

GREAT YARMOUTH BOROUGH COUNCIL

NOTICE OF CALL-IN

Report Number:___ COM 3 _____

Subject: Development of Council owned land off Salisbury Road

Date of Consultation: 16 October 2013 _____

The following three Members of Council give notice that the above proposed decision(s) should be referred to the Scrutiny Committee for consideration.

Signed:(1) Councillor Barry Stone (Scrutiny Committee Chairman)

(2)

Councillor Jim Shrimplin

(3)

Councillor Mary Coleman



Date: _____

The reason (s) for this Call-in is/are as follows:-

No feasibility study has been carried out as to whether this is a cost effective way to develop this land. Has the option of a leasehold rather than a gift of the freehold been investigated and if so what was the outcome of that investigation? Could we as a Council benefit from future income if we keep the freehold?

Has the possibility of the NIF building the development and then selling the houses to an Association been investigated?

NOTES:

- (1) This notice must be signed by either the Chairman or any three Members of the Council (excluding Cabinet Members).
 - (2) Members should be aware that, as part of the call-in procedure and to avoid any unnecessary call-ins, a valid reason(s) will need to be given at the Scrutiny Committee for that call-in and, therefore, it is advisable for Members to contact the relevant officer to satisfy any minor queries or to discuss the proposed reason for the call-in prior to the formal submission of this form.
 - (3) Members should note that in order to make this call-in valid the reasons for the call-in MUST be specified in writing above.
- (NB) Members should note that, in accordance with Article 6, paragraph 6.5.3 of the Constitution, if the Head of Central Services is of the opinion that the call-in process is being abused, he may refuse to deal further with the call-in.

Subject:

Proposal for the development of Council owned land at Salisbury Road, Great Yarmouth.

Is this decision for:

Cabinet	Yes	Is it a Key Decision?	No
Single Member	No	Is it a Key Decision?	No
		Portfolio Holder:	Councillor Penny Linden
or a Key Decision for an Officer			No

Date for Decision:

16th October 2013

**For publication/
Not for
publication?**

If not for publication, why is the information exempt?
Paragraph 9, Schedule 12A Local Government Act 1972
Confidential items relating to a development agreement therefore, not for publication.

Report by:

Tracey Slater, Service Manager (Housing Options and Housing Strategy)

Matter for decision

1. BACKGROUND

- 1.1 This site was initially discussed at Cabinet on 19th September 2012 as a reference from the Yarmouth Area Committee where approval was given to apply for outline planning permission for bungalows for the over 55's on the site.
- 1.2 In January 2013 following a meeting with the Ward Councillors, it was agreed that the best way forward would be to approach Housing Associations to see if they were interested in developing the site.
- 1.3 There was also discussion on the proposed age covenant and in light of the restrictions this would place in terms of the allocation of the properties, it was decided that an option might be to give Housing Associations when looking to develop the site the option to relax the age restriction but remain sensitive to the surrounding area in the type of property built.
- 1.4 Three Housing Associations initially expressed an interest in looking at the potential development of the site with the premise that the site would be offered for free to allow the development of affordable housing. However, only one Housing Association, Saffron Housing Association have proceeded with the production of plans for the site.

2. CURRENT POSITION

- 2.1 The scheme that is being proposed by Saffron Housing Association would see a total of 12 units built on the site:
2 x 2 bedroom 4 person houses
2 x 2 bedroom 4 person bungalows
8 x 1 bedroom 2 person bungalows
- 2.2 This scheme provided the best fit for the site and provides affordable housing of the size/type currently in the most demand and that we have a shortage of.

3. PROPOSALS

- 3.1 Initial discussions have been undertaken by Saffron Housing Association with the Planning Officer and Highways Officer and work is underway by our Valuers to understand if there are any formal accesses for existing properties onto the site.
- 3.2 Once this work is completed satisfactorily, a date will be set by Saffron Housing Association for pre-planning public consultation.

Existing relevant Council policies: Housing Allocations Policy
Budget details: All feasibility work has been carried out at nil cost to the Council.
Consultations: Pre-planning public consultation will take place.
Financial Implications: The site will be transferred to Saffron Housing Association at nil cost as the Council's contribution to the development as affordable housing.
Legal Implications: None at present
Executive Board or Director Consultation: Approved by Executive Management Team
Possible options and recommendations That subject to any outstanding matters being resolved, the site be transferred to Saffron HA at nil cost to allow the development of 12 affordable housing units.
Background Papers
Cabinet Minutes 19 th September 2012

Notes:

- (1) Non confidential reports to Executive must be publicly available for five days beforehand.
- (2) Non confidential reports dealing with key decisions to be taken by a single Executive Member or Officer must be publicly available for five days before the decision is taken. Whether or not such a report is confidential, a copy must be given as soon as practicable to the relevant Overview and Scrutiny Chairman.

For Member Services Department Use

Report No.

Date circulated to Members of Council

Expiry of call in

Called in

COM 3

18 October 2013

28 October 2013

Subject Development of Council owned land at Salisbury Road, Great Yarmouth
Decision That,subject to any outstanding matters being resolved, the site be transferred to Saffron Housing Association at nil cost to allow the development of 12 affordable housing sites.
Reasons To allow the development of this site.
Options Considered and Rejected None
Conflict of Interest None

Does this report raise any legal, financial, sustainability, equality, Crime and Disorder or Human Rights issues and, if so, have they been considered?	Issues	
	Legal	No
	Financial	Yes
	Risk	No
	Sustainability	Yes
	Equality	Yes
	Crime and Disorder	No
	Human Rights	No
	Every Child Matters	No