

LAND AT CALIFORNIA ROAD HUNTINGDON

(Joint Report by the Head of Legal and Estates & the Head of Housing Services)

1. PURPOSE

- 1.1** To seek approval for the disposal of Council-owned land to Huntingdonshire Housing Partnership Limited (HHP) for the purpose of providing affordable housing.

2. BACKGROUND

- 2.1** In March 2004 the Council sold two small areas of amenity land near California Road to HHP. This land is being developed in conjunction with other land owned by HHP for the provision of 7 new dwellings. A covenant was imposed to ensure the land was used for affordable housing and the Council also received nomination rights.
- 2.2** HHP have now identified similar areas in California Road at the following locations:-
- ❖ 0.24 acres (976m²) of amenity land situated between Milton Close and Shelley Close; and
 - ❖ 0.20 acres (815m²) of amenity land situated between Tennyson Close and Byron Close
- 2.3** These sites are shown edged black on plans A & B appended to this Report.
- 2.4** Two planning applications have recently been submitted on behalf of HHP for the development of each site in conjunction with the adjoining garages and land. Each site will accommodate 7 dwellings of affordable housing for rent.

3. PROPOSED TERMS

- 3.1** It is proposed to dispose of the freehold of the Council land to HHP on the following terms:-
- an agreed consideration (negotiations are proceeding);
 - the development to be in accordance with the approved schemes comprising a total of 14 dwellings;
 - use of the sites to be restricted to the construction of dwellings for the provision of rented housing managed by a registered social landlord;
 - the Council to receive 100% nomination rights for initial lettings and 75% of all re-lets;
 - a requirement to complete the development by 31st March 2006 unless otherwise agreed.

4. CONCLUSIONS

- 4.1 HHP is prepared to proceed on the above terms and has applied for the necessary grant funding from the Housing Corporation.
- 4.2 The valuation of the Council's land will take into account any constraints associated with the sites, initial site development costs and also the restrictions to be imposed on the future use of the land.

5. RECOMMENDATIONS

- 5.1 That Cabinet approves the sale of the land on the terms set out in Section 3 above.
- 5.2 That the Director of Central Services be authorised to approve the consideration after consultation with the Executive Councillors for Resources Welfare and I.T. and Finance.

Background Papers:-

Planning applications 0403130 and 0403132.

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