LOCAL AUTHORITIES (EXECUTIVE ARRANGEMENTS) (MEETINGS AND ACCESS TO INFORMATION) (ENGLAND) REGULATIONS 2012

KEY DECISION TO BE MADE BY THE CABINET OR A PORTFOLIO HOLDER (GENERAL EXCEPTION)

It has not been possible to include the following item on a previously published notice.

Under the 2012 Regulations, local authorities are required to publish a Notice of key decisions to be made by the Cabinet or a Portfolio Holder at least 28 clear days before the meeting. If a key decision is to be taken and does not comply with Regulation 9 of the 2012 Regulations, the chairman of the relevant overview and scrutiny committee (or in his/her absence, the Mayor) must first be informed.

This Notice sets out a key decision to be taken by the Cabinet on 23rd February 2016 together with the reasons why the decision is urgent and cannot reasonably be deferred. In accordance with Regulation 10, the chairman of the overview and scrutiny committee has been informed.

<table>
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<tr>
<th>TITLE OF REPORT:</th>
<th>Starter Homes</th>
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<td>REASON FOR URGENCY:</td>
<td>In October 2015 the Government released the Starter Homes prospectus, which enabled Local Authorities to apply for grant funding through the Homes and Communities Agency to undertake preparation and site clearance work on sites which have not previously been considered for residential use. A bid was submitted on behalf of Cheshire East council and notification was given in late December 2015 that we had been successful. The terms of the HCA agreement oblige the council to meet the milestones to practical completion of the Starter Homes by 31st March 2019. Negotiation has taken place with the HCA over the last few weeks to try and amend the agreement but suggested changes have not been accepted. As drafted the agreement requires the Council to build the site/sites out in accordance with the agreement. The Agreement also requires The Chief Operating Officer to provide an unequivocal statement that the Council has sufficient resources to fund the viability gap and use such resources to ensure that the programme is achieved in accordance with the agreement. The precise costs of this are unknown but could be a million pounds or more hence seeking Cabinet approval to enter into the HCA agreement</td>
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The funding has to be drawn down by the 31st March 2016 and therefore we require urgent approval to enter into the Homes and Communities agreement. Further delay will result in an inability to take advantage of the funding opportunity.

A decision on the matter cannot be made until five clear working days have expired from the date of publication of this Notice and from it being placed on deposit for public inspection.

For further information, contact Paul Mountford Democratic Services Officer
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Date: 10.2.16

Signed: Bill Norman
Head of Legal Services