

HOUSING DEVELOPMENT COMMITTEE – TERMS OF REFERENCE – AS AGREED BY THE EXECUTIVE – 7 JUNE 2016

Membership: Chair - Portfolio Holder for Housing, Health and Older People
 Leader of the Council
 Portfolio Holder for Resources
 Portfolio Holder for Environment and Regeneration
 Portfolio Holder for Neighbourhoods & Co-operative Council

Quorum – Three
 Terms of Reference –

1. To consider and approve documents relating to Development Strategy, Design Standards and a Pipeline of schemes that will form the strategic core of the Council's Housebuilding Programmes.
2. To consider and approve the financial resources of the programme in light of the individual schemes being delivered and their outputs in relation to:
 - a. Scheme Design & Unit mix
 - b. Scheme Quality
 - c. Scheme Mile stones
 - d. Consultation programme &
 - e. Scheme Costs & financial appraisals
3. To authorise an envelope of funding for officers to bid for and complete on new sites and development opportunities that will enhance the Council's pipeline for new housing or form part of the land assembly required to deliver approved schemes.
4. To consider outline designs, individual scheme concepts and scheme appraisals on which to approve the submission of detailed planning applications, and/or if more appropriate outline planning applications, by the Council's appointed contractors, consultants or officers .
5. To invite Ward Members to attend meetings of the Committee, or other consultation events noted in the consultation programme when potential development sites in their ward are under consideration, and to provide an opportunity for Ward Members to provide comments on proposed developments.
6. To authorise officers to commence procurement of delivery partners/contractors for sites that have achieved planning permissions and are considered to be contributing towards a viable development programme.
7. To delegate authority for the appointment of contractors to deliver approved schemes to the Strategic Director for Community and Deputy Chief Executive for small

to medium sized projects up to a construction value of £4m. The subcommittee will approve all other contract awards over £4m

8. To approve, and include within financial appraisals, the use of the following sources of funding for the development of individual sites within the Council's Housebuilding Programme:

- (a) The agreed Housing Capital Programme Budget for the Housebuilding Programme;
- (b) Capital receipts made available through the Council's Agreement with the Department of Communities and Local Government allowing the use of Receipts from additional Right to Buy (RTB) sales as a result of the Government's increase in the maximum RTB discount to be spent on House Building;
- (c) Financial contributions received from developers or other sources for the provision of Affordable housing within the borough, in lieu of on-site affordable housing provision, in compliance with Section 106 Planning Agreements; and other eligible grant from new sources
- (d) Grant funding received from the Homes and Communities Agency (HCA)
- (e) Development support income generated through private sale homes , land disposals and shared ownership homes on schemes and land identified in the programme

9. To monitor and report to the Executive on an annual basis the progress with the Council's Housebuilding Programme; and expenditure on the Housing Capital Programme Budget for the Council's Housebuilding Programme, ensuring the use (within the required Deadlines) of the capital receipts made available through the Council's Agreement with the Department of Communities and Local Government allowing the use of receipts from additional Right to Buy (RTB) sales as a result of the Government's increase in the maximum RTB Discount to be spent on house building.

10. To approve applications to the HCA (or any successor body) to obtain Investment Partner Status (or similar), in order to enable the Council to seek funding from the HCA, and to approve funding bids to the HCA for development within the Council House Building Programme.

11. To consider and approve the future use of any potential development site previously identified by either the Committee or Executive as having possible development potential for Council House Building where it either does not gain planning consent, is deemed inappropriate to develop by the Committee for whatever reason or where the development appraisal identifies that the site is economically undevelopable.

12. To decide, where necessary, the names of developments undertaken through the Council House Building Programme, following consultation with Ward Members.