

## MUNICIPAL YEAR 2019/2020 REPORT NO.

### ACTION TO BE TAKEN UNDER DELEGATED AUTHORITY

### OPERATIONAL DECISION OF:

Director of Housing and Regeneration

<b>Agenda – Part: 1</b>	<b>KD Num: 4960</b>
<b>Subject: Inclusion of Hoe Lane Garages to the list of sites approved for disposal by KD 4613</b>	
<b>Wards: All</b>	

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### 1. EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to seek permission to add Hoe lane garages to the list of garages approved at Cabinet for disposal by KD 4613 in April 2019, to Naked House CIC, for Custom Build Homes in Enfield.
- 1.2 KD 4613 Delegated authority to the Director of Housing and Regeneration, in consultation with the Cabinet member for Housing, to add or adjust the list of sites for participation in the Custom Build Homes scheme.

### 2. RECOMMENDATIONS

- 2.1 The Director of Housing and Regeneration, in consultation with the Cabinet member for Housing, agrees to add Hoe lane garages to the list of sites approved for both appropriation for planning purposes and disposal to Naked House CIC for the delivery of affordable custom build homes in Enfield; based on the draft Heads of Terms approved by KD 4613.

### **3. BACKGROUND**

- 3.1 In April 2019, KD 4613 delegated authority to the Director of Housing and Regeneration, in consultation with the Cabinet member for Housing, to add or adjust the list of sites for participation in the Custom Build Homes scheme.
- 3.2 Officers are seeking permission to add Hoe Lane Garages to the scheme.
- 3.3 The Council's External Valuers "Savills" have been instructed to carry out valuations for all the sites proposed for disposal under the scheme including Hoe Lane Garages.
- 3.4 Their valuations for Hoe Lane Garages, based on an affordable housing site value is shown in Appendix A [exempt from publishing].
- 3.5 Savills will carry out a further final valuation on the basis of affordable housing site values on the date the planning permission is granted, and the relevant judicial review period expired (the Valuation Date), taking into account discount sale values and targeted local incomes.
- 3.6 The consideration will be payable within 10 working days of the earlier of the sale of the last completed unit upon the relevant site or by the long stop date of the Project Agreement (i.e. 4 years), whichever is earlier.
- 3.7 This transaction would provide affordable custom build homes, within the context approved by KD 4613.

### **4. ALTERNATIVE OPTIONS CONSIDERED**

As detailed in KD 4613.

### **5. REASONS FOR RECOMMENDATIONS**

- 5.1 Adding Hoe Lane Garages to the list of sites for disposal would allow Naked House meet the minimum requirement of 22 units. 10 units can be achieved on Hoe Lane Garages alone.
- 5.2 The other sites approved by KD 4613 would each achieve around 2 – 4 units. With Hoe lane added to the list, Naked House would be able to achieve their minimum requirement of 22 units, on three sites, helping to ease pressure on their development costs and adding to the success of the scheme.
- 5.3 Critically, it supports the delivery of this pilot scheme and responds to both local aspirations to see an increase in the amount of new affordable homes delivered; and the NPPF's plan for a mix of housing based on

current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes).

- 5.4 In so doing it meets a key commitment of the Council, which is to increase the supply of affordable housing in the borough.
- 5.5 The emerging Borough Plan prioritises the delivery homes that meets the needs of a range of households in terms of affordability, choice and accessibility over a household's lifetime.
- 5.6 The Naked House Custom Build scheme allows owners to fully customise their home and allows for the format of the home to evolve to meet a family's changing needs.

## **6. COMMENTS FROM OTHER DEPARTMENTS**

### **6.1 Financial Implications**

See Part 2

### **6.2 Legal Implications**

6.2.1 As stated in the summary to this report KD 4613 delegated authority to the Director of Housing and Regeneration, in consultation with the Cabinet member for Housing, to add or adjust the list of sites for participation in the Custom Build Homes scheme.

6.2.2 The legal implications provided in the report for KD 4613 apply equally to the Hoe Lane site.

### **6.3 Property Implications**

6.3.1 As stated in paragraph 3.3, the Council's External Valuers "Savills" have been instructed to carry out valuations for Hoe Lane Garages. Their valuations based on an affordable housing site value is shown in Appendix A.

6.3.2 The property implications provided in the report for KD 4613 apply equally to the Hoe Lane site.

## **7. KEY RISKS**

As detailed in KD4613

## **8. INTERNAL DEPARTMENT IMPLICATIONS/CONSULTATION**

**9. IMPACT ON COUNCIL PRIORITIES – CREATING A LIFETIME OF OPPORTUNITIES IN ENFIELD**

As detailed in KD4613

**10. EQUALITIES IMPACT IMPLICATIONS**

As detailed in KD4613

**11. PERFORMANCE AND DATA IMPLICATIONS**

As detailed in KD4613

**12. HEALTH AND SAFETY IMPLICATIONS**

As detailed in KD4613

**13. HR IMPLICATIONS**

As detailed in KD4613

**14. PUBLIC HEALTH IMPLICATIONS**

As detailed in KD4613

**Background Papers**

Cabinet Report – KD 4613 (previously published)

**Appendices**

Appendix A – Summary of Savills Valuation [exempt from publishing]

**Local Government (Access to Information) Act 1985**

**Appendix A is NOT FOR PUBLICATION by virtue of paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972.**