

<b>Name of decision maker:</b>	<b>Cllr Margaret Griffiths</b>
<b>Portfolio:</b>	<b>Housing</b>
<b>Date of Portfolio Holder Decision:</b>	<b>17 October 2007</b>
<b>Title of Decision:</b>	<b>Redevelopment of land rear of 36-42 Tring Road, Wilstone</b>
<b>Decision made and reasons:</b>	<p>To invite tenders for the redevelopment of the land rear of 36-42 Tring Road, Wilstone against the agreed Design Brief from:</p> <ul style="list-style-type: none"> <li>▪ Affinity Sutton</li> <li>▪ Aldwyck Housing Association</li> <li>▪ Hightown Praetorian and Churches Housing Association</li> <li>▪ The Rural Housing Trust</li> </ul> <p>This will enable the Council to consider a range of options for the redevelopment of the site and to select the one which is best suited to meeting the Council's requirements.</p>
<b>Reports considered:</b>	Background report attached.
<b>Officers/Councillors/Ward Councillors/Stakeholders Consulted:</b>	Head of Housing and Community Services Affordable Housing Working Group Tring Rural Parish Council
<b>Monitoring Officer/ Chief Financial Officers Comments:</b>	Monitoring Officer: No Comments to add to the report. S.151 Officer: Nothing to add to report.
<b>Implications:</b>	In view of the findings of the Housing Needs Survey a development brief has been prepared which will provide for a mixture of general needs social rented housing on the site. The decision to invite Registered Social Landlords and the Rural Housing Trust to bid against the development brief will provide the Council with a choice of redevelopment options for the site.
<b>Risk:</b>	Identified risks include no bids being returned or poor quality bids being submitted, which could delay the project if there is the need to begin the bidding process again and put additional strain on staff resources.
<b>Value for Money:</b>	There are no immediate cost implications as a result of this report.

**Options Considered and reasons for rejection:**

The Council could continue to lease the land or the site could be sold on the open market and provide the Council with a Capital Receipt. This has been rejected for the following reasons:

- Opportunities to develop affordable housing in Wilstone are extremely rare due to the scarcity of suitable sites.
- The Housing Needs Survey identified twenty households within the village looking for, or considering themselves to need subsidised affordable housing.

**Portfolio Holders Signature:**

**Date:**

**Details of any interests declared and any dispensations given by the Standards Committee:****For Member Support Officer use only**

Date Decision Record Sheet received from portfolio holder: 17 October 2007

Date Decision Published: 17 October 2007 Decision No: PH/057/07

Date of Expiry of Call-In Period: 24 October 2007 (5.00 pm)

Date any Call-In received or decision implemented:

**BACKGROUND REPORT**

1. The Council owns a small piece of land at the rear of 36-42 Tring Road, Wilstone, which is currently let on a six month licence for garden purposes.
2. In 2006 the Tring Rural Parish Council, in partnership with the Rural Housing Trust and with the support of the Council, undertook a Housing Needs Survey of the Parish. Councillors felt that there was unmet or hidden housing need in the village. They wanted to quantify its extent and to identify what type and size of housing was needed, which the private market would not necessarily provide.
3. The Survey was completed in April 2006 and identified twenty households who reported that they could not satisfy their housing needs in the open market. Based on the findings, the report concluded that a local needs housing scheme of six to eight properties would go some way towards meeting this need.
4. In view of the findings of the Housing Needs Survey it is considered appropriate to commence the process of selecting a partner for the redevelopment of the site. A design brief has been prepared, in conjunction with the Parish Council, which will ensure proposals make good use of the land, are in keeping with the village environment and provide a mix of general needs social rented housing.

5. It is proposed that development options should be invited from three Registered Social Landlords who the Council has recently worked with and who have a good record of delivering affordable housing in the Borough. The Rural Housing Trust, a registered charity and the leading non profit making developer of affordable housing for local people in small villages in England, will also be invited to tender having undertaken the Housing Needs Survey for the village. The selection of more than four potential partners is not considered appropriate as it would generate unnecessary competition.
6. Once returned, bids will be assessed and a report prepared for the Portfolio Holder to consider. The Parish Council will be invited to nominate one or two Members to participate in the selection process.
7. It is intended that the land will be transferred to the selected partner free of charge, in exchange for 100% nomination rights to all the dwellings in perpetuity. The dwellings will be allocated using the cascade approach set out in the Supplementary Planning Document, Eligibility Criteria for the Occupation of Affordable Housing. Priority will be given to those persons already resident within the local area or those with a significant local connection.