

<b>DECISION NO:</b>	<i>For Member Services use only</i>
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Concurrence No:	066379
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<b>Action under delegated authority of Chief Executive</b>	
<b>Action under delegated authority of Director of Finance and Cabinet Member for Finance</b>	
<b>Action taken by Chief Executive in consultation with Cabinet Member(s)</b>	<b>X</b>

Subject: Grant funding agreement with Homes England

Signature and designation of officer(s) taking action:

_____ Chief Executive	_____ Date	_____ Director of Finance	_____ Date
		_____ Head of Finance	_____ Date

**Name of Cabinet Member(s)  
Consulted:**

I have been consulted and concur with  
the proposals set out below:

Councillor P Mason

\_\_\_\_\_  
Cabinet Member for Finance and Business  
Services

\_\_\_\_\_  
Signature: Date:

Councillor

\_\_\_\_\_  
Cabinet Member for Housing and Community  
Services

\_\_\_\_\_  
Signature: Date:

Name of any member who has declared a  
conflict of interest in relation to this decision: \_\_\_\_\_

**THIS DOCUMENT WILL BE PUBLISHED ON THE COUNCIL'S WEBSITE**

The report overleaf sets out the decision to be taken, the reasons for the decision, and the details of alternative options, if any, considered and rejected.

Officer decisions are available for public inspection, both at the Borough Offices and on the Council's website, for a period of six years after the decision is made. Background papers are available for four years.

**RECOMMENDED that:** the grant funding agreement with Homes England for land at Bishops' College be agreed.

## **Purpose**

To seek agreement to enter a grant funding agreement with Homes England for pre-development costs to enable development on land at Bishops' College as shown on the attached plan.

## **Background**

In February 2017 Homes England requested local authorities to nominate sites suitable for the Local Authority Accelerated Construction programme (LAAC). Grant funding was approved which would allow development of these sites to be accelerated. The Council's identified site is adjacent to the Borough offices and the New River. It is anticipated that the 1.7 acre site would be suited to a flat development of between 35 and 50 dwellings along with amenity space and adequate parking provision. Grant funding of £1,060,300 has been approved to cover pre construction work to be carried out. This includes the design and planning application costs, utilities provision, flood alleviation works, protection of the New River, highways works and environmental and ecology works (including tree protection or replacement).

## **Next Steps**

Architects have been instructed to carry out initial design proposals to enable speedy progress to be made as soon as the funding agreement is entered into. Following completion of the agreement, other necessary disciplines will be appointed to bring the development forward.

Outline designs will be with the Council in late February/March so that the project can move to the planning and costing stages as soon as possible.

The milestones timetable agreed with Homes England envisages that the grant money will be spent on the pre-construction works by 31 March 2021. Although this deadline may be extended.

## **Financial, Legal and Risk Management Implications**

The grant could be subject to clawback if the Council does not proceed with the overall development but assuming the development is completed there would be no clawback unless the end value realised by the scheme is in excess of £3,041,025. This is a value attributable to the land sale only and not the end value of the completed flats.

A budget of £1,063,000 has been approved for the necessary works which will be funded by the Grant.

There is a planning risk but discussions with the Council's Planning Officers are ongoing to mitigate any problems which may arise due to the conservation area, environmental matters and access.

### **Alternative Options Considered and Rejected**

The only other option would be to not enter into the agreement. This would mean that a build project on the site would unlikely to come forward in the next five years.

### **Contribution to the Council's Objectives**

Ambition Broxbourne

Promote inward investment and support business growth  
Deliver affordable homes for local people

Innovative Broxbourne

Build strong partnerships to deliver more for the Borough

### **Conclusion**

That the grant funding agreement be entered into and the project progressed.

Contact Officer: Kevin Clark

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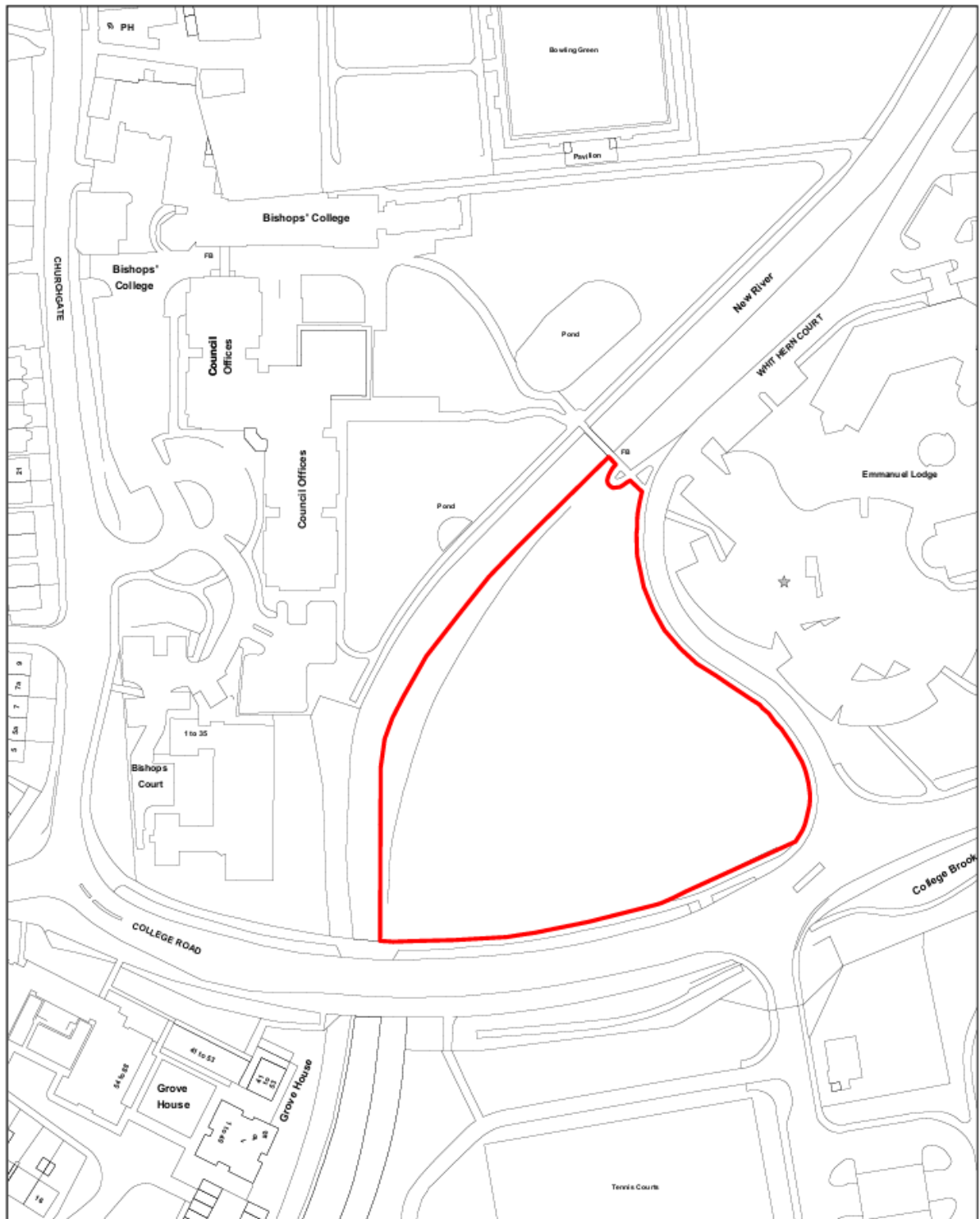
Date



14/02/20

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Action reported to the Cabinet on:

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 <p><b>BOROUGH OF BROXBOURNE</b> <small>www.broxbourne.gov.uk</small></p>	<b>Title</b> Bishops College New River Site	
	<b>Location</b> Churchgate, Cheshunt	
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