



BRECKLAND COUNCIL

DELEGATED DECISION RECORD

This records a key or other decision taken by an Executive Member, the Cabinet or Cabinet Sub-Committee 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.)	Delivery of affordable housing on Council owned land at Snetterton North End
Summary Background	To consider a proposal to dispose of land at Snetterton North End for the provision of 10 units of affordable housing to meet housing need.
Author/Contact Officer	Darryl Smith (Principal Housing Officer)
Ward(s) Affected	East Guiltcross
Urgent?	No
Key Decision?	Yes Expenditure or Savings Exceeding 25% of the Budget Sum Approved for a Particular Service or Function
In Forward Plan?	Yes
Date Decision Taken	Tuesday, 20 November 2012
Date Published	Thursday, 22 November 2012
Call-In Expiry	Thursday, 29 November 2012
Exempt Information?	Financial Appraisal docs
Decision (Action Agreed)	That the disposal of land at a cost of £90,000.00 to Wellington Construction Ltd for the delivery of 10 units of affordable housing be approved.
Reasons(s)	<ul style="list-style-type: none"> • Approving the disposal of the site at a value less than the District Valuers report would in effect be equivalent to the Council providing a subsidy to the

	<p>delivery of affordable housing. It would be usual for the Council or the Homes and Communities agency to subsidise a development outside the development boundary through the capital programme or other grant funding.</p> <ul style="list-style-type: none"> • Further Exploration with Wellington Construction Ltd has led to agreement from them to share any costs not used which can be accounted back to the land value. They would test the market again to see if any Housing Association would pay more for the units of housing but highlighted the risk that Saffron Housing Association may decide to fill their programme with other schemes if there are further delays to commitment to the project. • The land which is not sold if retained by the Council could be developed at a later date which in turn could realise a further capital receipt. • 10 units of housing will be delivered to meet local housing need.
<p>Options</p>	<p>Option 1 - Dispose of the whole site at the District Valuers assessment of £155,000.</p> <p>Option 2 - Offer the site for tender to try and obtain maximum value for the site</p> <p>Option 3 - Retain ownership of the site and until such time the land is either included within the development boundary or land values improve.</p> <p>Option 4 - Approve the disposal of the whole site at a value less than the District Valuers assessment to bring forward the units of affordable housing and open space as per the proposal.</p> <p>Option 5 - Approve the disposal of the area of land, Wellington Construction Ltd to require the units of housing at a sum of £90,000 and Breckland Council retain the area of land not required for open space.</p>
<p>Further Information</p>	<p>Cabinet - Snetterton North End Appendix 1 Site Layout B Nov Snetterton North End Appendix 2 Financial appraisal (confidential) Appendix 3 D B report</p>