

**EXECUTIVE
COMMITTEE**

9th July 2013

**SELECTION OF REGISTERED PROVIDER FOR DEVELOPMENT OF
HEWELL ROAD SWIMMING BATHS SITE**

Relevant Portfolio Holder	Mark Shurmer
Portfolio Holder Consulted	Yes
Relevant Head of Service	Sue Hanley, Deputy Chief Executive/Executive Director, Leisure, Environment & Community Services
Wards Affected	Batchley & Brockhill
Ward Councillor Consulted	
Key Decision	

1. SUMMARY OF PROPOSALS

- 1.1 The Executive Committee resolved on the 12 February 2013 that Hewell Road swimming baths site and adjacent play area be disposed of by sale or transfer for the development of affordable Housing to a Registered Provider from the Council's Preferred Partner list.
- 1.2 This report brings forward the Member panel's recommendation for the selection of Redditch Co-op Homes to deliver affordable housing on the Hewell Road swimming baths site.

2. RECOMMENDATIONS

The Committee is asked to RESOLVE that

- 1) Redditch Co-op Homes be selected as the preferred partner to deliver affordable housing on the Hewell Road swimming baths site; and**
- 2) authority be delegated to the Head of Finance and Resources and the Housing Strategy Manager to complete the transfer of the site to Redditch Co-op Homes subject to planning permission being obtained.**

3. KEY ISSUES

Financial Implications

- 3.1 Due to the requirement that the RP is to demolish the swimming baths none of the submissions offered a capital receipt of more than £1.

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- 3.2 No capital receipt will be received on the sale of the land to Redditch Co-op Homes.

Legal Implications

- 3.3 Under the General Disposal Consent (England) 2003 it is permissible to make disposals at less than best consideration if those disposals contribute to the social, economic and environmental well-being of the area.
- 3.4 As the disposal is to a Registered Provider (RP) the sale at an under value amounts to the Borough Council providing financial assistance under sections 24 and 25 of the Local Government Act 1988 for which a section 25 General Consent for disposal of land to an RP is required. The proposal comes within General Consent A which provides that a Local Authority may provide an RP with any financial assistance or any gratuitous benefit consisting of disposal to the RP of land for development as housing accommodation.

Service / Operational Implications

- 3.5 Invitations were sent to all preferred partner registered providers by e-mail and post requesting that submissions be returned to the Council by 17 May 2013.
- 3.6 Officers received submissions from Rooftop, Festival and Redditch Co-op Homes.
- 3.7 The selection panel was to consist of Cllr Mark Shurmer (chair), Cllr Greg Chance, Cllr Pattie Hill, Cllr Brandon Clayton and Cllr Derek Taylor.
- 3.8 The selection panel meet on 4 June 2013, with Cllr Taylor having to give his apologies on the day. Officers discussed the absence of Cllr Taylor with the Democratic Services Manager who advised that the panel was still able to proceed.
- 3.9 The panel considered each submission against the scoring matrix approved by the Executive Committee on the 12 February 2012 and provided a score on a consensus basis.
- 3.10 The final order of the submissions scored by the panel is
1. Redditch Co-op Homes
 2. Rooftop
 3. Festival

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Customer / Equalities and Diversity Implications

- 3.11 The disposal will assist in meeting the increase the supply of affordable housing in the Borough and assist in mitigating the impacts of Welfare Reform.
- 3.12 The proposal will mean the loss of a play area. However, Officers and Ward Members have confirmed this play area is not well used and suffers with anti-social behaviour.

4. RISK MANAGEMENT

RISK	CONSEQUENCE	CONTROLS
Following detailed investigation development may not proceed due to viability	Affordable homes not built and site remains vacant and Council still incurs costs to secure	Delegated authority already given to dispose on open market

5. APPENDICES

None.

6. BACKGROUND PAPERS

Executive Committee Report dated 12 February 2013

AUTHOR OF REPORT

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