

APPENDIX J

WAVERLEY BOROUGH COUNCIL

EXECUTIVE - 13 APRIL 2010

Title:

DEVELOPMENT OF LAND AT CATTESHALL LANE, GODALMING

**[Portfolio Holder: Cllr Keith Webster]
[Wards Affected: All Godalming Wards]**

Note pursuant to Section 100B(5) of the Local Government Act 1972

An Annexe to this report contains exempt information by virtue of which the public is likely to be excluded during the item to which the report relates, as specified in paragraph 3 of the revised Part I of Schedule 12A to the Local Government Act 1972, namely:-

Information relating to the financial or business affairs of any particular person (including the authority holding that information).

Summary and purpose:

The purpose of this report is to obtain approval to the transfer of a parcel of land owned by WBC to Mount Green Housing Association for the purposes of an affordable housing development. The small plot of land at Catteshall Lane Godalming is adjacent to a larger plot of land owned by Surrey County Council (SCC) and the objective is to provide supported housing for people with autism. SCC's autism team in consultation with WBC Homechoice Team would make the nominations for the properties.

How this report relates to the Council's Corporate Priorities:

Improving lives-improving the quality of life for all particularly the more vulnerable within our society, and

Subsidised affordable housing working for more affordable housing to be built and managing council housing well.

Equality and Diversity Implications:

The housing development is specifically intended to providing new homes for people with autism.

Resource/Value for Money implications:

A capital receipt will be available to Waverley upon transfer of this unused plot of land to a Housing Association. The value is based on Waverley's proportional land holding contribution to the development. The size of the receipt is based upon build cost and the level of grant that the Housing Association can claim for the scheme.

Legal implications

There will be legal resources required to draft the transfer agreement, legal contract and nomination agreement.

Background

1. Waverley Borough Council owns a small strip of land in Catteshall Lane adjacent to two larger plots of land owned by Surrey County Council which form the corner between Catteshall Lane and Victoria Road (see Annexe 1). Waverley has been working with Surrey County Council Services to identify opportunities for developing some affordable housing for people on the autistic spectrum.
2. The wish of Surrey County Council was to develop the site as accommodation for people with autism, and after an introduction by Waverley to Mount Green Housing Association subsequent discussions have been held to determine the possible layout of the scheme. Waverley planning officers have been extensively consulted to enable a design to be worked up that would be acceptable as a planning application.

Proposals

3. Surrey County Council is the major partner in this initiative and is joint client to Mount Green HA, who will develop, and subsequently own and manage the scheme and its tenants in accordance with Surrey CC operational specification. However, nominations with local priority to the completed development would be made jointly by Waverley Home Choice Team in consultation with Surrey County Council accommodation Project Manager (for people with autism).
4. Once an approved planning application is in place the site would be transferred to Mount Green Housing Association for development and management.
5. Waverley Borough Council's interest in this development is to contribute a small parcel of land which, with the larger adjacent plots owned by Surrey CC will allow an application to be made for planning permission for a development for the supervised housing of people with autism.
6. The value of the land depends on what form of development is built. The current national and local planning policy that is relevant to this site is supportive towards both private market housing and affordable housing. In the past (mid 90's) planning permission has been granted for both types of housing on one part of the site, however it did not progress and the land has remained vacant.
7. Whilst market housing is acceptable on the site. local knowledge suggests that the application process, for this type of development would not be without objection. In particular there are car-parking difficulties in the area. Off-street parking is non-existent for local residents and market housing would

potentially be perceived as adding to this problem, whereas the proposed supporting housing scheme would only require a maximum of 3 operational spaces to be accommodated on site.

8. The different values for the land are set out in (Exempt) Annexe 2, however these are only relevant if the landholdings of both WBC and SCC are considered as one. In order for the scheme to work financially, the RSL is only able to pay a fraction of the notional market value of the land. A capital receipt proportional to WBC's size of landholding (14.36%) will be received from Mount Green Housing Association on transfer of the land - see (Exempt) Annexe 2).
9. In order to retain the whole capital receipt the Council must resolve to reinvest the sum in its retained housing stock to contribute towards meeting the Decent Homes Standard.

Value for Money

10. The (Exempt) Annexe shows what the capital receipt might be with planning permission for private housing or for affordable rented. However, because the intended housing units are of a specialist nature with a higher scheme costs the subsequent receipt is lower. The Council will negotiate an agreement with SCC to provide much needed accommodation for 6 adults which represents good value for money.

Established accommodation and facilities for autism in Godalming

11. Historically, the Council worked with Raglan Housing Association and the Surrey Autistic Trust to develop supported living accommodation in Godalming. The Council transferred a parcel of land to the housing association, which built two linked houses providing a total 10-bedrooms with 24 hour on-site staffing. This scheme was completed in 1996 has been operating successfully since then.
12. There is now other move-on accommodation in the town, as well as two learning resources centres, which provide day-time activities, all of which have been designed for people on the autistic spectrum.

Conclusion

13. The Executive is asked to approve the transfer of this parcel of Waverley owned land to Mount Green Housing Association in tandem with and at the same time as Surrey CC transfer their land. This transfer can only happen after a planning approval is granted with a specific condition limiting the development to social housing specifically aimed at people with learning disabilities.

Recommendation

It is recommended that

1. the land identified in the plan at Annexe 1 be transferred to Mount Green Housing Association for the capital sum as described in (Exempt) Annexe 2;
2. Waverley Borough Council receives nomination rights as part of a nomination agreement to be put in place, which appropriately recognises each party's specialism in housing of autistic people; and
3. the capital receipt from the sale of this land be applied to contribute towards achieving the Decent Homes Standard in the Councils retained housing stock.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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