

# OFFICER DELEGATION SCHEME RECORD OF OPERATIONAL DECISION



**TO BE UPLOADED TO THE E-MEETINGS MANAGER**

<b>Date:</b> 21/11/18		<b>Ref No:</b> 11148	
<b>Type of Operational Decision:</b>			
<b>Executive Decision</b>	<input checked="checked" type="checkbox"/>	<b>Council Decision</b>	<input type="checkbox"/>
<b>Status:</b> For publication			
<b>Title/Subject matter:</b> Request for Council approval for rents and charges for Peachment Place Extra Care Scheme			
<b>Budget/Strategy/Policy/Compliance</b> – Is the decision:			
(i)	within an Approved Budget	Within budget	
(ii)	not in conflict with Council Policy	Not in conflict	
(iii)	not raising new issues of Policy	No new policy issues	
<b>Equality Analysis</b> [Does this decision change or make policy; change or make procedure or working practice? An Equality Analysis must be completed to assess the impact on equality and the relevance of the Public Sector Equality Duty. This should be signed off by your departmental equality representative and accompany this decision form. Please forward a copy to the Equality email for publication].		Not applicable	
		<b>Signed: (By EA Officer)</b>	<b>Date:</b>

Notes

1. It is not generally a requirement to consult with any Member on Operational Decisions but where an Executive Director considers it necessary to consult with the appropriate Cabinet Member and/or Lead Member, they must sign the form so as to confirm that they have been consulted and that they agree with the proposed action. The signature of the Opposition Spokesperson should be obtained to confirm that there has been consultation.

2. This form must not be used for urgent decisions.

April 2012

**Details of Operational Decision Taken [with reasons]:**

Peachment Place Extra Care Scheme located on Kemp Heaton Avenue, at the bottom of St Peter's Road, Bury; is the Council's first new-build extra care scheme (containing 60 apartments) for affordable rent.

A piece of work has been undertaken by Council officers, supported by consultants from Campbell-Tickell to determine the rent setting and other charges as below.

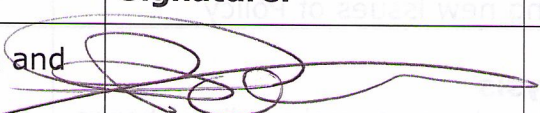


A request is therefore being made for the Council to sign off the following for each apartment type, as per the attached report:

- Weekly rent
- Service charge (Housing benefit eligible)
- Wellbeing charge (ineligible service charge)

It is noted that Councillor Eamonn O'Brien, Cabinet Member for Finance and Housing verbally approved the charges on 20/11/18.



Peachment  
Place-FINAL correct r

Decision taken by:	Signature:	Date:
Executive Director – Business, Growth and Infrastructure		
Head of Workforce – Resources and Regulation		22/11/18
Executive Director or Chief/Senior Officer		
<b>Members Consulted [see note 1 below]</b>		
Cabinet Member/Chair		23/11/18
Lead Member		
Opposition Spokesperson		

**Notes**

1. It is not generally a requirement to consult with any Members on Operational Decisions but where an Executive Director considers it necessary to consult with the appropriate Cabinet Member and/or Lead Member, they must sign the form so as to confirm that they have been consulted and that they agree with the proposed action. The signature of the Opposition Spokesperson should be obtained to confirm that he/she has been consulted.
2. **This form must not be used for urgent decisions.**



## PEACHMENT PLACE EXTRA CARE SCHEME, BURY: APPROVED RENTS AND CHARGES

Information for the Steering Group 21 November 2018

These final rents and charges were approved by the Cabinet Member for Finance and Housing on 20th November 2018.

The following tables show the weekly rent, service charge, and wellbeing charge, and total for each apartment type. Table 1 shows these on a 52-week basis, with Table 2 on a 50-week basis, as operated by Six Town Housing. The Service Charge and the Wellbeing Charge are both the same per apartment for all unit types. The "bricks and mortar" rent varies, reflecting differences in the rent valuation.

**Table 1: Rents and service charges shown weekly - charged over 52 weeks**

No. of units	Type	Proposed rent £ pre week (52)	Service charge- HB eligible £pw(52)	Ineligible Service Charge £pw (52)	Total charge £pw(52)
4	1b2p Standard Unit	108.81	52.14	10.00	170.95
10	1b2p Standard Unit plus bay	108.81	52.14	10.00	170.95
9	2b3p Standard Unit	127.44	52.14	10.00	189.58
1	2b3p Internal Corner Unit	127.79	52.14	10.00	189.93
1	2b3p External Corner Unit	127.44	52.14	10.00	189.58
31	2b3p Standard Unit plus bay	127.79	52.14	10.00	189.93
2	2b3p Internal Corner Unit plus bay	128.37	52.14	10.00	190.51
2	2b3p External Corner Unit plus bay	127.44	52.14	10.00	189.58
60					

**Table 2: Rents and service charges shown weekly - charged over 50 weeks**

No. of units	Type	Proposed rent £ pre week (50)	Service charge- HB eligible £pw(50)	Ineligible Service Charge £pw (50)	Total charge £pw(50)
4	1b2p Standard Unit	113.16	54.23	10.40	177.79
10	1b2p Standard Unit plus bay	113.16	54.23	10.40	177.79
9	2b3p Standard Unit	132.54	54.23	10.40	197.17
1	2b3p Internal Corner Unit	132.90	54.23	10.40	197.53
1	2b3p External Corner Unit	132.54	54.23	10.40	197.17
31	2b3p Standard Unit plus bay	132.90	54.23	10.40	197.53
2	2b3p Internal Corner Unit plus bay	133.50	54.23	10.40	198.13
2	2b3p External Corner Unit plus bay	132.54	54.23	10.40	197.17
60					

Circulated 21 November 2018

