



## **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.

<b>Portfolio/Cabinet</b>	Cabinet
<b>Report Title (&amp; Reference No.)</b>	Land at Oaks Close, Swaffham
<b>Summary Background</b>	Members are requested to consider whether restrictive covenants should be lifted, rights of way and rights of access released and highway land within Breckland Council's ownership be transferred at, or below the District Valuer's recommendation of £100,000.
<b>Author/Contact Officer</b>	Kirsty Mallett (Land Management Officer)
<b>Ward(s) Affected</b>	Swaffham
<b>Urgent?</b>	No
<b>Key Decision?</b>	No
<b>In Forward Plan?</b>	No
<b>Date Decision Taken</b>	Tuesday, 24 March 2015
<b>Date Published</b>	Thursday, 25 March 2015
<b>Call-In Expiry</b>	Thursday, 2 April 2015
<b>Exempt Information?</b>	No
<b>Decision (Action Agreed)</b>	That the relevant restrictive covenants, rights of way and rights of access be released and the land within Breckland Council's ownership be transferred to Flagship Housing for the provision of <u>at least</u> 6 new affordable housing units and the sum of £35,000 be obtained as per Flagship Housing's proposal.
<b>Reasons(s)</b>	The following reasons support <b>Option 1</b> :

	<ul style="list-style-type: none"> <li>• Enable the provision of 6 much needed affordable housing units. Flagship has confirmed that 100% of these units will at first be let to people on the Breckland Council housing waiting list. Flagship has confirmed that they are unable to pay anything more than £35,000, else the scheme is unviable.</li> <li>• This will allow the re-development of a redundant, derelict garage block (subject to planning permission) and makes better use of sites that are presently prone to anti-social behaviour.</li> <li>• Provision of energy efficient housing.</li> <li>• Enables development of one new private residential unit.</li> <li>• There are currently approximately 2,500 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).</li> <li>• Flagship has indicated that they have previously found it uneconomical to proceed to development in the Breckland area as it was unviable to do so. As a result Flagship has been developing out of the area which is not assisting the Breckland waiting list.</li> <li>• An increase in Council Tax revenue and potential New Homes Bonus to support further development of this nature.</li> </ul>
<p><b>Options</b></p>	<p><u>Option 1</u></p> <p>Release the relevant restrictive covenants, rights of way and rights of access and the transfer of land within Breckland Council's ownership to Flagship Housing for the provision of 6 new affordable housing units and obtain £35,000 as per Flagship Housing's proposal. In taking this option the Council foregoes £60,000 in exchange for the wider regeneration and housing supply benefits that are created in that area.</p> <p><u>Option 2</u></p> <p>Release the relevant restrictive covenants, rights of way and rights of access and the transfer of land within Breckland Council's ownership to Flagship Housing for the provision of 6 new affordable housing units for £95,000.</p> <p><u>Option 3</u></p> <p>To release the restrictive covenant for the rights of way and</p>

	<p>rights of access to facilitate the access to No. 8 Oaks Drive only for the sum of £35,000 and defer the request for the re-development of the garages to a later date once Flagship have secured planning permission.</p> <p><u>Option 4</u></p> <p>Do nothing.</p>
<b>Further Information</b>	<p>Land at Oaks Close Swaffham Cabinet Report RB ProFormaB 15-02-09 land at oaks close swaffham Flagship's Site Plan</p>