

**MINUTES OF A MEETING OF THE
COMMUTED SUMS ADVISORY PANEL
HELD ON 12 MAY 2016 AT 1.00 - 1.30 PM**

Committee Members Present

Councillors: Prue Bray, Philip Houldsworth and Ian Pittock

Others Present

Simon Price, Head of Housing

Trudy Eldridge, Clerk

Louise Strongitharm, Service Manager – Economic Sustainability

Kayleigh Pearse, Policy Officer

Steve Bowers, Chairman of Tennant and Landlord Improvement Panel

1 ELECTION OF CHAIRMAN

Councillor Ian Pittock proposed Councillor Philip Houldsworth as Chairman. This was seconded by Councillor Prue Bray.

RESOLVED: That Councillor Philip Houldsworth be elected Chairman of the Commuted Sums Advisory Panel for the 2015/16 municipal year.

2 APOLOGIES

Apologies for absence were submitted from David Lee and Wayne Smith.

3 OVERVIEW OF ROLE OF PANEL

- To ensure that the Council uses its commuted sums for affordable housing to provide homes that best meet the needs of the Borough.
- There is a need to formalise the governance structure to ensure that resources are targeted effectively to develop new affordable housing.

RESOLVED: That the overview of the role of the panel be noted.

4 CURRENT FINANCIAL OVERVIEW OF COMMUTED SUMS

There is currently over £4.6 million received in commuted sums for affordable housing, with a further £6.7 million anticipated this financial year. Approximately £91 million has been secured in total through Section 106 agreements for affordable housing. Due to the scale of many of the sites, payment of these will be phased over many years and in some cases will not come forward at all (for example, if a consent is not implemented). As Government policy is always subject to change (for example the Housing and Planning Bill), a degree of caution is therefore necessary in the years to come.

The meeting agreed that in future a forward programme of predicated schemes, with associated spend, was necessary in order to ensure the most effective allocation of funds.

RESOLVED: That the current and anticipated commuted sum funds available for affordable housing provision be noted.

5 REVIEW OF BIDS

**6 GARAGE BLOCK ADJACENT TO 13 BARRETT CRESCENT WOKINGHAM
PLANNING APPLICATION F/2015/0060**

The release of commuted sums will enable the delivery of two 2-bedded affordable homes in a sustainable location close to Wokingham town centre, thus assisting local people wishing to access low-cost home ownership.

Councillor Prue Bray commented that she would like to see that the money is used efficiently and for it to go as far as possible ensuring that the builds provide basic but good quality homes.

The Panel considered it would be helpful if a representative from Wokingham Housing Limited could attend the Panel meetings in future to answer technical questions relating to their bids.

RESOLVED: That the Panel recommends to the Executive the allocation of Section 106 commuted sum funding for the provision of affordable housing at the Garage Block site adjacent to 13 Barrett Crescent, Wokingham.

**7 GROVELANDS AVENUE WORKSHOPS, PLANNING APPLICATION
F/2014/2611**

The release of commuted sums will enable the delivery of six affordable homes on previously unused land, thus assisting those in housing need.

RESOLVED: That the Panel recommends to the Executive the allocation of Section 106 commuted sum funding for the provision of affordable housing on land between Grovelands Avenue Caravan Park and Grovelands Avenue Workshops, Winnersh.

8 1 ANSON WALK, SHINFIELD, PLANNING APPLICATION F/2015/0073

The release of commuted sums will enable the delivery of four affordable homes, thus assisting those in housing need.

RESOLVED: That the Panel recommends to the Executive the allocation of Section 106 commuted sum funding for the provision of affordable housing on land adjacent to 1 Anson Walk, Shinfield.