

**HOMES POLICY DEVELOPMENT GROUP
20 JULY 2021**

UPDATE ON TECKAL CONSIDERATIONS

Cabinet Member(s): Cllr Andrew Moore - Cabinet Member for Finance and Cllr Bob Evans – Deputy Leader & Cabinet Member for Housing and Property Services

Responsible Officer: Andrew Jarrett – Deputy Chief Executive (S151)

Reason for Report: To inform members of the intended timetable of activities/reports that will be produced to consider the applicability of a Teckal delivery model to assist in the delivery of our accelerated HRA housing programme.

Recommendation: The PDG endorses the timetable and activities proposed within this report.

Financial Implications: There are no direct financial implications arising from this report. However any associated costs associated with future decisions will be included in the reports table to Homes PDG, Cabinet and ultimately Full Council.

Budget and Policy Framework: The Council has already established a very clear objective of delivering a greater supply of social housing and both capital and revenue budgets have already been included to deliver on this pledge.

Legal Implications: All legal implications of Teckal or other means of delivery an accelerated programme of social housing will be considered as part of future considerations/reports.

Risk Assessment: Future reports will highlight any/all associated risks attached to all potential delivery options.

Equality Impact Assessment: This Policy does not directly impact any Equality issues.

Relationship to Corporate Plan: The Council has already identified the delivery of an increased supply of social housing as one of its key corporate priorities and has made budgetary provision to ensure its delivery.

Impact on Climate Change: The Council will give serious consideration to the carbon impact of any future build programmes.

1.0 Introduction

1.1 In January 2020 Bevan Brittan delivered an all member briefing to discuss the applicability of forming a Teckal delivery model to consider how this could facilitate the commissioning of our HRA house building aspirations.

2.0 **Current Considerations**

- 2.1 As is clearly apparent, a reasonable time has passed since this briefing, in addition a report on the development options for Post Hill has been considered (which included a recommendation that any decision on the applicability of forming a Teckal entity would need to be made by Full Council) and a new Housing Strategy is being considered at this PDG meeting. We have also seen recent changes to legislation regarding the timing and proportion of Right to Buy Receipts (RTBs) and other new initiatives, such as First Homes, being piloted.
- 2.2 In order for members of this Committee and the wider Council to consider this option and work towards a way forward to facilitate an enhanced social housing delivery programme the Deputy Chief Executive has spoken to a number of legal companies who could provide an all member briefing and then potentially supply the services required to assist in the creation of this model or consider other options that may be applicable to deliver the same corporate outcome.

3.0 **Conclusion**

- 3.1 The Deputy Chief Executive has a legal firm on standby, if it is the PDG's recommendation to arrange a briefing and then bring back an options paper to consider the application of a Teckal model to assist in the delivery of an accelerated social housing build programme, or other options, to the September meeting.

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Circulation of the Report: Cabinet Member for Finance and Cabinet Member for Housing and Property Services, Leadership Team.

List of Background Papers: None