



DERBY CITY COUNCIL

**COUNCIL CABINET
19 DECEMBER 2006**

Cabinet Member for Personnel, Performance
Management and Economic Development

ITEM 14

Land at Swallowdale Road, Sinfen

SUMMARY

- 1.1 At its meeting on 26 April 2005, Cabinet approved the sale of 1.76 hectares of land off Swallowdale Road on the open market.
- 1.2 The site has now been marketed through Salloways property consultants and details of the top offers received are included in the confidential part of the report.
- 1.3 The land (0.328 ha) needed for the rented element of the affordable housing requirement will be retained by the Council and included in the Housing PFI scheme.

RECOMMENDATION

2. To authorise proceeding as recommended in the confidential part of the report.

REASON FOR RECOMMENDATION

- 3.1 To achieve a capital receipt for this site.
- 3.2 To allow the proceeds to be used in accordance with the Capital Strategy.
- 3.3 To allow part of the site to be developed under the Housing PFI, to provide the rented affordable housing element in accordance with planning policy.



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Report of the Corporate Director of Corporate and Adult Social Services

Land at Swallowdale Road, Sinfen

SUPPORTING INFORMATION

- 1.1 See confidential part of the report.

OTHER OPTIONS CONSIDERED

- 2.1 See confidential part of the report.

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Background papers: None
List of appendices: Appendix 1 – Implications

IMPLICATIONS

Financial

1. Under the Local Authorities (Capital Finance and Accounting) (England) Regulations 2003, the Council intends to retain 100% of the receipt to be used for housing and regeneration and investment to be determined by Cabinet at a later date.

The land required for the rented affordable housing element of the development will be retained by the City Council and transferred at £370,500 per hectare to the housing PFI provider in the future. The amount receivable for the main site is enhanced due to this liability being taken on by the council rather than the developer.

Legal

- 2.1 The land is held under Part 2 of the Housing Act 1980 – Housing Revenue Account.
- 2.2 Provision will be made in the transfer for access and servicing to the retained sites.

Personnel

3. None.

Equalities impact

4. 30% of the units on site will be affordable housing, of which the shared ownership units will be provided by the developer and the rented units through the housing PFI scheme.

Corporate priorities

5. The proposal furthers the priorities of working towards, building healthy and independent communities, deliver excellent services and value for money.

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