

57 MCA/22/27 ELMSWELL EXEMPLAR HOUSING SCHEME

- 57.1 The Chair, Councillor Morley, invited the Cabinet Member for Housing, Councillor Hadingham to introduce the report.
- 57.2 Councillor Hadingham introduced the report and moved the recommendations as detailed, which was seconded by Councillor Flatman.
- 57.3 Councillor Whitehead queried Option 2 under Options Considered and asked for clarification on the disposal options. The Director for Assets and Investments responded that the land was designated HRA land and that any disposal of this land would need to be approved by the Secretary of State, whether this was for non-housing purposes, or housing by a third party.
- 57.4 In response to questions from other members attending the meeting the Director for Assets and Investments responded that the figure was for the build cost of the development and not for the land value.
- 57.5 The Chair invited Councillor Mansel to speak on the item, as Ward Member for Elmswell.
- 57.6 Councillor Richardson highlighted that the site was a prime opportunity to provide affordable housing in excess of what a private development would provide. Additionally, the site would hold social and environmental benefits to the community.
- 57.7 Councillor Morley added that the HRA was the best way for the Council to provide affordable housing.
- 57.8 Councillor Whitehead raised concerns that nationally base rates have doubled from one and a half percent to three percent.

It was RESOLVED: -

That Cabinet: -

- 1.1 Approved option 1 namely to appoint Mid Suffolk Growth Limited (MSGSL) to deliver the scheme on behalf of the Council for the market and affordable units**
- 1.2 Delegated the negotiation and conclusion of the Development and Funding Agreements to the Deputy CEO, the Section 151 Officer, and Portfolio Holder for Asset and Investment**
- 1.3 Approved delivery of the affordable housing on site in accordance with the Affordable Housing Strategy and in consultation with the Housing Portfolio**

1.4 Approved the use of the capital funding within the MTFS for the delivery of the market homes.

REASON FOR DECISION

To enable and support the delivery of housing within the district and support the Councils aspiration to deliver low carbon homes to meet the targets set out in the Carbon Reduction Management Plan