

BROMSGROVE DISTRICT COUNCIL

14th April

2025

Spadesbourne Homes Limited
Business Plan Report 2025-2030

Relevant Portfolio Holder		Councillor Karen May, Leader and Cabinet Member for Strategic Partnerships and Enabling
Portfolio Holder Consulted		Yes
Relevant Assistant Director		Judith Willis
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Wards Affected		All Wards
Ward Councillor(s) consulted		No
Relevant Council Priority		All
Non-Key Decision		
If you have any questions about this report, please contact the report author in advance of the meeting.		

1. RECOMMENDATIONS

The Shareholders Committee is asked to RESOLVE that:-

- 1) The Spadesbourne Homes Ltd Business Plan 2025-2030 at Appendix 1 be approved.

2. BACKGROUND

- 2.1 This Business Plan sets out Spadesbourne Homes vision, objectives and the activities we intend to engage in to implement the objectives, along with funding arrangements, forecast budgets and the relationship between Spadesbourne Homes Ltd and its shareholder, Bromsgrove District Council.
- 2.2 The Business Plan covers the operating period from April 2025 to March 2030, and provides an insight to objectives, priorities and financial projections beyond that date. The Business Plan will be reviewed annually.
- 2.3 This Business Plan identifies a financially viable position based on the assumptions used to deliver homes in the District of Bromsgrove.

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- 2.4 Spadesbourne Homes' vision is to acquire and manage a portfolio of high quality properties for private rent predominately to provide accommodation for those with a local connection to the District.
- 2.5 Our overarching objective is to contribute to Bromsgrove District Council's aspirations to affect the local housing market specifically by providing private rented housing. In this way Spadesbourne Homes will complement the provision of social rented homes by BDHT.
- 2.6 Spadesbourne Homes will work with the Council and registered providers, and other housing specialists to help create communities that will thrive for many years to come.

3. OPERATIONAL ISSUES

- 3.1 The Council will provide operational support for financial matters, contract management and ICT.

4. FINANCIAL IMPLICATIONS

This is detailed within the Business Plan in Spadesbourne Homes Financial Regulations which sets out the principles and procedures for managing the financial affairs of Spadesbourne Homes Limited. Spadesbourne Homes is wholly owned by Bromsgrove District Council and operates as a limited company.

5. LEGAL IMPLICATIONS

- 5.1 Approval of the first business case is a matter reserved to the Council as shareholder under the shareholders agreement.

6. OTHER - IMPLICATIONS

Relevant Council Priority

- 6.1 Economic Development – a greater supply of housing supports economic development by providing work for builders and tradesmen and through occupiers using their purchasing power to furnish their homes.

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Housing – Any housing development will provide additional housing for those in housing need and those with a local connection to the District will be prioritised.

Environment – New build properties will be energy efficient and close to amenities which will support a reduction in car usage.

Infrastructure – new build housing will be small sites and impact on infrastructure will be minimal.

Climate Change Implications

- 6.2 Any new developments will be energy efficient and close to local amenities to support a reduction in car use.

Equalities and Diversity Implications

- 6.3 The Business Plan includes an Initial Preference Criteria for the allocation of properties during the first two weeks of marketing. This gives preference to those with a local connection to Bromsgrove as follows:
- (a) a key worker in the local authority boundary e.g. nurse, police officer; (including any employed at the Worcestershire Hospital Trusts) or
 - (b) is an ordinary resident in the administrative area of Council; or
 - (c) has a strong local connection with the administrative area of the Council having regard to periods of residence in and family associations with the administrative area of the Council or a genuine need accepted by Spadesbourne Homes to reside in the administrative area of the Council to obtain or retain employment in the locality or such other reason as Spadesbourne Homes considers appropriate; or
 - (d) any other applicant including those who do not reside within the administrative area of the Council, with preference to those who are, or have been serving, in His Majesty's Armed Forces, should no applicant who meets a, b or c above have an offer accepted within **a two week** period from the date of marketing the property.

7. RISK MANAGEMENT

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- 7.1 Spadesbourne Homes have developed a draft Risk Management Plan which is awaiting Board Approval and will then be brought to the Shareholders Committee.

8. APPENDICES and BACKGROUND PAPERS

- 8.1 Appendix 1 - Spadesbourne Homes Business Plan 2025-2030

9. REPORT SIGN OFF

Department	Name and Job Title	Date
Portfolio Holder	Karen May - Leader and Cabinet Member for Strategic Partnerships and Enabling	9/4/2025
Lead Director / Assistant Director	Judith Willis Assistant Director Communities and Housing	9/4/2025
Financial Services	Bob Watson Deputy Chief Executive	9/4/2025
Legal Services	Claire Felton Assistant Director Legal, Democratic and Property Services	9/4/2025
Policy Team (if equalities implications apply)	Rebecca Green Policy Manager	Not Applicable
Climate Change Team (if climate change implications apply)	Matt Eccles Climate Change Manager	9/4/2025