

SUBJECT: Disposal of Land adjacent to 'The Studio', Garden City Way, Chepstow for less than best consideration to enable affordable housing to be developed.

MEETING: Individual Cabinet Member Decision

DATE: 16 February 2017

DIVISION/WARDS AFFECTED: St Mary's

1. PURPOSE:

To seek approval for the disposal of the land outlined red (see plan) to Melin Homes at less than best consideration to enable the development of affordable housing.

2. RECOMMENDATIONS:

2.1 That land forming parts of the Land Registry title numbers P40872 and P43276 be disposed of to Melin Homes.

2.2 That a covenant is placed on the land restricting its use to providing access for affordable housing

3. KEY ISSUES:

3.1 The General Disposal Consent (Wales) 2003 allows the Authority to dispose of land at less than best consideration for the promotion of economic, social and environmental wellbeing.

3.2 The land in Council ownership is required for the widening of an existing driveway serving the site to enable the development of eight new affordable houses as per the approved detailed planning consent dated 29 January 2016 (Ref: DC/2015/01209).

3.3 A covenant will be placed on the land ensuring its use as access for affordable housing. If Melin or successors in title seek to lift this covenant, market value will be required.

4. REASONS:

4.1 The disposal of land to Melin Homes will enable the access to be created to satisfy the highway authority and planning consent.

4.2 To support the building of affordable housing in Monmouthshire.

4.3 To protect the Council's interest if the scheme is altered to market sales in the future.

5. RESOURCE IMPLICATIONS:

5.1 The transfer in ownership of the land will include all current liabilities including the associated maintenance costs to Melin Homes, ensuring an operational efficiency saving for the Council.

5.2 No capital receipt is required as the disposal relates to affordable housing.

6. WELLBEING OF FUTURE GENERATIONS IMPLICATIONS (INCORPORATING EQUALITIES, SUSTAINABILITY, SAFEGUARDING AND CORPORATE PARENTING):

The significant equality impacts identified in the assessment (Appendix 1) are summarised below for members' consideration:

6.1 The disposal enables the development of eight affordable houses in Monmouthshire

The actual impacts from this report's recommendations will be reviewed every **xxx** years and criteria for monitoring and review will include:

7. CONSULTEES:

Local Member for St Mary's – Cllr Peter Farley
Cabinet Member for Estates – Cllr Phil Murphy
Monitoring Officer – Robert Tranter
Legal Services – Joanne Chase
Senior Strategy and Policy Officer Housing and Communities – Shirley Wiggam
Estates Manager – Ben Winstanley

8. BACKGROUND PAPERS:

Site location plan

9. AUTHOR:

Ben Winstanley – Estates Manager
Ben Thorpe – Graduate Estate Surveyor

10. CONTACT DETAILS:

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**SCHEDULE 12A LOCAL GOVERNMENT ACT 1972
EXEMPTION FROM DISCLOSURE OF DOCUMENTS**

MEETING AND DATE OF MEETING:

TITLE OF REPORT:

AUTHOR:

I have considered grounds for exemption of information contained in the report referred to above and make the following recommendation to the Proper Officer:-

EXEMPTIONS APPLYING TO THE REPORT:

FACTORS IN FAVOUR OF DISCLOSURE:

PREJUDICE WHICH WOULD RESULT IF THE INFORMATION WERE DISCLOSED:

MY VIEW ON THE PUBLIC INTEREST TEST IS AS FOLLOWS:

RECOMMENDED DECISION ON EXEMPTION FROM DISCLOSURE:

Date:

Signed:

Post:

I accept/do not accept the recommendation made above

Proper Officer: _____

Date: _____