

DECISION TAKEN UNDER DELEGATION TO THE CHIEF EXECUTIVE

Subject:

The Purchase of Land at Main Road Boreham

Date of Decision:

29th October 2024

Decision Number:

4/2024

Background:

The Council has agreed terms to purchase land at Main Road Boreham for the development of affordable homes. This item was previously reported to Full Council in July 2023 and accords with the budget and policy framework but now requires executive sign off for completion. The seller is requiring the council to complete the purchase by 31st October and as a result the matter cannot wait until the next Cabinet meeting. Hence, it is proposed to authorise this via urgency decision.

Minutes of the Policy Board from 16th January 2020 detail discussion by the Affordable and Social Housing Working Group where it was resolved to promote Entry Level Exception Sites for Registered Provider land-led schemes. Also, to continue to investigate the acquisition of land by the Council for additional housing and entry-level exception sites. The policy allows parcels of land up to one hectare in size to come forward as affordable housing sites in exception to the Local Plan allocations.

The land although not identified for development in the local plan is considered to meet the criteria of an Entry Level Exception Site and the Council wish to bring forward such sites for the development of affordable housing. Although many sites were considered through this review process only the land at Main Road Boreham was considered suitable and had an owner willing to dispose of the land.

The purchase of the land has been agreed based on the potential for the site to accommodate up to 22 units ranging in size from two to four bed homes although the site will be developed to best suit the Councils housing need. Once acquired the Council will work with CHP to secure planning consent. The purchase of this land will be financed from Section 106 contributions collected for offsite affordable housing provision.

With the land having been used for farming and grazing in the recent past it should not attract holding costs other than general land management work.



Supporting Information:

The Leader of the Council was consulted before making this decision and had no objection to it.