed by: Emma Whittaker, Assistant Director of Planning & Growth.

2 The Purpose of the Report

- 2.1 The approved Corporate Plan 2024-2027 clearly sets out how South Kesteven District Council intends to meet the mission "to ensure that all residents can access housing which is safe, good quality, sustainable and suitable for their needs and future generations."

- 2.2 The Corporate Plan, Priority 4 identifies 'Housing' as a key priority with high quality housing essential for all, and the council is committed to working with partners to provide this by:
- Facilitating a range of appropriate and sustainable housing and community facilities for future generations and the emerging needs of all our communities.
 - Delivering exemplary and high-quality services for housing and homelessness.
 - Increasing the supply of sustainable and high-quality Council-provided housing.
 - Working with developers and private landlords to ensure sustainable, affordable, and high-quality housing is facilitated.
- 2.3 There is a requirement to deliver adapted properties to meet the needs of some residents within various locations across the District.
- 2.4 In consultation with the Housing Options team a bungalow as identified in Market Deeping at 146 Godsey Lane which was vacant and could be fully adapted to meet the specific housing needs of a tenant on the housing register that has specific needs.
- 2.5 Following a red book valuation (Exempt Appendix 1) the Council are able to acquire the bungalow for £210,000.
- 2.6 The Repairs Manager has assessed the bungalow with the RICS Surveyor that undertook the red book valuation and identified works at a cost of £15,000 for specific adaptations to allow the property to be brought into use as an affordable house. These works include a level access into the bungalow, a new wet room and an adapted kitchen therefore this report is to approve the acquisition costs and the additional costs to undertake these works be met from the S106 specifically for Market Deeping area totalling £225,000.
- 2.7 The spend is within the allocation of money for affordable houses specifically in the Market Deeping area.

3. Available Options Considered

- 3.1 There are limited options for bungalows that could be acquired and specifically adapted in the Market Deeping area, this bungalow is vacant and can be acquired quickly in a central location close to local amenities.
- 3.2 The Section 106 funding in question is ring-fenced for the provision of affordable housing and is to be spent in the first instance on the provision of affordable housing in Market Deepings. Additionally, the Council is required to spend the funds within a set time period as set out in the original legal agreement. In this case, there is a need to spend a significant proportion of the funds by the end of September 2024. If the funds are unspent then they would need to be returned to the developer.

3.3 For the reasons above, the “do nothing” alternative has been discounted.

4. Reasons for the Decision(s)

- 4.1 The Council currently holds financial contributions from developers associated with planning obligations made under S106 of the Town and County Planning Act (also known as S106 agreements). These contributions have been made in lieu of on-site provision of affordable housing and are specifically required to be spent on the provision of additional affordable housing within the District.
- 4.2 The Council is in receipt of funds associated with planning permission (S17/1728); the total balance held exceeds the requested funds. These contributions are required to be spent in Market Deepings in the first instance, followed by any location in the South of the District. The purchase of this property and the disabled persons adaptations required to bring the property up to the appropriate standard falls within the terms of the S106 agreement.
- 4.3 The proposed project is considered to meet the requirements of the S106 funding secured through planning permission S17/1728.
- 4.4 The acquisition of this property will help the Council meet the needs of our residents due to the lack of suitable adapted bungalows within the District currently. There is a current list of tenants requiring fully adapted bungalows and these works will be undertaken as soon as possible post completion due to the unsuitable property that they are currently living in.

Signed by: **Richard Wyles**

Dated: **12 July 2024**