

**CAMBRIDGE CITY COUNCIL**  
Record of Executive Decision

<b>LATIMER CLOSE SCHEME APPROVAL</b>
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**Decision of:** Executive Councillor for Housing: Cllr Catherine Smart

**Reference:** 11/CS/H/01

**Date of decision:**

**Recorded on:**

**Decision Type:** Key Decision

**Matter for Decision:** Approval of the redevelopment of City Homes properties in Latimer Close. A mixed tenure scheme is proposed that will be developed with the Council's new house-builder/developer partner.

**Why the decision had to be made (and any alternative options):**

This project is in line with the Council's vision for "a city which recognises and meets needs for housing of all kinds – close to jobs and neighbourhood facilities". The Affordable Housing dwellings will be owned and managed by City Homes and will contribute to the sustainability of the service.

There are currently 20 one bedroom, one person flats at Latimer Close. The City Homes properties in Latimer Close were approved for consideration for redevelopment as part of the Council's 3 Year Rolling Programme in November 2008. The flats are becoming increasingly unpopular because of their size and layout. They are of an unattractive design and Latimer Close is a low density site.

The proposed scheme is for a mix of 12 Affordable Housing and 8 Market Housing (ie a 60%/40% split).

**The Executive Councillor's decision(s):**

- a. Approved that the Latimer Close flats be redeveloped as mixed tenure scheme with at least 60% of the new properties to be Affordable Housing.
- b. Approved a total capital budget of £1,158,606 to cover the Construction Cost of the scheme; Home Loss Payments to tenants and leaseholders and professional quantity surveyor fees.

- c. Approved that delegated authority be given to the Director of Customer and Community Services following consultation with the Director of Resources and the Head of Legal Services to seal a Development Agreement with our preferred house-builder/developer partner.

**Reasons for the decision:**

If any existing housing is planned to be demolished and to be excluded from the HRA self-financing calculation an Executive Councillor decision is required by 10 October 2011. .

**Scrutiny consideration:**

The Chair and Spokesperson of Community Services Scrutiny Committee were consulted prior to the action being authorised. Other members of the Scrutiny Committee were sent the report on 29 September 2011.

**Report:**

A report detailing the background and financial considerations is attached.

**Conflicts of interest:**

None

**Comments:**

Where certain criteria are satisfied, housing that is planned to be redeveloped can be excluded from the calculation of the final debt to the Council. Roman Court and Seymour Court already fall into this category. The attached report was due to be considered at Community Services Scrutiny Committee on 13 October. However, as set out in the report, to qualify to be excluded the decision is required by the 10 October.