

Record of Decisions

Acquisition of Land for the Delivery of Affordable Homes

Decision Taker

Cabinet on 19 August 2025.

Decision

1. that the Director of Finance, in consultation with the Cabinet Member for Housing and Finance, and the Director of Pride in Place be granted delegated authority, to acquire on appropriate terms the site identified in Exempt Appendix 1, from the £1.2m revenue reserve allocated to support affordable housing delivery by Cabinet and Council in May 2025.
2. that the Director of Pride in Place bring forward proposals for how the site will be developed at the earliest opportunity.

Reason for the Decision

The site offered a timely opportunity to address the significant shortfall in affordable housing and reduce reliance on costly temporary accommodation. In doing so, the acquisition of the site supported Torbay's Housing Strategy and Delivery Plan, contributing to the goal of delivering more and better affordable homes.

Implementation

This decision will come into force and may be implemented on 2 September 2025 unless the call-in procedure is triggered (as set out in the Standing Orders in relation to Overview and Scrutiny).

Information

A site in Brixham has become available for acquisition by the Council for the future development of approximately 14 affordable homes. The site was identified as a well-located, sustainable infill plot, suitable for social rent housing. The acquisition was to be funded from the £1.2 million ringfenced housing revenue reserve, with no additional borrowing required, unlocking new housing supply, reducing pressure on temporary accommodation, and support inclusive growth and community wellbeing.

At the meeting Councillor Tyerman proposed and Councillor Bye seconded a motion that was agreed unanimously by the Cabinet, as set out above.

Alternative Options considered and rejected at the time of the decision

The alternative option would be to not proceed with the acquisition, thereby avoiding capital risk but missing the opportunity to address housing need, potentially damaging the Council's reputation and delaying progress toward Local Plan targets. This option was discounted.

Is this a Key Decision?

No

Does the call-in procedure apply?

Yes

Declarations of interest (including details of any relevant dispensations issued by the Standards Committee)

None

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22 August 2025

Signed: _____ Date: 22 August 2025
Deputy Leader of Torbay Council on behalf of the Cabinet