

B1 What is the Decision?	To support the Designated Protection Area (DPA) waiver application to Homes England by Heylo Housing.
B2 What are the reasons for the Decision?	<ul style="list-style-type: none"> • The waiver application (Appendix 1), if granted, only affects affordable housing on one particular site detailed at Appendix 2, for 12 units of affordable housing which when delivered will be over and above the affordable housing requirements of the Council. • Other affordable housing is already being provided on the site and other applications which include affordable housing are also underway in and around the area so it is unlikely that there will be a restricted availability of shared ownership dwellings. • The grant provided by Homes England for affordable housing through The Coopers scheme will not be lost, since the grant will be repaid as and when occupiers staircase to 100%. • If the waiver enables the scheme to go ahead, it will provide an amount of affordable housing within the Borough that would not otherwise be available.
B3 What are the contributions to Corporate Priorities?	Environment and Health and Wellbeing
B4 What are the Human Rights considerations?	There are no Human Rights issues arising from this decision.

Financial Implications

B5 What are the financial implications?	There are no financial issues arising from this decision.
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Revenue	2020/21	2021/22	2022/23

Capital	2020/21	2021/22	2022/23

The finance section has been approved by the following member of the Financial Management Unit:	Please print name: Anya Murray Please sign name: Approval by email 110820
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Policy Framework

B6 Is the Decision wholly in accordance with the Council's policy framework?	Yes
B6.1 If No, does it fall within the urgency provisions (Part 3 of the Constitution)?	NA
B6.2 Has it got the appropriate approvals under those provisions?	Yes
B7 Is the Decision wholly in accordance with the Council's budget?	Yes
B7.1 If No, does it fall within the urgency provisions (Part 3 of the Constitution)?	NA
B7.2 Has it got the appropriate approvals under those provisions?	Yes

Equalities Implications

B8 What are the Equalities implications:
B8.1 Positive (Opportunities/Benefits): <ul style="list-style-type: none">• None.
B8.2 Negative (Threats): <ul style="list-style-type: none">• None.
B8.3 The subject of this decision is not a policy, strategy, function or service that is new or being revised. An equality impact assessment is not required.
B8.4 The equality impact assessment identified the following actions to be carried out: None

Risk Assessment

B9 What are the Risk Assessment implications:
B9.1 Positive (Opportunities/Benefits): <ul style="list-style-type: none">• 12 additional units of affordable housing are made available for shared ownership.
B9.2 Negative (Threats): <ul style="list-style-type: none">• Homes England may refuse to waive the DPA.
B9.3 The risks do not need to be entered in the Risk Register. Any financial implications to mitigate against these risks are considered above.

Legal Considerations

B10 What are the Legal Considerations:
B10.1 [There are no significant legal issues arising from this decision.] [The main legal issues arising from this decision are as follows:]

This section has been approved by the following member of the Legal Team:

Please print name: Angela Wakefield

Please sign name: [Approval by email](#)
100820

Sustainability Implications

B11 What are the Sustainability implications:
B11.1 The proposal would not result in an overall positive effect in terms of sustainability (including climate change and change adaptation measures). The positive/negative impacts are set out below (please refer to guidance notes).
B11.2 Positive (Opportunities/Benefits): None.
B11.3 Negative (Threats): None.

Health & Safety Implications

B12 What are the Health & Safety implications:
B12.1 A Risk Assessment has not been carried out and entered into Safety Media for all significant hazards and risks because there are no significant hazards or risks arising from this decision.
B12.2 None
B12.3 None
B12.3.1 Positive (Benefits) NA
B12.3.2 Negative (Threats) NA

Key Decision

B13 Is this a Key Decision?	No
Note: A Key Executive Decision is one where: <ol style="list-style-type: none"> 1. REVENUE – Any contract or proposal with an annual payment or saving of more than £100,000 2. CAPITAL – Any capital project with a value in excess of £150,000 3. A decision which significantly affects communities living or working in an area comprising two or more wards. 	
B13.1 If this is a Key Decision, is this an urgent decision such that a delay caused by use of the Call-in Procedure would <u>seriously</u> prejudice the public interest?	Yes/No/NA (<i>please delete as appropriate</i>)
B13.2 If yes, has the Mayor or in his/her absence the Deputy Mayor or in his/her absence the Chair of the relevant Scrutiny Committee agreed that the decision will be exempt from Call-in?	Yes/No/NA (<i>please delete as appropriate</i>)

NOTE: If this decision is subject to the Call-in Procedure it will come into force, and may then be implemented, on the expiry of 3 working days after publication – unless 10 Members of the Council call in the decision.

Please send the original signed document to andrea.davies@eaststaffsbc.gov.uk