

Record of Decisions

Further disposal of Council owned land at Hatchcombe

Decision Taker

Cabinet on 18 October 2022.

Decision

1. That the disposal of the land shaded orange on the plan, as set out in Appendix 2 to the submitted report, to Sanctuary Housing, at zero cost, in return for nomination rights into 100% of the properties in perpetuity, under the Local Government Act 1972: General Disposal Consent Order 2003, be approved; and
2. That the Chief Executive in consultation with the Cabinet Member for Economic Regeneration, Tourism and Housing, be authorised to further agree the detailed terms of the disposal.

Reason for the Decision

The transfer of the parcel of land identified would facilitate a revised scheme, which would provide in the region of sixty apartments for affordable rent.

Implementation

This decision will come into force and may be implemented on 31 October 2022 unless the call-in procedure is triggered (as set out in the Standing Orders in relation to Overview and Scrutiny).

Information

This Hatchcombe Nurseries land is a housing development site owned by Torbay Council and Sanctuary Housing. The latest scheme design proposes a revised access onto the site, to improve the scheme and deliver additional affordable housing units, which in turn requires a further land transfer from the Council to Sanctuary Housing.

The transfer of the additional parcel of land would facilitate a revised scheme, which would provide in the region of sixty apartments for affordable rent. This would assist in meeting the housing needs of households on the waiting list and experiencing homelessness. The revised scheme would also deliver more housing units than the originally proposed development.

At the meeting 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

The alternative options were:

- To do nothing. This option was discounted as not disposing the land to Sanctuary Housing would likely mean that the scheme would not go ahead in any form;
- Sell the council owned land on the open market. This option was discounted as the Council land proposed for disposal to Sanctuary had little value other than as a ransom

strip for the rest of the site.

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

21 October 2022

Signed: _____ Date: _____
Deputy Leader of Torbay Council on behalf of the Cabinet