

ESSENTIAL REFERENCE PAPER 'A'

IMPLICATIONS/CONSULTATIONS

<p>Contribution to the Council's Corporate Priorities/ Objectives:</p>	<p>Priority 1 – Improve the health and wellbeing of our communities</p> <p>Priority 2 – Enhance the quality of people's lives</p> <p>The report considers the improvement/redevelopment on the Kingsmead site. Of three options considered, the member/officer working group considers council-led development, through the council's housing company, would maximise the ability to meet these strategic priorities while representing the best financial value for the council.</p>
<p>Consultation:</p>	<p>The proposals have been developed internally with full consultation with the two ward members, Cllr Jan Goodeve and Cllr Mari Stevenson. Network Homes have also been invited to give their initial, without prejudice views.</p> <p>The Pinehurst Community Centre Management Committee and the shop leaseholder have also been made aware that the council has been working up options for improvement/redevelopment. They are supportive of improvement/redevelopment at the site. The tenant of the Network flat will be contacted prior to publication of the Executive report</p>
<p>Legal:</p>	<p>Simon Aley, Interim Legal Services Manager has provided Legal oversight of the matters covered in the report.</p> <p>Each of the options considered in this report can be achieved legally thus members are invited to consider which option represents the best course of action and best value for the council. Should members wish to proceed with improvement / redevelopment at the Kingsmead site, the more detailed legal aspects of the</p>

	preferred course of action will be outlined.
Financial:	<p>An officer of the Finance team is part of the officer working group and has contributed to the financial modelling. The financial appraisal has been made provided by GVA consultancy.</p> <p>Isabel Brittain, Head of Strategic Finance and Property has provided Finance oversight of the matters covered in the report.</p> <p>Work by officers supported by GVA, external specialist consultants, indicates that all options have financial implications for the council.</p> <p>The member/officer working group's preferred option, that is, council-led redevelopment via the council's housing company, is the only option that would enable the council's contribution to the scheme to be offset by income arising from the development. The income would derive from the company's developer profit being made available as a dividend to the council and interest payments to the council on any loan extended to the company.</p>
Human Resource:	There are no TUPE implications.
Risk Management:	The officer working group has maintained a risk register.
Health and wellbeing – issues and impacts:	<p>Improvement/redevelopment of the Kingsmead site will have a number of benefits including:</p> <ul style="list-style-type: none"> • an improved community centre • an improved shop • depending on the option followed, there is potential for additional housing, including affordable homes, and improved parking provision.