

EAST HERTS COUNCIL

EXECUTIVE REPORT – 8 JUNE 2015

REPORT BY EXECUTIVE MEMBER FOR HEALTH AND WELLBEING

TUDOR WAY CAPITAL ASSET TRANSFER

WARD(S) AFFECTED: HERTFORD SELE/ALL

Purpose/Summary of Report

- To seek Members approval to release a capital asset of East Herts District Council owned property for the provision of affordable homes.

RECOMMENDATIONS FOR DECISION: that:

<u>RECOMMENDATIONS FOR DECISION:</u> that:	
(A)	the Council agree to the transfer for £1 to Riversmead/Network Housing Associations the capital asset identified at Tudor Way, Hertford in exchange for nomination rights to lettings; and
(B)	the Council agree to the transfer on the condition that the new affordable dwellings on Tudor Way have a mix of tenure of rental and shared ownership family dwellings.

1.0 Background

1.1 Affordable Housing is a key priority for the Council. The Housing Strategy 2013-2016 outlines the key issues and the need to continue to develop new affordable housing to meet the needs of East Herts residents.

1.2 The Council does not own any affordable housing in the District as this was stock transferred to Riversmead and South Anglia in 2002.

1.3 The Council works closely with its stock transfer partners to ensure that new developments meet the needs of the applicants on the Housing Needs Register.

2.0 Report

- 2.1 Riversmead/Network Housing Association has been working on a land assembly programme to develop asset sites across the district to deliver new affordable housing units.
- 2.2 Riversmead/Network are seeking planning permission to build new affordable homes at Tudor Way, Hertford(3/13/1273/FP). The application was refused and the applicant Appealed the decision. The Inspector granted permission on the 17 February 2015.
- 2.3 The Tudor Way, Hertford scheme consists of 11 x 3 bed houses, 8 x 1 flats, 16 x2 bed flats as affordable homes.
- 2.4 The scheme which has been granted planning permission involves the demolition of 115-149 Tudor Way which has been subject to subsidence. Within, this block of accommodation, there is one flat which is currently in East Herts Council's ownership. This flat did accommodate the local GP surgery which Rivermead/Network have relocated to a purpose built facility opposite in the Calton Court development. Calton Court is owned by Riversmead/Network and they have provided a lease to the GP surgery in a self contained unit.
- 2.5 This report seeks to transfer this asset property for £1 to Riversmead/Network Housing Association with nomination rights for East Herts District Council to allocate to applicants on the Housing Needs Register.
- 2.6 The demolition of the Tudor Way block will be replaced with 11 x 3 bedroom family homes. Currently, Rivermead/Network intend to provide these as Shared Ownership homes with the remaining 24 x 1 and 2 bedroom flats as rental homes.
- 2.7 The property asset at Tudor Way, Hertford for which the transfer is requested has not been marketed since the relocation of the GP surgery pending the outcome of an insurance claim that Riversmead are pursuing for subsidence.
- 2.8 Details of the valuation of the asset are contained in **Essential Reference Paper B**. The information is confidential because it relates to the financial affairs of the Council.

3.0 Implications/Consultations

Information on any corporate issues and consultation associated with this report can be found within **Essential Reference Paper A**.

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