

CABINET (HOUSING) COMMITTEE

11 October 2016

Attendance:

Councillors:

Horrill (Chairman) (P)

Miller (P)

Weston (P)

Other invited Councillors:

Berry (P)

McLean (P)

Burns

Scott

Izard (P)

Tait (P)

TACT representatives:

Mr D Chafe (P)

Mr D Light (P)

Others in attendance who did not address the Committee:

Councillor Bell

Mrs M Gill (TACT)

1. **MINUTES**

RESOLVED:

That the minutes of the previous meeting of the Committee held on 29 June 2016, less exempt minute, be approved and adopted.

2. **PUBLIC PARTICIPATION**

There were no questions asked or statements made.

3. **DISPOSAL OF LAND AT COLES MEDE, OTTERBOURNE**
(Report CAB2841(HSG) refers)

The Head of New Homes Delivery introduced the proposals for the land, as set out in the Report. He also distributed colour layout plans of the development proposals from Footstep Living Limited (the proposed developer). The proposals had been discussed with parish councils and Ward Councillors who had been generally supportive and the proposed designs had been amended to reflect concerns raised. As explained in Paragraph 2.5 of the Report, a Village Green Application (VGA) had been made by a local resident following the public consultation event in June 2015. The Report

proposed that should the disposal of land be agreed to the developer, they would submit a planning application at their own cost (not dependant on whether or not the VGA was successful).

The Chairman emphasised that the proposals offered a new model of providing additional affordable housing and that if for any reason the developer ran into difficulties, the land would be returned to the Council.

During discussion, some Members expressed concern that the proposed development would not meet the requirements for housing for those on lower income. The Head of New Homes Delivery acknowledged this point but emphasised the scheme was only one element of the Council's overall proposals. It was intended to offer the possibility of shared ownership for those with a household income of approximately £50,000 per annum who currently would only be able to access the privately rented market. The proposed homes would have a smaller footprint than would be developed if the Council were undertaking the development itself, enabling the developer to increase the number of units on the site and reducing costs. The Head of New Homes Delivery confirmed that Footsteps had researched the availability of mortgages for such shared ownership properties and concluded that there would be lenders prepared to offer mortgages on this small scale. One Member emphasised that the level of deposit required would also impact on the overall affordability of the properties.

The Committee noted that, if successful, similar projects could be used in the future to provide an element of the affordable housing need. One Member commented that it might be particularly suitable of other small sites currently in the Council's ownership where it might be difficult for a Council-own scheme to be viable.

In response to questions about the estimated value of the land to be sold (as set out in Paragraph 5.1 of the Report), the Head of New Homes Delivery advised that the value might be reduced depending on costs involved in investigating the land itself. Some concern was expressed that the land should not be sold at too low a value and it was agreed Recommendation 1(i) of the Report be amended to include the Assistant Director (Chief Housing Officer) and Portfolio Holder for Housing Services in the consultation.

Mr Chafe stated that TACT welcomed the proposal to build six low cost shared ownership homes and hoped that planning permission would be approved. TACT also noted the loss of five existing garages and approximately 600 sq.m. of part of the existing open space. TACT hoped that the Council would obtain a fair value for land sold and that all costs involved in selling the land were covered.

The Committee agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That the disposal of the land at Coles Mede, Otterbourne, as shown outlined on the plan attached as Appendix 1 to the Report, to

Footstep Living Limited or another company within the same group, be approved, subject to:

- (i) suitable terms and conditions, including final valuation of the land, to be agreed by the Assistant Director (Estates and Regeneration) in consultation with the Assistant Director (Chief Housing Officer) and Portfolio Holder for Housing Services, having regard to the proposed Heads of Terms set out in paragraph 3 of the report;
- (ii) the obtaining of any necessary special consent from the Secretary of State under S25 of the Local Government Act 1988, S32 of the Housing Act 1985 and S123 of the Local Government Act 1972.

2. That the Assistant Director (Chief Housing Officer) be authorised to take the appropriate action to terminate any tenancies of garages affected by the scheme.

3. That the Assistant Director (Estates and Regeneration) be authorised to negotiate and agree terms for easements, wayleaves and related agreements with utility suppliers, telecom/media providers and neighbours in order to facilitate the development.

4. **AUTHORISATION TO PROGRESS AFFORDABLE HOUSING SCHEME: MAYLES LANE, KNOWLE**
(Report CAB2851(HSG) refers)

The Head of New Homes Delivery explained the background to the current proposals, as outlined in the Report. Consultation with local residents had been carried out in September 2016 and the proposals had been amended in response to some comments made regarding design and access.

The Head of New Homes Delivery advised that it was estimated that the scheme should be viable depending on results of the tenders for the build contract. However, should this not be the case, there was the potential for some units to be shared ownership, subject to Members agreeing this approach. In response to questions, he stated that he did not consider the site would be suitable for development through a partner scheme such as that discussed in the above item, partly because outline planning consent already existed which constrained the design opportunities.

In response to queries, the Head of Housing Finance advised that the following rental figures could be assumed (all figures approximate per week inclusive of services charges):

- One-bedroom - £104.00
- Two-bedroom - £138.50
- Three-bedroom - £167.00 - £172.00

Mr Chafe stated that TACT welcomed the proposals and particularly that more affordable housing would be provided for the southern parishes of the District.

The Committee agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That the Assistant Director (Chief Housing Officer) be authorised to prepare and submit planning applications to construct thirteen new Council houses on three sites as set out in the report.

2. That the Assistant Director (Chief Housing Officer) be authorised to amend the proposals, if necessary, to prepare the schemes for planning application submission.

3. That the Assistant Director (Chief Housing Officer) be authorised to take all necessary actions to comply with any planning requirements that may arise following the submission of the planning applications.

4. That the Assistant Director (Chief Housing Officer), in conjunction with the Assistant Director (Estates and Regeneration), be authorised to proceed to tendering a build contract for the scheme through the South East Business Portal.

5. That a further report be brought back to Cabinet (Housing) Committee to approve the letting of the build contract for the scheme, and also approve release of the capital required under Financial Procedure Rule 6.4.

6. That the Assistant Director (Estates and Regeneration) be authorised to negotiate and agree terms for easements, wayleaves and related agreements with utility suppliers, telecom/media providers and neighbours in order to facilitate the development.

5. **AUTHORISATION FOR FINAL APPROVAL TO CONSTRUCT HOUSING SCHEME MITFORD ROAD, ALRESFORD (LESS EXEMPT APPENDICES)**
(Report CAB2842(HSG) refers)

The Head of New Homes Delivery advised that the current estimated scheme cost was approximately £28,000 over the budget approved which meant that the scheme was marginally unviable, based on the Council's current agreed test for viability. However, the Committee were being asked whether to agree to two units being offered under shared ownership which would enable the scheme to be viable.

Whilst supporting the proposals, one Member queried whether developing on such a small scale offered the best use of Council resources in terms of both expenditure and officer time. The Assistant Director (Chief Housing Officer) emphasised that the current condition of the site would have required expenditure on repairs and improvements in any case. The Head of New

Homes Delivery added that the site had been suggested by local Ward Members.

Mr Chafe stated that TACT supported the proposals.

The Committee moved into exempt session (see relevant Minute below) to consider the contents of the exempt appendices to the Report before returning to open session to agree the resolutions outlined below.

The Committee agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That the Assistant Director (Chief Housing Officer) be authorised to enter into a design and build contract to construct 9 new homes at Mitford Rd, Alresford as set out in Exempt Appendix 1 to the Report.

2. That in accordance with Financial Procedure Rule 6.4, capital expenditure as set out in Exempt Appendix 1 be approved.

3. That the Assistant Director (Estates & Regeneration) be authorised to negotiate and agree terms for easements, wayleaves and related agreements with utility suppliers, telecom/media providers and neighbours in order to facilitate the development.

4. That the use of a shared ownership option be approved, as set out in paragraph 3.3 of Exempt Appendix 1.

6. **AUTHORISATION FOR FINAL APPROVAL TO CONSTRUCT HOUSING SCHEME BAILEY CLOSE, STANMORE (LESS EXEMPT APPENDICES)**
(Report CAB2843(HSG) refers)

The Head of New Homes Delivery advised that the tender process for this scheme had not generated much interest and the scheme costs were significantly over budget, for the reasons set out in the Exempt Appendices to the Report. The possibility of shared ownership had been considered but it had been concluded this would not significantly affect the overall viability. However, there remained strong economic and social reasons why the scheme should be progressed.

In summary, Mr Chafe stated that TACT welcomed the scheme and the improvements it would bring to an old garage area.

In response to questions, the Head of New Homes Delivery advised that the five flats proposed would be 50 sq.m each in area which accorded with national prescribed standards. Members noted it was a comparatively expensive scheme but also had regard to the requirement for improvements to the current garage area and the demand for such properties in the area.

The Committee moved into exempt session (see relevant Minute below) to consider the contents of the exempt appendices to the Report before returning to open session to agree the resolutions outlined below.

The Committee agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

1. That the Assistant Director (Chief Housing Officer) be authorised to enter into a design and build contract to construct 5 new flats at Bailey Close, Stanmore, Winchester as set out in Exempt Appendix 1 to the Report.
2. That in accordance with Financial Procedure Rule 6.4, capital expenditure as set out in Exempt Appendix 1 be approved.
3. That the Assistant Director (Estate & Regeneration) be authorised to negotiate and agree terms for easements, wayleaves and related agreements with utility suppliers, telecom/media providers and neighbours in order to facilitate the development.

7. **SECTION 15A COMMONS ACT 2006 TOWN OR VILLAGE GREENS DEPOSIT OF STATEMENT BY OWNER**
(Report CAB2840(HSG) refers)

The Head of New Homes Delivery advised that the Report differed to the previous Report on this subject (CAB2816(HSG)) in that it increased the number of Councillors and Officers involved in the consultation with the Assistant Director (Estates and Regeneration) to include the following: Assistant Director (Chief Housing Officer); Head of Landscape and Open Space; Ward Members and the Portfolio Holder for Housing.

In summary, Mr Chafe stated that TACT believed that the Council should seek ways in which to make the best use of any land that it owned for the benefit of all, not just a few, and were in support of the Report's recommendations.

The Committee agreed to the following for the reasons set out above and outlined in the Report.

RECOMMENDED (TO CABINET):

1. **That the Assistant Director (Estates and Regeneration), in consultation with the Assistant Director (Chief Housing Officer), Head of Landscape and Open Space, Members for the ward where the land is located, the Portfolio Holder for Housing and the Portfolio Holder for Economy and Estates, be authorised to complete and deposit statements under section 15A Commons Act 2006 with the Commons Registration Authority in respect of land within Winchester City Council's ownership.**

2. That the delegated authority approved following consideration of report CAB2816(HSG) be rescinded accordingly.

8. **EXEMPT BUSINESS**

RESOLVED:

1. That in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

2. That the public be excluded from the meeting during the consideration of the following items of business because it is likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100I and Schedule 12A to the Local Government Act 1972.

<u>Minute Number</u>	<u>Item</u>	<u>Description of Exempt Information</u>
##	Housing Scheme Mitford Road, Alresford – Exempt Appendix) Information relating to the) financial or business affairs of) any particular person (including) the authority holding that
##	Housing Scheme – Bailey Close, Stanmore – Exempt Appendix) information). (Para 3 Schedule) 12A refers))

9. **AUTHORISATION FOR FINAL APPROVAL TO CONSTRUCT HOUSING SCHEME MITFORD ROAD, ALRESFORD (EXEMPT APPENDICES)**
(Report CAB2842(HSG) refers)

The Committee considered the detail of the finances for the proposals as contained within the exempt appendices to the Report (detail in exempt minute).

10. **AUTHORISATION FOR FINAL APPROVAL TO CONSTRUCT HOUSING SCHEME BAILEY CLOSE, STANMORE (EXEMPT APPENDICES)**
(Report CAB2843(HSG) refers)

The Committee considered the detail of the finances for the proposals as contained within the exempt appendices to the Report (detail in exempt minute).

The meeting commenced at 4.00pm and concluded at 5.40pm.