



Reigate & Banstead

BOROUGH COUNCIL

Banstead | Horley | Redhill | Reigate



Executive

Schedule of decisions

26 April 2018

Date of Publication: **1 May 2018**

Final date for Call-in under Overview & Scrutiny Procedure Rule 15:

9 May 2018

Note: The Mayor has authorised the disapplication of the Call In procedure in relation to items 7 and 15 below.

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ITEM	RESPONSIBLE OFFICER
1. Minutes	-
RESOLVED that the minutes of the meeting held on 29 March 2018 be approved as a correct record and signed.	
2. Apologies for absence	-
Executive Members: Councillors V.W. Broad (Leader of the Council) and Dr L.R. Hack (Deputy Leader).	
Non-Executive Members: Councillors Mrs R. H. Absalom N. D. Harrison and C.T.H. Whinney.	

3. Declarations of interest

-

None.

4. Development of Unit 1, Pitwood Park

Head of Property

RECOMMENDED that the Head of Finance be authorised, in consultation with the Head of Property and Executive Members for Property and Acquisitions and Planning Policy, subject to key stage sign off as set out in the report presented to the Executive to include the costs of the project within the Capital Programme as detailed in the Exempt information Part 2 of the Executive's agenda.

RESOLVED that:

- (i) the Head of Property be authorised, in consultation with the
 - a) Head of Finance
 - b) Executive Member for Property and Acquisitions; and
 - c) Executive Member for Finance

to make the necessary consultancy appointments to progress and submit a Planning Application for the development of Unit 1, Pitwood Park, in accordance with the budget set out in the Exempt information contained in Part 2 of the Executive's agenda;

- (ii) the Head of Property be authorised in consultation with the Executive Member for Property and Acquisitions to appoint the necessary Consultants for the redevelopment of Unit 1, Pitwood Park to prepare the necessary documentation and to obtain competitive construction tenders, subject to key stage sign off set out in the Executive's report;
- (iii) the Head of Property be authorised in consultation with the Executive Members for Property and Acquisitions and Finance to finalise, agree and sign construction contracts subject to key stage sign off set out in the Executive's report; and
- (iv) the Head of Property be authorised, in consultation with the Executive Member for Property and Acquisitions, to agree the plot sales and subsequently enter into and complete individual sales for each of the residential dwellings, on the basis outlined within the Executive's report.

Reason for decision:

The Council's purpose of redeveloping this site was in part to help the Council to meet its 5 Year Plan aspirations to be financially self-sufficient but the primary objective being to provide homes that help address the local housing affordability challenge. The recommended

option would deliver shared equity homes to local residents via starter homes and a further shared equity purchase option would provide a return on capital deployed.

Alternative options:

To refurbish the existing property or dispose of it in its current condition.

5. Development of 14-46 Cromwell Road, Redhill

Head of Property

RESOLVED that:

- (i) the Head of Property be authorised in consultation with the
 - (a) Head of Finance
 - (b) Executive Member for Property and Acquisition; and
 - (c) Executive Member for Finance

to proceed with a re-development of 16 – 46 Cromwell Road, Redhill that achieves a profit less than would be considered commercially viable to enable a financial contribution for off-site affordable housing (as detailed in the Exempt part of the Executive's agenda) to be made;

- (ii) the Head of Property, in consultation with the Executive Member for Property and Acquisitions, be authorised to market and sell long leasehold interests of the residential flats at 16-46 Cromwell Road, Redhill, of which 50% would be sold on a shared equity basis with the Council retaining a 25% equity share; and,
- (iii) these proposals be noted as replacing those agreed by the Executive in April 2017.

Reason for decision:

Since initial proposals had been presented to the Executive in April 2017, the indicative profit from the scheme had reduced. As the Council's purpose of redeveloping this site was only in part to help the Council to meet its 5 Year Plan aspirations to be financially self sufficient with the primary objective being to support the redevelopment of the site as a priority for providing homes that help address the local housing affordability challenge which was the reason for offering a reduced developer profit to enable a financial contribution to off-site affordable housing. Additionally, the proposal would provide housing for local people on a more affordable basis using the shared equity scheme.

Alternative options:

To take a purely commercial approach to the development and seek to achieve a greater profit by selling all residential units on a full market value basis.

6. Property Acquisition of Freehold in Redhill

Head of Property

RESOLVED that:

- (i) the Head of Property be authorised, in consultation with the Head of Finance; and Executive Members for Property and Acquisitions

and Finance to acquire the Freehold referred to in the Executive's report, for investment purposes, being subject to satisfactory due diligence reports being received and the details set out in the confidential report at Part II of the Executive's agenda; and

- (ii) to note that there may be a requirement to set aside a sinking fund for budget setting purposes in accordance with the details set out in the exempt Part 2 section of the Executive's agenda.

Reason for decision:

To acquire the freehold interest in this property to support the Council's 5 Year Plan objectives to become financially self-sufficient.

Alternative options:

To investigate alternative property acquisitions in lieu of the one proposed or to do nothing.

7. Property Acquisition of Freehold in Reigate

Head of Property

RESOLVED that:

- (i) the Head of Property be authorised, in consultation with the Head of Finance and the Executive Members for Property and Acquisitions and Finance, to approve the purchase and funding for the acquisition of the Freehold interest of the property referred to in the Executive's report which was subject to a number of occupational interests, and subject to satisfactory due diligence reports being received; and
- (ii) to note that there may be a requirement for maintenance work to be accounted for at the end of the lease in the event that the Council was successful in this purchase.

Reason for decision:

To acquire the property and to support the Council's 5 Year Plan objectives to become financially self sufficient.

Alternative options:

To Investigate alternative property acquisitions or do nothing.

8. Statements

-

None.

9. Any other urgent business

-

None.

10. Exempt Business

-

RESOLVED that members of the Press and public be excluded from the meeting for the following items of business under Section 100A(4) of the Local Government Act 1972 on the grounds that:

- (i) it involves the likely disclosure of exempt information as defined in paragraph 3 of Part 1 of Schedule 12A of the Act; and
- (ii) the public interest in maintaining the exemption outweighs the

public interest in disclosing the information.

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| 11. Development of Unit 1, Pitwood Park | Head of Property |
| RESOLVED that the exempt information relating to the report on the development of Unit 1, Pitwood Park, Tadworth be noted. | |
| 12. Development of 16-46 Cromwell Road, Redhill | Head of Property |
| RESOLVED that the exempt information relating to the report on the development of 14-46 Cromwell Road, Redhill be noted. | |
| 13. Update: Pathway for Care and New Digital Monitoring Company | Head of Finance |
| RESOLVED that the update on Pathway for Care and the new Digital Monitoring Company as set out in Annex 2 to the exempt information to the report be noted. | |
| 14. Property Acquisition of Freehold in Redhill | Head of Property |
| RESOLVED that the exempt information relating to the report on the acquisition of a freehold property in Redhill be noted. | |
| 15. Property Acquisition of Freehold in Reigate | Head of Property |
| RESOLVED that the exempt information relating to the report on the acquisition of a freehold property in Reigate be noted. | |

Meeting closed at 8.31pm

Distribution (Electronically):

All Councillors (eMembers Room) and Management Team including the Chief Executive, S151 Officer, Monitoring Officer and Communications and Information Manager