

COUNCIL – 1st October 2015

RECOMMENDATIONS OF THE EXECUTIVE

**Minute/
Page No.**

10th
September
2015

Executive
Minute
26/61

REIGATE TOWN HALL, PARKING EXPANSION

The Executive Member for Property and Regeneration, Councillor Mrs N.J. Bramhall introduced the report by referring to the comprehensive investigation that had been undertaken into the viability of expanding car parking at the Town Hall site.

The report highlighted the Red Cross site and the North car park as being sites that were capable of supporting more parking spaces at the Town Hall.

It was noted that planning permission had been granted for the proposed expansions in the Car Parks which would create and additional twenty nine spaces on the town hall site.

The two projects were anticipated to take four months to complete during which displaced car park users would be relocated at Bancroft Road Multi Storey Car park.

The proposed works were estimated to cost approximately £185,00 and it was envisaged that the additional car parking spaces would assist in the lettings agreed on the Town Hall site to both private sector and public sector organisations.

In response to a question from Councillor. C.T.H. Whinney, the Executive Member agreed to provide a written answer on the issue of renting out car park spaces to local residents.

RECOMMENDED that the Capital programme be revised to provide the funding for this development, estimated at £185,000.

RESOLVED that the Head of Property Services be authorised, in consultation with the Executive Member for Property and Regeneration, to make all necessary consultant and construction contractor appointments to commence and complete the construction project of providing new car parking on the Town Hall site, subject to all costs associated with the project not exceeding the budget of £185,000.

Reasons for decision:

Developing Council owned sites maximises the Council's capital receipts and/or revenue income without the need of acquiring fully developed sites at premium prices. This additional car parking will support the revenue generating proposal and lettings that the Council has achieved on the Town Hall site to commercial and public sector organisations.

**Minute/
Page No.**

Alternative options:

The Red Cross Car Park: Do nothing with the car park being left as it is providing 28 spaces.

10th
September
2015

North Car Park: Do nothing with the car park being left as it is and the Council would not gain the additional car parking it requires to support its letting policy on the Town Hall site.

Executive
Minute
26/61

**Minute/
Page No.**

10th
September
2015

Executive
Minute
30/63

COURT LODGE RESIDENTIAL DEVELOPMENT, HORLEY

Councillor Mrs N.J. Bramhall, Executive Member for Property and Regeneration informed the Executive that the Court Lodge site and that of the Horley Leisure Centre were two former school sites that had been acquired from Surrey County Council for redevelopment. The sites had been redeveloped with the exception of the proposed housing site at Court Lodge.

It was noted that the Executive approved, in 2014, that the site be developed for housing and authorised a revised planning application to be submitted for 19 units together with the construction of the site being tendered. The revised planning approval had been received a tender exercise had been undertaken for the construction of the houses. On receipt of the tenders both the sales value and the construction costs had increased.

The Executive Member indicated that there were therefore two options, to either:

- sell the site with Planning Permission in place; or
- act as a developer, build out the scheme and sell the completed houses on the open market.

The financial appraisals had shown that if the Council developed the site itself it would provide a greater financial return than a straight forward land sale. Full details of the anticipated receipts were set out in the Part 2 section of the agenda.

RECOMMENDED that authorisation be given to revise the capital programme to provide the necessary additional funding for this development as set out in the Part 2 of this report.

RESOLVED that:

- (i) the Head of Property Services be authorised, in consultation with the Executive Member for Property and Regeneration, to enter into a construction contract with the selected contractor to build 19 two and three bedroom houses on the Council owned land in Court Lodge Road, Horley (as shown in Annex 1 to the report presented), subject to the construction cost not exceeding the budget envelope detailed in Part 2 of this report;
- (ii) the Head of Property Services be authorised, in consultation with the Executive Member for Property and Regeneration, to make the necessary professional consultancy appointments to complete the construction project, subject to all costs associated with the project not exceeding the budget envelope set out in part 2 of this report; and

**Minute/
Page No.**

10th
September
2015

Executive
Minute
30/63

- (iii) the Head of Property Services be authorised, in consultation with the Executive Member for Property and Regeneration, to agree the plots sale scheme and individual transfer terms and subsequently enter into individual contracts for the sale of the constructed properties as private market housing, subject to overall sale values being within the values set out in Part 2 of this report.

Reasons for decision:

The Council has undertaken a strategic procurement exercise and has now received construction tenders from selected contractors resulting in the recommendations contained in this report.

Proceeding with the recommended option will provide the greatest capital receipt for the Council for this land holding.

The development of this site for market housing is considered to contain known and manageable development risks and an excellent development opportunity for the Council to maximise its assets.

Alternative options:

The site be re-marketed for disposal with the benefit of full planning permission and site surveys or do nothing.