

EXECUTIVE MEMBER DECISION FORM

DECISION TO BE TAKEN BY: Councillor George Davies

KEY DECISION NO

PORTFOLIO AREA: Housing and Planning

PORTFOLIOS AFFECTED: Housing and Planning

WARDS AFFECTED: Bidston & St James Ward

SUBJECT: ACCEPTANCE OF HOMES ENGLAND ACCELERATED CONSTRUCTION FUNDING TO FACILITATE THE REDEVELOPMENT OF THE BEAUFORT ROAD SITE FOR HOUSING UNDER THE REDEVELOPMENT AGREEMENT WITH KEEPMOAT HOMES

1. RECOMMENDATIONS:

1. That the Cabinet Member for Housing and Planning notes the current negative land value in relation to the proposed residential redevelopment of the Beaufort Road site (referred to as *the site*), which has been independently approved by the Council's cost consultants and, agrees that this forms the basis of including *the site* under the Development Agreement.
2. The Cabinet Member for Housing and Planning is requested to authorise the Director of Governance and Assurance to enter into a funding agreement with Homes England to secure a grant towards the cost of the remediation of the Beaufort Road site. The grant is lower than the total cost of the remediation work and the Cabinet Member for Housing and Planning is also requested to authorise a potential maximum additional contribution from the Council of £108K towards the cost of the remedial works.
3. The Cabinet Member for Housing and Planning is requested to authorise the Director of Governance and Assurance to negotiate and enter into a grant agreement with the developer, to mirror the Homes England grant funding agreement
4. That the Cabinet Member for Housing and Planning agrees to dispose of the Beaufort Road site to Keepmoat, under the terms of the existing Development Agreement, for residential housing redevelopment

2. REASONS FOR THE DECISION

Wirral Council has been working with Keepmoat Homes to deliver new housing schemes since 2011 and the success of this partnership has been demonstrated by the completion and sales of new homes in a difficult housing market, when other schemes in the borough have stalled. The Council is keen to continue this partnership under the terms of the existing Development Agreement. The Beaufort Road site is likely to be unviable for redevelopment without substantial remediation works being undertaken. The capital grant funding from Homes England when combined with gap funding from the Council and the substantial private sector investment from Keepmoat provides an opportunity to bring this site back into housing use.

3. STATEMENT OF COMPLIANCE

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 David</i> Executive Member: Date: <i>18th April 2019.</i> Also present:	Signed: <i>Lisa Newman</i> Chief Officer: <i>Head of Housing</i> Date: <i>18th April 2019.</i>
Date of Senior Policy Team Meeting(s):	

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

Contact Officer: Lisa Newman
~~Housing Strategy, Standards and Renewal Senior~~
Manager *Head of Housing*

lisanewman@wirral.gov.uk
0151-691-8197

Date: 18th April 2019

Date of Publication:

Date of Expiry of Call-In Period: