

## PORTFOLIO HOLDER DECISION NOTICE

<b>Portfolio Holder:</b>	People and Resources (Leader of the Council) Quality Housing (Deputy Leader of the Council) Economic Growth
<b>Decision Title:</b>	Acquisition of 15 new build dwellings at Riseholme Drive
<b>Purpose of Report:</b>	In March 2019 the City of Lincoln Council (CoLC) disposed of the Riseholme Road site to Platform Housing Group (PHG). The contract of sale includes a clause which gives the CoLC an option to acquire 15 dwellings on practical completion. In January 2020 PHG requested the CoLC to accept or decline its option to acquire, on the basis that the Homes England (HE) grant attributed to these dwellings transferred to the CoLC. Given as the CoLC had been awaiting advice from HE surrounding treatment of grant since November 2019, PHG allowed the CoLC additional time to respond, however, given the need to ensure all dwellings are tenanted on practical completion in May 2020, PHG required a response by 10 March 2020. The HE advice was not provided until 6 March 2020 and this did not allow for an Executive decision before 10 March 2020.
<b>Decision:</b>	To approve the acquisition of the 15 dwellings at Riseholme Drive from Platform Housing Group on the understanding that this transaction results in the Council accepting the grant liability attributed to these dwellings.
<b>Alternative Options Considered and Rejected:</b>	To decline the option to acquire these dwellings.
<b>Reason for Decision:</b>	The dwellings are considered to be of reasonable size, meet evidenced housing need and have rents which support the borrowing cost required for their purchase. On the basis that the market valuation of the dwellings exceeds the cost floor there should be no loss of capital expenditure to the CoLC if a Right to Buy (RTB) were to be exercised during the first 15 years. HE has confirmed that on disposal of the dwellings, due to the funding conditions attached to the grant attributed to them, the CoLC can choose to repay or recycle the grant.
<b>Is the decision a Key Decision?</b>	Yes

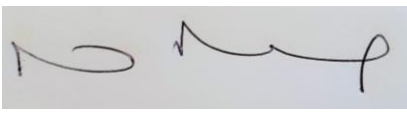
<b>Is the decision subject to Call In?</b>	Yes
<b>Does the decision relate to any exempt information?</b>	Yes

Signed: 

**Councillor Ric Metcalfe, Portfolio Holder for Our People and Resources  
(Leader of the Council)**

Signed: 

**Councillor Donald Nannestad, Portfolio Holder for Quality Housing  
(Deputy Leader of the Council)**

Signed: 

**Councillor Neil Murray, Portfolio Holder for Economic Growth**

Date of Decision: 3 April 2020