

NON KEY DECISION: REPORT TO CABINET MEMBER

DECISION TO BE TAKEN BY: Councillor Barry Dobson
Cabinet Member for Housing

REPORT AUTHOR: Harry Rai

REPORT NO. RIM0422

DATE: 24th July 2019

SUBJECT OF NON KEY DECISION:	Purchase of land and property in Grantham
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CABINET MEMBER REMIT:	Housing	
CRIME AND DISORDER IMPLICATIONS:	None	
FREEDOM OF INFORMATION ACT IMPLICATIONS:	This report is exempt from publication by virtue of paragraph 3 of Schedule 12A of the Local Government Act 1972 because it contains financial information relating to a transaction.	
INITIAL EQUALITY IMPACT ASSESSMENT	Carried out and appended to report? Not Applicable	Full impact assessment required? No
BACKGROUND PAPERS:	None	

(1) PURPOSE OF REPORT

- 1.1 To seek approval for the purchase of land and property at a strategic site in Grantham town centre.
- 1.2 The purchase of the land and property will enable the Council to explore options with the objective of improving the area and street scene and explore and deliver the residential development potential of the area.

- 1.3 Details of the proposed acquisition is attached as Exempt Appendices to this report.

(2) RECOMMENDATION(S)

- 2.1 The Cabinet Member for Housing approves the purchase of the land and property detailed in the Appendices for £600,000 for the freehold acquisition.

(3) REASONS FOR RECOMMENDATION(S)

- 3.1 The land and property, which is the subject of the offer, is situated adjacent to Council owned residential properties in Grantham. The acquisition will enable the Council to secure land in a strategic location with the potential to regenerate brownfield land, improve the street scene and pursue a development opportunity in Grantham and surrounding the station.
- 3.2 It is proposed that the Site will be purchased with from the £5.0m HRA Capital budget for Property Development for 2019-20.

(4) COMMENTS FROM FINANCIAL SERVICES

- 4.1 The proposal to acquire this land and property will provide an opportunity to provide social and affordable housing units that will provide an income stream to the HRA 30 year business plan. The initial financial assessment provides a financial return of circa 5%. The financing of the acquisition and development will be financed from the approved housing development capital funding that was approved by Council on 1 March 2019.

(5) COMMENTS FROM LEGAL AND DEMOCRATIC SERVICES

- 5.1 *The District Council has the authority to acquire land/property by agreement for its use by virtue of s.120 of the Local Government Act 1972. The land/property acquired can be used for any purpose required to exercise the functions of the District Council or to benefit, improve or develop the area of the district whether or not the land is immediately required for the purpose intended. In addition, s.17 of the Housing Act 1985 permits the acquisition of land for housing purposes.*
- 5.2 The details of the land in question are set out in exempt appendices attached to this report to preserve the Council's commercial position. Paragraph 3 of Schedule 12A of the Local Government Act 1972 applies to exempt the information contained in the exempt appendices. Having regard to the public interest test, it is considered that on balance it is necessary to protect the Council's and the vendor's respective commercial positions by applying this

exemption. If that was not the case, both parties' positions could be compromised and/or prejudiced.

(6) OFFICER CONTACT

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(7) DATE DECISION EFFECTIVE:

If the decision is made on 5 August 2019, then it will become effective on Wednesday 14 August 2019 subject to the decision not being called-in by the Chairman of the relevant overview and scrutiny committee or any five members of the Council