



Report to: Cabinet Meeting – 7 June 2022
 Portfolio Holder: Councillor David Lloyd, Strategy, Performance & Finance
 Director Lead: Suzanne Shead, Director – Homes, Health & Wellbeing
 Lead Officer: Mark Eyre, Business Manager - Corporate Property

Report Summary	
Type of Report	Part Exempt Key Decision
Report Title	Disposal of land at The Green, Rolleston to Arkwood Developments Ltd
Purpose of Report	Permission from the Cabinet to dispose of a plot of land to Arkwood Developments Ltd, enabling the delivery of three market sale residential units adjacent to a HRA development of five affordable units.
Recommendations	<p>That the disposal of the land at Rolleston to Arkwood Developments Ltd for the sum indicated in the exempt appendix and develop the site jointly by the HRA and Arkwood appointing the same development contractor to ensure development cost savings, be approved.</p> <p>That approval be given to terminate the lease to the Parish Council for the land used as car parking.</p> <p>That the demolition of the 2 existing bungalows to facilitate the development of 5 HRA dwellings and decanting the existing tenant be approved.</p>

1.0 Background

- 1.1 A piece of land has been identified at The Green Rolleston, for potential development as part of the HRA development programme. The land is owned by NSDC, it currently has 2 semi-detached pre-fabricated bungalows on the site of which 1 has been vacant for a long period.
- 1.2 The site also includes an area of grass that is leased to the village hall; it is used as an occasional over spill parking facility by the village hall. The access road to the village hall also runs through the site.

- 1.3 An outline site feasibility was carried out in 2020. The initial site sketch identified that the site could be developed to provide five no HRA affordable rental properties and three market sale properties, which have been identified as being required within the area, by the housing needs survey.
- 1.4 The site has the potential to be developed in partnership with a third party developer with space for up to three market sale plots adjacent to the HRA units.

2.0 Proposal/Options Considered and Reasons for Recommendation

- 2.1 An independent RICS land valuer has valued the land for the proposed market sale properties at £275,000. The RICS valuer has also provided a residual land valuation to enable a sale price to be agreed. The residual land valuation has been valued at £141,000 based on Arkwood development figures. The RICS valuations were carried out in November and February 2021.
- 2.2 Following the RICS valuations, negotiations have taken place between Arkwood Developments, the council's Corporate Property Business Unit Manager and the HRA Development Manager. The outcome of the negotiations has resulted in an offer of being put forward to the council from Arkwood Developments for the purchase of the 3 market sale plots of land, details of this offer can be viewed at the exempt **Appendix**. The land proposed for disposal can be identified edged green in the plan at **Appendix I**.
- 2.3 The offer is subject to the site being developed jointly by Arkwood and the HRA. Both parties will appoint and use the same contractor to deliver the project. The project will be managed by the HRA development manager. The contractor will receive 2 independent instructions and will invoice all works independently to each client.
- 2.4 A joint development of the site to deliver market sale properties and HRA affordable rental properties would subsidise the HRA development costs of the site against current average build costs, In addition to, a capital receipt for the purchase of the land. As detailed in the exempt **Appendix**.
- 2.5 The potential joint development saving to the HRA would be achieved mainly through shared costs of external works IE access road, utility works, groundworks. Cost saving would also be achieved with shared project management, site welfare, and site management. The site would need to be developed jointly at the same time and with the same contractor for the potential savings to be achieved.
- 2.6 A second offer has also been received for the land from a private developer. The offer put forward is detailed in the exempt **Appendix**. The offer did not present the opportunity for any additional cost savings from a joint development and as such has not been accepted by the council.

Consultations in Relation to the Development

- 2.7 The Tenancy and Estates Business Unit Manager supports the proposed development and would welcome the additional types of accommodation proposed, which are in demand in the local surrounding areas including this area.

- 2.8 Consultations have been recently been carried out with the local members and the parish council. The development manager has attended a public parish council meeting in June 2021.
- 2.9 The local member supports the proposed development. No major objections were received from the parish council. There were three areas of questioning from the public meeting around the car parking for village hall functions and the capacity of the Seven Trent Water sewage system in the area, there was also an enquiry in relation to the lease of the land and a potential haulage charge.
- 2.10 The car parking for village hall events could be resolved by the village hall utilising the additional field that is located adjacent the site which they own. A drainage and flooding survey /strategy has been carried out and did not identify any concerns in connection with the sewage system.
- 2.11 The lease and haulage charge has been reviewed by Legal Services who has confirmed that the Haulage charge would not apply to the proposed development.
- 2.12 Formal consultation with the tenant who occupies the existing HRA property on the site has also been undertaken. The tenant has not objected to the proposals.
- 2.13 The site has a public right of way footpath running through the site and Notts. CC have been consulted with as part of the site feasibility to divert the public footpath around the area to be developed. They have indicated that they could support the proposed footpath diversion proposed.
- 2.14 Pre-Planning advice has been sought from Planning Development and the proposed site layout has been developed following several meetings with planners to resolve a number of challenges presented by the site and its surroundings.
- 2.15 A flood risk assessment has been carried out and it has been established that the site has no history of flooding. The site is a very low risk site of any potential future flooding.

3.0 Implications

Equalities Implications

- 3.1 The proposed development would contribute to the council's equalities commitments by providing level access to all ground floor new build properties on the proposed site. In addition, all ground floor accommodation on the development would benefit from level access bathing facilities as standard specification for the new build programme.

Financial Implications (FIN22-23/2878)

- 3.2 Financial implications are detailed within the exempt report.

Background Papers and Published Documents

None

APPENDIX I



Land proposed for market sale edged in green.