

Committee: Housing Board

Agenda Item

Date: 8th March 2016

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Title: Station Road, Wendens Ambo

Portfolio Holder: Doug Malins – Housing Development Manager

Summary

1. This report provides details relating to the proposed sale of a development plot located at Station Road, Wendens Ambo, which has the benefit of Outline Planning Permission.

Recommendations

That the Housing Board recommends to Cabinet

That the site is sold on the open market by way of tender and/or sealed bids, with a guide price for offers as advised by the selling agent. The guide price will be set to maximise competitiveness and interest in the plot.

Financial Implications

2. Financial implications are detailed in the report.

Background Papers

3. The following papers were referred to by the author in the preparation of this report and are available for inspection from the author of the report.

4.

| | |
|---------------------------------|--|
| Communication/Consultation | Parish Council. |
| Community Safety | N/A |
| Equalities | N/A |
| Health and Safety | The development will be undertaken with full compliance to Health and Safety Regulations. |
| Human Rights/Legal Implications | The Planning Application was subject to the statutory consultation period, and the application was heard and approved by UDC's Planning Committee. |
| Sustainability | N/A |

| | |
|-----------------------|---------------------|
| Ward-specific impacts | Wendens Ambo |
| Workforce/Workplace | Housing Development |

Situation

5. The site at Station Road was identified following garden reductions undertaken on two Council tenancies relating to No.'s 2 and 4 Station Road, Wendens Ambo.
6. Outline Planning Permission was granted at Planning Committee on the 10th February 2016 for the construction of a single two bedroom bungalow, including associated external works and parking. Access and layout has is approved with all other matters reserved. The site layout plan is attached to this report for information.
7. Development of this single plot for affordable Council housing would be expensive, and not financially viable. However, due to the location of the site, with its close proximity to Audley End Station, Saffron Walden and other amenities, it should attract a lot of interest as a development site for a private dwelling.
8. The sales proceeds from the sale of the site would be ring-fenced within the HRA for the development of further financially viable Council house development sites.

Risk Analysis

9.

| Risk | Likelihood | Impact | Mitigating actions |
|---|---|---|--|
| Not achieving guide price, or above guide | 1 Strong demand for housing in the locality | 2 Accept a lower offer, or re-advertise to encourage greater competition/demand | Ensure site is widely advertised both in the press and on-line using the usual websites. |

1 = Little or no risk or impact

2 = Some risk or impact – action may be necessary.

3 = Significant risk or impact – action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project.