



BRECKLAND COUNCIL

DELEGATED DECISION RECORD

This records a key or other decision taken by an Executive Member or the Cabinet in accordance with the Council's scheme of Delegations (as set out in Section D of Part 3 of the Council's Constitution).

Unless the Leader and the Chairman of the Overview and Scrutiny Commission certify that the matter is so urgent that the normal five-day scrutiny delay on action should not apply, then this decision will come into force and may then be implemented on the expiry of five working days after the publication of the decision, unless called in under the call-in procedures as set out in Section D of Part 3 of the Council's Constitution.

Portfolio/Cabinet	Cabinet
Report Title (& Reference No.)	Land at Denny's Walk, Narborough
Summary Background	To enable the redevelopment of housing, resulting in the regeneration of an area of Narborough through the creation of up to 31 new affordable new homes and 2 replacement homes for market sale via lifting restrictive covenants on land previously owned by the Council.
Author/Contact Officer	Kirsty Mallett (kirsty.mallett@breckland.gov.uk)
Ward(s) Affected	Nar Valley
Urgent?	No
Key Decision?	No
In Key Decision Plan?	No
Date Decision Taken	Tuesday, 1 December 2015
Date Published	Wednesday, 2 December 2015
Call-In Expiry	Wednesday, 9 December 2015
Exempt Information?	No
Decision (Action Agreed)	That Cabinet approve the release of the relevant Restrictive Covenants contained in the Conveyances for 8 and 12 Denny's Way, Narborough, for £1 and impose new covenants requiring the land be used for affordable housing. In taking this option the Council foregoes £26,000 in exchange for the wider regeneration and housing supply benefits that are created in that area.

<p>Reasons(s)</p>	<p>The following reasons support Option 1:</p> <ul style="list-style-type: none"> • Enable the provision of 33 new homes, 31 of which are much needed affordable housing units. Flagship has confirmed that 4 of the affordable homes will be direct lets to Flagship customers already living in existing properties that are to be redeveloped and the remaining 27 affordable homes will be allocated through people on the Breckland Council housing waiting list. Flagship has confirmed that they are unable to pay anything more than £1 to release the covenants, due to the nature of the Homes and Communities grant funding regime for new affordable housing. • This will allow the re-development of an area in Narborough (subject to planning permission) and makes better use of sites. • Provision of energy efficient housing. • Enables development of two new private residential units. • There are currently approximately ,3 3000 households across the entire waiting list for Breckland with approximately 550 households in the priority bands of Gold and Silver (being those in most need of re-housing). Apprximately 2400 of those households have expressed a wish to reside in Narborough. • An increase in Council Tax revenue and potential New Homes Bonus to support further development of this nature.
<p>Options</p>	<p>1: Release the relevant Restrictive Covenants contained in the Conveyances for 8 and 12 Denny's Way, Narborough for £1 and impose new covenants requiring the land be used for affordable housing. In taking this option the Council foregoes £26,000 in exchange for the wider regeneration and housing supply benefits that are created in that area.</p> <p>2: Release the relevant restrictive covenants for £26,000. This option would significantly limit the willingness of the Homes and Communities Agency to directly invest new grant funding into the scheme, and therefore call into question both the financial viability and local authority support for the scheme</p> <p>3: Do nothing.</p>
<p>Further Information</p>	<p>Land at Denny's Walk, Narborough Enc. 1 for Land at Denny s Walk, Narborough Enc. 2 for Land at Denny's Walk, Narborough</p>

Enc. 3 for Land at Denny's Walk, Narborough
Enc. 4 for Land at Denny's Walk, Narborough