

DECISION TAKER: CABINET MEMBER FOR HOUSING & ASSET MNGEMENT –  
CLLR KELSIE LEARNEY

TITLE: New Homes Scheme - Outline Business Case, Southbrook Cottages

7 DECEMBER 2020

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WARD(S): WONSTON AND MICHELDEVER

**DECISION:**

1. That the construction of 6 properties at Southbrook Cottages and preparation and submission of a planning application to the City Council, be approved.
2. That the Corporate Head of Housing be authorised to prepare and submit a planning application to the city council for the construction of 6 properties at Southbrook Cottages.
3. That the Corporate Head of Housing be authorised to take all of the necessary actions to implement the planning permission in accordance with the approved conditions.
4. That the Corporate Head of Housing be authorised to tender the construction of 6 properties at Southbrook Cottages using a single stage traditional contract.
5. That the Corporate Head of Asset Management be authorised to negotiate and agree terms for easements, wayleaves and related agreements with utility providers, telecom/media suppliers, Highways Authority and neighbours in order to facilitate the development.
6. That expenditure of pre-construction costs of up to £75,000 in accordance with Financial Procedure Rule 7.4 financed by Housing Revenue Account Contributions to Capital be authorised and that this work proceeds at a financial risk to the Council.
7. That a Final Business Case report be brought to Members after tenders are evaluated to agree whether to proceed with scheme and to award and enter into a construction contract with the preferred bidder.

**REASONS FOR THE DECISION**

The report seeks approval of the outline business case to construct 6 dwellings at Southbrook Cottages, Micheldever including the submission of a planning application and obtaining Tenders to construct the scheme.

**OTHER OPTIONS CONSIDERED AND REJECTED**

The scheme could have been developed to meet the normal standards of new council schemes (which are an uplift on general Building Standard requirements), however to address the climate emergency it was agreed to develop this as a pilot Passivhaus project to determine the effectiveness, viability and most importantly liveability of building to this standard.

**DECLARATION OF INTEREST**

None

**DISPENSATION GRANTED BY CHIEF EXECUTIVE:**

Not applicable

**APPROVED BY:**

Councillor Kelsie Learney

**DATE:**

7 December 2020

**Councillor Kelsie Learney – Cabinet Member for Housing & Asset Management**