

COLCHESTER CITY COUNCIL

RECORD OF DECISIONS TAKEN UNDER DELEGATED POWERS

Explanatory Note

The Leader of the Council has established Delegation Schemes by which certain decisions may be made by the relevant cabinet member or specific officers.

Cabinet member decisions are subject to review under the Call-in Procedure.

From the date the notice of the decision made is published there are five working days during which any five Councillors may sign a request for the decision to be reviewed (called in) and deliver it to the Proper Officer.

If, at the end of the period, no request has been made, the decision may be implemented. If a valid call- in request has been made, the matter will be referred to the Scrutiny Panel

Part A – To be completed by the appropriate Cabinet Member/Officer

Title of Report

Update for Viability Assumptions used for HRA affordable housing delivery - April 24

Delegated Power

Delegated authority Cabinet Nov 23

Decision Taken

To agree updated development assumptions used to calculate viability for 2024 to 2025.

Key Decision

State whether the decision is a Key Decision

No - Key Decision

Forward Plan

NA

Reasons for the Decision

To ensure that assumptions used to appraise new Council led residential development schemes take account of relevant benchmark data and remain up to date.

Alternative Options

Not to change the assumptions used to calculate viability on new build developments This could result in additional pressure on the HRA if benchmarking data shows that average costs have increased, but this is not accounted for in the viability

Conflict of Interest

n/a

Dispensation by Head of Paid Service

n/a

Dispensation by Monitoring Officer

n/a

Approved by Portfolio Holder for Housing

Signature Councillor Paul Smith

Date 24 April 2024

(**NB** For Key Decisions the report must be made available to the public for five clear days prior to the period for call-in commencing)

Part B – To be completed by the Proper Officer (Democratic Services)

Portfolio Holder Decision Reference Number

HOU-025-23

Implementation Date

This decision can be implemented if no request for the decision to be reviewed (call-in) has been made **after 5pm on *Wednesday 1 May 2024***

Call-in Procedure

The Decision Notice for this decision was published on the internet and placed in the Members' Room and the Customer Service Centre on ***Wednesday 24 April 2024***

A request for reference to the Scrutiny Panel must be made by **5pm on *Wednesday 1 May 2024***

Signature of Proper Officer
K Barnard