

Meeting: Cabinet
Council

Date: 22 September 2020

Date: 24 September 2020

Wards Affected: Barton with Watcombe

Report Title: Proposed disposal of Council owned land at Hatchcombe

Is the decision a key decision? Yes

When does the decision need to be implemented? ASAP

Cabinet Member Contact Details: Cllr Swithin Long, Cabinet Member for Economic Regeneration, Tourism and Housing, Swithin.long@torbay.gov.uk.

Supporting Officer Contact Details: Liam Montgomery, Director of Assets, Investment and Housing, Liam.montgomery@tda.uk.net.

1. Proposal and Introduction

- 1.1 Hatchcombe Nurseries is a housing development site jointly owned by Torbay Council and Sanctuary Housing.
- 1.2 In order to unlock the site and improve the access arrangements to the proposed new development Sanctuary are requesting that the piece of land located at the lower end of the site to be transferred to them.
- 1.3 The approved Capital Strategy (February 2020) states that “the policy is to pool all receipts from the sale of all assets sold to support the Capital Plan in line with funding the Council’s priorities. The current Capital Plan has a capital receipts target to support previously incurred expenditure that has not yet been met. All capital receipts received should be allocated to support this target and not allocated to new schemes”.

2. Reason for Proposal and associated financial commitments

- 2.1 By transferring this piece of land it will enable the development to come forward and maximise the site density. The alternative access options are very expensive to facilitate, are not favoured by the Highways team and impact on the density of the homes that can be developed.
 - 2.2 The proposals contained in this report will see the Council forgo maximising any potential income this land to meet the existing capital receipt target in return for the delivery of affordable housing for local people.
-

3. Recommendation(s) / Proposed Decision

That Cabinet recommends to Council:

- (i) To authorise the disposal of the land shaded yellow on the plan at Appendix 1 to a Housing Association in return for nomination rights into 100% of the properties in perpetuity under the Local Government Act 1972: General Disposal Consent Order 2003.
- (ii) To delegate authority to the Chief Executive in consultation with the Portfolio holder to agree the detailed terms of any transfer including agreed timescales for the development.

Appendices

Appendix 1: Plan of Hatchcombe site

Background Documents

Torbay Local Plan: <https://www.torbay.gov.uk/media/6836/lp-2012to2030.pdf>

Torbay Council's Housing Strategy: <https://www.torbay.gov.uk/media/14432/housing-strategy.pdf>

Report Clearance

Report clearance:	This report has been reviewed and approved by:	Date:
Chief Executive	Anne-Marie Bond	
Chief Finance Officer	Martin Phillips	
Relevant Director/Assistant Director	Liam Montgomery	26/08/20

Section 1: Background Information

1.

What is the proposal / issue?

Hatchcombe Nurseries site is located between Beechfield Rd/Beechfield Ave and Hatchcombe Lane in the Barton area to the North East of Torquay and shaded blue on the plan at Appendix 1. The site is jointly owned by Sanctuary Housing and Torbay Council and over the past circa 10 years there have been a number of attempts to find a viable solution for the site to bring forward affordable housing.

Due to its topography Hatchcombe has proved to be a difficult site to develop and find a viable engineering solution. Currently with the only access in and out of the site from Beechfield Avenue/Beechfield Place which is narrow and certainly far from ideal. Then providing a road network within the site to access and the various parts to maximise the density become very difficult due to the topography and the cost of this has meant the site has not been viable. As part of discussions with the Highways team they have been very clear and would much prefer the site to be accessed from this new proposed location.

More recently the Council has been approached by Sanctuary who are reviewing various options for the site which include the purchase of the land shaded green on the plan at Appendix 1, which coupled with the land proposed within this report provides a much improved arrangement. It is anticipated the scheme will deliver between 50 – 60 affordable homes with a variety of tenures for local people in housing need.

The opportunity for Sanctuary to purchase the land shaded green will allow a new design of the scheme to be produced whereby more of the development will be located within the bungalow site and access in and out of the new development will be from the land currently owned by the Council.

Land would be disposed of with certain conditions and will ensure the site will be used for affordable housing in perpetuity unless otherwise agreed by the Council.

2.

What is the current situation?

The Hatchcombe site has been empty for a number of years, it is jointly owned by Torbay Council and Sanctuary Housing and has been identified on the local plan as a committed site.

As of 8th August 2020 there were close to 1300 households on the Devon Home Choice waiting list. By assisting in the delivery of affordable housing on this key site it will help provide much needed affordable housing for local people.

	<p>Torbay Council's latest Housing Strategy 2020 – 2025 is around 'improving the delivery, affordability and quality of housing in Torbay with an aim to 'ensure that all our residents have access to good quality homes, which are affordable and meet their particular needs'. The Housing Strategy's priorities are around:</p> <p>Housing supply – increase overall supply Housing demand – appropriate and affordable housing to meet people's housing needs and aspirations Sustainability –improve environmental, economic and social sustainability of our housing Quality – improve the quality of housing in Torbay Council</p>
3.	<p>What options have been considered?</p> <p>Option 1 to dispose of the land for affordable housing</p> <p>Option 2 to do nothing and allow the site to remain empty or for a less desirable scheme to be delivered</p> <p>Option 3 sell the site on the open market.</p>
4.	<p>What is the relationship with the priorities within the Partnership Memorandum and the Council's Principles?</p> <p>Community and Corporate plan Thriving people – Improve the delivery, affordability and quality of housing</p>
5.	<p>How does this proposal/issue contribute towards the Council's responsibilities as corporate parents?</p>
6.	<p>How does this proposal/issue tackle poverty, deprivation and vulnerability?</p> <p>Ensuring that all our residents have access to good quality homes which are affordable and meet their particular needs is a vital part of tackling poverty, deprivation and vulnerability.</p>
7.	<p>How does the proposal/issue impact on people with learning disabilities?</p> <p>Ensuring that all our residents have access to good quality homes which are affordable and meet their particular needs including those residents with learning disabilities.</p>
8.	<p>Who will be affected by this proposal and who do you need to consult with? How will the Council engage with the community? How can the Council empower the community?</p>

	<p>The proposed development will create a mixed community to meet a broad range of housing needs for local people including disabled persons, key workers, older people and families.</p> <p>A wide range of the community will benefit from this proposal as it will produce a wide range of housing solutions for local people.</p>
--	---

Section 2: Implications and Impact Assessment	
--	--

<p>9.</p>	<p>What are the financial and legal implications?</p> <p>By transferring the land to a Housing Association the Council will have to forgo maximising the potential land value. The Housing Association will be required to submit a detailed proposal including a financial appraisal to support the transfer of council land for affordable housing.</p> <p>The approved capital strategy (February 2020) states that “the policy is to pool all receipts from the sale of all assets sold to support the Capital Plan in line with funding the Council’s priorities. The current Capital Plan has a capital receipts target to support previously incurred expenditure that has not yet been met. All capital receipts received should be allocated to support this target and not allocated to new schemes”.</p>
<p>10.</p>	<p>What are the risks?</p> <p>Not receiving planning permission for the site must be considered a risk albeit it with pre-app discussions the risks would be relatively low.</p> <p>Any delay in disposing of the land will result in the delay in the purchase of the bungalow which is needed to help bring a viable scheme forward.</p>
<p>11.</p>	<p>Public Services Value (Social Value) Act 2012</p>
<p>12.</p>	<p>What evidence / data / research have you gathered in relation to this proposal?</p> <p>Advice from the Highways department has been sought along with having engineers consider a variety of alternative access options.</p>
<p>13.</p>	<p>What are key findings from the consultation you have carried out?</p> <p>Previous/historic engagement with local residents preferred not to access the site via the narrow Beechfield Place.</p>

14.	Amendments to Proposal / Mitigating Actions None
-----	--

Equality Impacts

15.	Identify the potential positive and negative impacts on specific groups		
	Positive Impact	Negative Impact & Mitigating Actions	Neutral Impact
Older or younger people			Everyone in housing need are eligible to apply for accommodation via Devon Home Choice and would be able to bid on this scheme and because of that there will be no differential impact.
People with caring Responsibilities			Everyone in housing need are eligible to apply for accommodation via Devon Home Choice and would be able to bid on this scheme and because of that there will be no differential impact.
People with a disability	Wheelchair adapted units will be delivered on this scheme which will have a positive impact on those people with a disability who are allocated a property.		
Women or men			Everyone in housing need are eligible to apply for accommodation via Devon Home Choice and would be able to bid on this scheme and because of that there will be no differential impact.
People who are black or from a minority ethnic background (BME) <i>(Please</i>			Everyone in housing need are eligible to apply for accommodation via Devon Home

<i>note Gypsies / Roma are within this community)</i>			Choice and would be able to bid on this scheme and because of that there will be no differential impact.
Religion or belief (including lack of belief)			Everyone in housing need are eligible to apply for accommodation via Devon Home Choice and would be able to bid on this scheme and because of that there will be no differential impact.
People who are lesbian, gay or bisexual			Everyone in housing need are eligible to apply for accommodation via Devon Home Choice and would be able to bid on this scheme and because of that there will be no differential impact.
People who are transgendered			Everyone in housing need are eligible to apply for accommodation via Devon Home Choice and would be able to bid on this scheme and because of that there will be no differential impact.
People who are in a marriage or civil partnership			Everyone in housing need are eligible to apply for accommodation via Devon Home Choice and would be able to bid on this scheme and because of that there will be no differential impact.
Women who are pregnant / on maternity leave			Everyone in housing need are eligible to apply for accommodation via Devon Home Choice and would be able to bid on this scheme and because of

			that there will be no differential impact.
	Socio-economic impacts (Including impact on child poverty issues and deprivation)		Everyone in housing need are eligible to apply for accommodation via Devon Home Choice and would be able to bid on this scheme and because of that there will be no differential impact.
	Public Health impacts (How will your proposal impact on the general health of the population of Torbay)		
16.	Cumulative Impacts – Council wide (proposed changes elsewhere which might worsen the impacts identified above)		
17.	Cumulative Impacts – Other public services (proposed changes elsewhere which might worsen the impacts identified above)		