

## Council 10 December 2018

Item 15 refers

Recommendation (2) from the Executive meeting of 13<sup>th</sup> November 2018

### LAND AT DE VERDON ROAD, LUTTERWORTH: FUTURE OPTIONS: EXEMPT

The Executive considered a report on land at De Verdon Road, Lutterworth.

#### RESOLVED:

- (i) That the land be formally declared surplus to requirements and that the land shown in Appendix A of the officer's report, edged red, is no longer required for the purpose of which it was originally held under Housing powers and approves the appropriation of the land for planning purposes under s. 122 of the Local Government Act 1972.
- (ii) That the Council will progress delivery option 2a as set out in the officer's report and that the Outline Business Case be approved.
- (iii) That authority be delegated to the Joint Chief Executive (BJ) in consultation with the Head of Legal and Democratic Services, s. 151 Officer and the Portfolio Holder Finance & Assets, to implement the recommendation outlined above and allow a Final Business Case to be finalised, including, but not restricted to:
  - Complete the contractual arrangements under the SCAPE national framework with the contractor in the appropriate project value band to allow design development and submission of a full planning application;
  - Submit a Planning Application for the development;
  - Finalise and complete a s.106 Agreement;
  - Appoint a suitable residential estate agent;
  - Ensure any VAT implications are resolved
- (iv) That paragraph 4.13.7 of the officer's report be noted regarding a future separate report to be submitted for consideration.
- (v) That subject to the approval of the recommendations to Council below and resolution (iv) above, to delegate authority to the Joint Chief Executive (BJ) in consultation with the Head of Legal and Democratic Services, s. 151 Officer and the Portfolio Holder Finance & Assets and subject to the Final Business Case being within the agreed funding, as set out in recommendation (iii) above, to implement the project outlined, including, but not restricted to:
  - Complete the contractual arrangements under the SCAPE national framework to appoint the contractor in the appropriate project value band for a design and build construction contract for the Project including the pricing option under the NEC contract.
  - Complete an application to the Help to Buy Scheme for this project, if the scheme remains available;
  - To agree the appropriate funding arrangements for the project.

## RECOMMENDED TO COUNCIL

- (i) That the capital programme is revised in line with the Outline Business Case, as set out below:

Expenditure	£000	Capital Receipts	£000
	11,050		15,920

- (ii) That, subject to the approval of recommendation (i) above, Council be recommended to delegate authority to the Joint Chief Executive (BJ) in consultation with the Head of Legal and Democratic Services to take any necessary actions to complete the sales of the residential houses at the figure outlined in the Final Business Case or Market Value at the point of sale.

### Summary of Reasons

1. To satisfy Corporate Delivery Plan 2018/19 Critical Outcome 3: Quality Homes for all, KA.03.01 Achieve delivery of an appropriate mix and type of housing that meets local need throughout the District, across all tenures.
2. To seek to deliver the right homes for first time buyers and improved quality affordable homes in conjunction with an agreed Register Provider.
3. In addition to the primary objective in 3.1 and 3.2 above, to satisfy Corporate Delivery Plan 2018/19 Critical Outcome 10: Deliver Financial Sustainability for the future, KA 10.01 To develop business cases to deliver cost savings and income generation proposals (including capital investment options).
4. To seek to realise the maximum benefits from the Council's assets.

**The report to the Executive meeting on 13<sup>th</sup> November is attached.**