

# CABINET MEMBER DECISION REPORT FORM

## 1. Decision made

Transfer of ownership of the development of four garage sites to CBH-Brook Road, Burma Avenue, Imjin Road, Malvern Street  
To transfer the ownership of the development of the four garage sites listed below to CBH.

Brook Road  
Burma Avenue  
Imjin Road  
Malvern Street

## 2. Identity of the Decision Maker

Peter Jeffries  
Executive Director, Grahame Lewis

## 3. Date of Decision

7 Feb 2013

## 4. Reasons for Decision

To allow the necessary contractual commitments to be entered into with the chosen developer partner.

The scheme has received HCA funding and this opportunity would be lost if the scheme does not commence by 31 March 2013. As CBH already have planning permission for the sites it is possible to meet this deadline.

The transfer of land means that the properties will be CBH properties as opposed to HRA properties and therefore subject to affordable rents and the right to acquire as opposed to the right to buy. However given that these are garage sites there is no impact on existing tenants.

The funding structure for the scheme will mirror previous CBH development at Brighton Road and St Pauls Phase 1 being a combination of the following:-

- HCA grant,
- Council grant from unapplied capital receipts set aside for the development of affordable housing
- Loan finance provided by the Council through the General Fund but without revenue impact to the Council

The powers used by the Council to support previous CBH schemes are still in place.

## 5. Consultation undertaken

Consultation has taken place with the s151 officer, Onelegal, cabinet member housing and safety and CBH.  
There has also been a joint horizon scanning meeting between CBH Board members and Cabinet.

## 6. Results of Consultation

To proceed with transfer.

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**7. Alternative options considered and rejected**

The site could be developed through the HRA and houses stay as CBC owned but this would mean that the opportunity to develop with HCA funding and a developer partner is lost at this stage.

**8. Background documents**

**9. Conflict of Interests declared**

**10. Dispensation**

Was a dispensation given by the Standards Committee in respect of any declaration of interest listed at 9.?

Date of dispensation .....