

Committee:	Housing Board	Date:	7 December 2017
Title:	HRA Land Asset Management		
Report Author:	Judith Snares – Housing Strategy and Operations Manager - 01799 510671	Item for decision:	Yes

Summary

1. This report provides details relating to potential development plots located at The Elms in Duton Hill and Hilltop Lane in Saffron Walden.

Recommendation

2. In line with the HRA Asset Management and Development Strategy and subject to Outline Planning Permission being granted for both sites, the Housing Board recommends to Cabinet:-
 - a. That the identified sites be sold on the open market by way of sealed bids, with a guide price for offers as advised by the selling agent. The guide price will be set to maximise income to the Housing Revenue Account whilst maintaining competitiveness and interest in the plots.
 - b. That the receipt received is ring-fenced to fund the acquisition/development of new properties.

Financial Implications

3. Detailed in report.

Background Papers

4. 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:
 - a. HRA Housing Asset Management and Development Strategy

Impact

- 5.

Communication/Consultation	Parish Councils
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 will be subject to the statutory consultation period, and the applications will be heard by UDC's Planning Committee
Sustainability	N/A
Ward-specific impacts	Duton Hill, Saffron Walden Shire
Workforce/Workplace	Housing Development

Situation

6. One of the strategic objectives in the council's HRA Housing Asset Management and Development Strategy is to optimise use of existing council land via robust options appraisals.
7. As instructed by the Housing Board, officers have been examining the use of vacant sites for the building of new homes, the potential redevelopment of existing properties and the potential disposal of assets as a way of helping to fund the acquisition/development of new properties.
8. A number of sites for potential development have been identified and two further sites have been progressed to planning application stage.
9. The first site is The Elms, Duton Hill. This is a detached bungalow on a large plot that forms part of the housing stock. It is located down a quiet lane and is surrounded on all sides by private properties.
10. The property, currently void, is in need of modernisation which will require significant improvement and repair costs. Its location away from other council stock means that it is not ideally located for either ongoing maintenance or allocation as a council property.
11. It is therefore considered that the best use of this asset is to seek detailed planning permission for a 4 bedroom detached house and then sell through a sealed bids process. The size of the plot and its location in a rural private residential area should attract a great deal of interest.
12. The other site is a garden reduction situated to the side and behind 4 Hilltop Lane in Saffron Walden. This is a large plot obtained by dividing off part of the garden of the 3 bed house at No 4. This has still left No 4 with a standard size garden. The plot is in an area where other back land development has already occurred.
13. Development of this single plot for affordable Council housing would be expensive, and not financially viable. However, due to the location of the site,

this again should attract a large amount of interest as a development site for a private dwelling.

14. An application for Outline Planning Permission for a 2 bedroom bungalow is being heard at Planning Committee on the 22 November 2017.
15. The sales proceeds from the sale of both sites would be ring-fenced within the HRA for the development of further financially viable Council housing development sites, thus achieving best use of housing assets whilst maximising the value derived from the money available for investment.
16. Drawings for both sites are attached to this report.

Risk Analysis

17.

Risk	Likelihood	Impact	Mitigating actions
Not achieving guide price	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
Not obtaining outline planning permission	2 There is likely to be objections from neighbouring properties	3 If planning permission is not obtained ...	Pre planning advice has been sought for both sites

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.