

NOTICE OF AN URGENT DECISION OUTSIDE THE ACCESS TO INFORMATION RULES AS LAID OUT IN THE COUNCIL CONSTITUTION

MATTER – KEY WORKER POLICY

As Chief Executive of Spelthorne Borough Council, and in accordance with the Council's Constitution, I hereby give you, as Chairman of the Overview and Scrutiny Committee, formal notice that a key decision is to be made on the adoption of a Key Worker Policy.

This involves a decision which has not met the requirement for advance notice of the decision to be publicised on the Council's Forward Plan 28 days prior to the decision being made.

The decision is as follows:

- to approve the Key Worker Policy for use on Benwell House Phase 1, with a comprehensive review to take place within 12 months to inform a more established policy.

General Exception Notice (Councils Constitution (section 15 of the Access to Information Rule, Part 4 (f))

In accordance with the above, I am required to notify you of our intention to make a key decision in advance of it being published on the Forward Plan for 28 clear days. There is no requirement to seek your agreement on this as the report will be made available and the General Exception Notice will be placed on the Council's website at least five clear working days before the decision is made together with reasons why the requirement cannot be met.

Reason for urgency

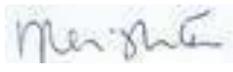
The first key worker homes to be delivered by the Council was originally scheduled to be Victory Place which, subject to planning permission, is not due for completion until 2023.

At its meeting on 24 March 2021, Cabinet agreed to transfer Benwell House Phase 1 to the Council's wholly owned company Knowle Green Estates Ltd. (KGE). As part of this transfer approval, KGE must deliver an agreed tenure mix, which Cabinet confirmed as including 20% for local key workers.

These types of lettings are not currently included as part of the Council's Housing Allocations Policy. As the homes will be offered at sub-market rents, in order to ensure that lettings are handled in an equal, transparent and accountable manner in line with public law principles, Officers consider it necessary to implement an interim policy, which will be subject to comprehensive review within 12 months.

As Benwell House Phase 1 is due for Practical Completion on 16 April 2021, there is insufficient time to wait until the expiry of 28 days for the publication of notices under the regulations, as this would be 28 April 2021 at the earliest. Such a delay would have a financial impact on the Council, and would result in the new development remaining vacant unnecessarily.

The intention is to take this matter to an Extraordinary Cabinet meeting on 14 April 2021 for a decision. I am therefore notifying you of these arrangements, and requesting your agreement that the meeting is urgent and cannot reasonably be deferred.

Signed: 

Cllr Vivienne Leighton

Chairman of the Overview and Scrutiny Committee

Date: 2/4/2021