

## **Record of Decisions**

### **Appointment of a preferred bidder for the future development of homes at land located at Preston Down Road, Paignton**

#### **Decision Taker**

Cabinet on 21 March 2023.

#### **Decision**

1. That the successful Registered Provider delivery partner, identified in Exempt Appendix 3 and 4, be approved as the 'preferred bidder' for the future development of homes at Preston Down Road, Paignton (PDR) and that in principle approval is given to enter into a Development and Sale Agreement with this Registered Provider delivery partner.
2. That, on the basis that a minimum of 50% affordable housing is delivered on the site, the Chief Executive be given delegated authority to agree and finalise any Heads of Terms and the details of the Housing Delivery Partner Development and Sale Agreement in consultation with the Cabinet Member for Economic Regeneration, Tourism and Housing and the Section 151 Officer.

#### **Reason for the Decision**

The Preston Down Road site should deliver 100 plus new homes, a proportion of which will be affordable housing for local people with a proportion of the affordable provision being adapted accommodation for households with mobility difficulties. The Preston Down Road site will help ensure a mixed and balanced community, supplying housing of the right type, size and design in the right locations.

#### **Implementation**

This decision will come into force and may be implemented on 3 April 2023 unless the call-in procedure is triggered (as set out in the Standing Orders in relation to Overview and Scrutiny).

#### **Information**

Approval was sought to appoint a Registered Provider delivery partner, as the successful 'preferred bidder', following a tender exercise and to enter into a Development and Sale Agreement with that partner.

At the meeting, the Leader of the Council permitted four members of the public, Mr Chilcott, Mr Sydney, Mr Facey and Ms Reed to address the Cabinet.

Councillor Long proposed and Councillor Cowell seconded a motion that was agreed unanimously by the Cabinet, as set out above.

#### **Alternative Options considered and rejected at the time of the decision**

An alternative option would have been to decline to appoint, this option was discounted due to the tender submission from the 'preferred bidder' meeting the Council's Corporate objectives, including the specific expectations set out in the tender documentation (Appendix 2) and had

passed the evaluation exercise criteria as evidenced in Exempt Appendix 3.

**Is this a Key Decision?**

No

**Does the call-in procedure apply?**

Yes

**Declarations of interest** (including details of any relevant dispensations issued by the Standards Committee)

None.

**Published**

24 March 2023

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Leader of Torbay Council on behalf of the Cabinet