

EXECUTIVE DECISION RECORD SHEET

Name of decision maker:	Cllr Nicholas Tiley
Portfolio:	Finance and Resources
Date of Portfolio Holder Decision:	7 August 2009
Title of Decision:	Redevelopment of Nunfield Garage Courtyard, Chipperfield
Decision made and reasons:	<p>To grant Hightown Praetorian and Churches Housing Association control of the Garage Courtyard for the purpose of carrying out the affordable housing development, subject to planning consent being granted.</p>
Reports considered:	<p>Background report attached.</p>
Officers/Councillors/Ward Councillors/Stakeholders Consulted:	<p>Portfolio Holder for Housing Corporate Assets Group Chipperfield Ward Councillors Hightown Praetorian and Churches Housing Association</p>
Monitoring Officer/ Chief Financial Officers Comments:	<p>Monitoring Officer: No further comments to add</p> <p>Deputy S.151 Officer: There may be a revenue budget impact of around £5,500 which should be identified from future budget monitoring. The balance sheet criteria should be closely monitored to ensure fixed assets are accurately recorded to reflect this transaction.</p>
Implications:	<p>The redevelopment of this site will provide much needed affordable housing in the village of Chipperfield and reduce anti social behaviour linked to the site.</p> <p>Risk:</p> <p>Failure to achieve planning permission could further delay the delivery of the project and put additional pressure on staff resources.</p> <p>Value for Money:</p> <p>In return for forgoing the opportunity of realising a potential income of approximately £5500 (over the ten-month construction period) the Council will obtain 15 new garages. The cost of constructing the garages, anticipated to be in the region of £230,000, will be borne by HPCHA.</p> <p>The potential income assumes all of the garages are occupied, two of the garages are currently void. A four per cent increase is anticipated from the 1 April 2009.</p>

EXECUTIVE DECISION RECORD SHEET

In respect of the proposed social rented housing units the Council will receive 100% nomination rights in perpetuity.

Portfolio Holders Signature:

Date:

Details of any interests declared and any dispensations given by the Standards Committee:

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Date Decision Record Sheet received from portfolio holder: 6/8/9

Date Decision Published: 7 August 2009 Decision No: 039

Date of Expiry of Call-In Period: 14 August 2009

Date any Call-In received or decision implemented:

BACKGROUND REPORT

1. In November 2007 the Portfolio Holder for Housing agreed to transfer a piece of vacant land at the rear of Nunfield Garage Courtyard to Hightown Praetorian and Churches Housing Association to enable the provision of seven new affordable dwellings. (Portfolio Holder Decision - PH/062/07).
2. During the course of pre-application discussions, Planning Officers recommended that the existing Garage Courtyard be incorporated into the scheme to make more efficient use of the land and achieve good design.
3. Following these discussions two Planning Applications were submitted, one with access from Kings Close, the other served by vehicular access off Nunfield. Both proposals would provide eight affordable dwellings and would also involve the demolition of the existing Garage Courtyard and the construction of 15 replacement garages.
4. In August 2008 Development Control Committee refused both Planning Applications. HPCHA are now intending to appeal both refusals.
5. If Planning Permission is granted by the Inspector and the development proceeds, HPCHA will require control of the Garage Courtyard for the purpose of carrying out the development in accordance with the approved plans. Once the development has been completed ownership of the 15 new garages is to be retained by the Council.
6. The remainder of the site will be transferred to HPCHA at nil cost in accordance with the previous Portfolio Holder Decision. The exact division of the site will be dependent upon which scheme proceeds.
7. Of the 17 garages on the site, 15 are currently occupied, these tenancies will need to be terminated for the duration of the build (anticipated to be ten months).

EXECUTIVE DECISION RECORD SHEET

8. The cost of constructing the 15 new garages, anticipated to be in the region of £230,000, will be borne by HPCHA.