

EXECUTIVE MEMBER DECISION FORM

DECISION TO BE TAKEN BY: Lisa Newman & Councillor George Davies

KEY DECISION NO

PORTFOLIO AREA: Housing and Community Safety

PORTFOLIOS AFFECTED: Housing and Community Safety

WARDS AFFECTED: Any

SUBJECT: Financial Update report on North Birkenhead Development Agreement

1. RECOMMENDATIONS:

- Members are asked to sign off the Global Appraisal Update which identifies the financial position of the two completed projects in North Birkenhead at St Joseph's Place and St James Gate.
- Members are asked to approve the use of surplus funds generated from these first two schemes, owed to the Council by Keepmoat, to subsidise a further proposed scheme at Station and Tyrer Street which is currently showing a deficit due to ground conditions and contamination.
- Members are asked to approve the inclusion of the Shannon Street site as a 'further site' according to the conditions within the current Birkenhead Development Agreement with Keepmoat which will increase the number of units which can be built in Phase 3 and improve the viability of the scheme.

2. REASONS FOR THE DECISION

Wirral Council has been working with Keepmoat on new housing schemes since 2011 and the success of this partnership has been demonstrated by the completion and sales of new homes when other schemes in the borough have stalled. The development of additional homes by Keepmoat also will support the Council's 2020 pledge.

Wirral is keen to continue this partnership but needs to inform members of the current financial position regarding the whole housing redevelopment programme in North Birkenhead in order to take a view on whether to proceed to the Third phase of development later this year.

3. STATEMENT OF COMPLIANCE

Keepmoat were appointed in 2011 to work in partnership with Wirral Council to deliver a housing regeneration programme in North Birkenhead following a formal tendering exercise. The Council has now had the financial appraisal for the third scheme on the programme externally validated, as well as overage payments for the first two phases. We are therefore now in a position to make a decision on Phase 3.

The Section 151 officer and the Head of Legal and Member Services have both been consulted and have signed off the Cabinet Report recommendations. The recommendations are compliant with equality legislation and an Equality Impact Assessment has been completed and is attached to the report.

4. DECLARATION OF INTEREST

Signed: <i>George Dames</i> Executive Member: Date: <i>22nd November 2016</i> Also present:	Signed: <i>David Ball</i> Chief Officer: <i>Assistant Director Environmental Services</i> Date: <i>22 November 2016</i>
Date of Senior Policy Team Meeting(s): <i>N/A</i>	

A list of background papers on this issue is held with:

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Date of Expiry of Call-In Period: