

RECORD OF EXECUTIVE DECISION

Monday, 18 January 2010

Decision No: (CAB 09/10 1933)

DECISION-MAKER:	CABINET
PORTFOLIO AREA:	Cabinet Member for Housing and Local Services
SUBJECT:	Disposal of Land for an Affordable Housing Scheme in Derby Road
AUTHOR:	Sherree Stanley

THE DECISION

- (i) To agree to dispose of the site at Rope Walk, Derby Rd to a partner housing association to facilitate an affordable housing scheme and retention of the community garden.
- (ii) To determine that the disposal will contribute to the improvement of social well-being of residents.
- (iii) In the event that further grant is not available from the Homes and Communities Agency, to approve
 - The addition of a scheme to the Housing General Fund Capital Programme in the sum of £160,000 to provide grant aid to assist a partner Registered Social Landlord (RSL) to develop this site;
 - The equivalent reduction in the uncommitted provision within the Housing General Fund Capital Programme for the provision of grant aid to RSL's for new social housing developments; and
 - For the purpose of Finance Procedure Rules, capital spending of up to £160,000 on this scheme.
- (iv) Delegate authority to the Executive Director of Neighbourhoods following consultation with the Cabinet Member for Housing and Local Services, Solicitor to the Council, Head of Finance and Head of Property and Procurement to agree detailed terms of the disposal.
- (v) Delegate authority to the Executive Director of Neighbourhoods following consultation with the Cabinet Member for housing and Local Services, Solicitor to the Council, Head of finance and Head of Property and Procurement to agree the future management arrangements for the Community Garden.

REASONS FOR THE DECISION

1. The Council’s Housing Strategy 2007-2011 sets as a key priority ‘Developing Balanced & Sustainable Communities’ including the provision of 2,000 new affordable homes. This priority reflects the high levels of housing need in the City confirmed by the Housing Needs & Housing Market Survey 2006, which identifies a shortfall of 1,391 affordable housing units each year in the city. There are currently over 14,000 households on the Council’s housing register.
2. The recommendation would facilitate the freeing up existing family sized affordable homes by providing new smaller homes on the site suitable for existing tenants wishing to transfer from larger homes.

DETAILS OF ANY ALTERNATIVE OPTIONS

Sell the site in the open market: Whilst this option would generate a 100% usable capital receipt from the sale of the site, this option would not contribute to the provision of new affordable housing in the City to help meet the need for 1,391 new units of affordable housing per year identified in the Housing Needs Survey. This also might lead to development unsympathetic with the garden site at the rear of the property, It is not recommended that this option is pursued.

OTHER RELEVANT MATTERS CONCERNING THE DECISION

None.

CONFLICTS OF INTEREST

None.

CONFIRMED AS A TRUE RECORD

We certify that the decision this document records was made in accordance with the Local Authorities (Executive Arrangements) (Access to Information) (England) Regulations 2000 and is a true and accurate record of that decision.

Date: 18th January 2010

Decision Maker:
The Cabinet

Proper Officer:
Judy Cordell

SCRUTINY

Note: This decision will come in to force at the expiry of 5 working days from the date of publication subject to any review under the Council's Scrutiny "Call-In" provisions.

Call-In Period expires on

Date of Call-in (*if applicable*) (*this suspends implementation*)

Call-in Procedure completed (*if applicable*)

Call-in heard by (*if applicable*)

Results of Call-in (*if applicable*)