



RECORD OF DELEGATED DECISION (OFFICER)

1. Decision Reference No.	CEX289
2. Name/Title of Officer	Director for Housing and Communities – Michelle Howard
3. Email address of Officer	mhoward@melton.gov.uk
4. Title / Subject Matter:	Housing Supply Delivery Agreement with Homes England
5. Type of Decision:	Public
6. Key Decision?	No
7. Decision Taken: To enter into a Housing Supply Delivery Agreement (HSDA).	
8. Reasons for Decision: The Cabinet approved the acquisition of 8 new homes in Old Dalby on 14 December 2022. Work is currently underway in relation to investigation of title matters and subject to those investigations, upon completion, the properties will become part of the Councils housing stock. As the Council is not party to a Grant Agreement with Homes England in respect of its Affordable Housing Programme (AHP) 2021/26, the Council may only charge an Affordable Rent if a Housing Supply Delivery Agreement (HSDA) is in place. The Council has therefore applied to Homes England to enter into a housing supply delivery agreement to permit the Council to charge an Affordable Rent for these properties in accordance with 3.10(a) of the Rent Standard . The Council has received an agreement in principle that an Affordable Rent may be charged on the specified properties in line with paragraph 3.10(a) of the Rent Standard, subject to entering into a Housing Supply Delivery Agreement (HSDA) with Homes England. Affordable Rent may not be charged in respect of those homes unless and until: <ul style="list-style-type: none">• Homes England has issued you with a HSDA (in letter form) confirming its permission for such a rent to be charged in respect of the relevant homes (complete)• The attached HSDA letter has been countersigned and returned to Homes England (in progress)• Homes England has acknowledged receipt and sent you a final pdf version of the HSDA letter (awaited, further, to return of countersigned HSDA letter)	
9. Authority / Legal Power:	

The Director for Housing and Communities has delegated authority to take any decision in relation to the functions within their area of service responsibility and as such, is authorised to take this decision on behalf of the Council. This decision is taken within the parameters set out within the constitution.

10. Background Papers attached?

No
Homes England Supply Delivery Agreement (held internally)

11. Alternative options available / rejected:

1. Not to enter into HSDA. Not recommended – the Council cannot legally charge an affordable rent without this agreement

12. Implications:

<p>Legal</p>	<p>The Housing Supply Delivery Agreement will permit the Council to charge an Affordable Rent in respect of the specified new homes built for rent. This is required because the Council is not party to a Grant Agreement with Homes England in respect of its Affordable Homes Programme (AHP) 2021 to 2026.</p> <p>Paragraph 3.10(a) of the Rent Standard set by the Regulator of Social Housing permits an Affordable Rent to be charged where the home in question is provided by a registered provider pursuant to a housing supply delivery agreement between that provider and the Homes and Communities Agency (now trading as Homes England) and such home is permitted by that agreement to be let at an Affordable Rent.</p> <p>[Legal Approval - 10 March 2023]</p>
<p>Finance</p>	<p>The Housing Supply Delivery Agreement will permit the Council to charge an Affordable Rent in respect of the specified new homes built for rent. This is a key requirement to maintain financial compliance with the Rent Standard.</p> <p>The financial appraisal on the purchase of these properties assumed an affordable rent be charged, if a social rent was applied instead then this would be a loss of income to the HRA of £19.9k in the first full year, increasing in each year thereafter.</p> <p>[Finance Approval – 24 February 2023]</p>
<p>HR</p>	<p>No HR implications arising from this decision.</p> <p>[HR & Communications Approval – 6 March 2023]</p>

13. Signature of Decision Maker with authority to sign

Email approval received
Michelle Howard
Director for Housing and Communities

14. Consultation with:

Email notification received
Ronan Browne
Portfolio Holder for Housing and Landlord Services

15. Date:	17 March 2023
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