

Bolsover District Council

Meeting of the Executive on Monday 5th September 2022

**Purchase of Section 106 Properties from Meadow View Homes Limited,
Glapwell Nurseries, Glapwell**

Report of the Portfolio Holder - Housing

Classification	This report is Public
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PURPOSE/SUMMARY OF REPORT

- To recommend the purchase of 6 properties for affordable rent within the HRA.
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REPORT DETAILS

1. Background

- 1.1 Meadow View Homes Limited are building 64 properties at Glapwell Nurseries in Glapwell, including 6 affordable (four x 2 bedroom semi-detached houses and two x 3 bedroom semi-detached houses) as a S106 planning condition.
- 1.2 This presents an opportunity to the Council to purchase the properties from Meadow View Homes Limited following preliminary discussions with Planning and Housing Management.

2. Details of Proposal or Information

- 2.1 The combined purchase price of these properties is £696,000 (excluding fees and SDLT). This is based on the Glapwell Nurseries Valuation (Appendix 1) carried out by the Council's Senior Valuer.
- 2.2 Assuming the rents for these properties are set in line with the affordable rent levels (80% of market rent) the scheme will break even after 33 years. This is based on the financial viability carried out by the Council's Principal Accountant (Appendix 2).

2.3 A report has been submitted to Council recommending that the scheme be added to the Capital Programme on Wednesday 5th October 2022. The recommendations for Executive to approve the purchase are made on the assumption that the amendment to the Capital Programme is approved by Council.

3. Reasons for Recommendation

3.1 That this proposal offers value for money, meets local housing need and increases the councils housing stock. Therefore the council should proceed with this purchase.

4 Alternative Options and Reasons for Rejection

4.1 To not purchase the properties has been rejected as the properties will fulfil a housing need in the area. This housing mix best supports that identified housing need.

RECOMMENDATION(S)

1. That Executive approve the purchase of the 6 properties at Glapwell Nurseries, Glapwell from Meadow View Homes Limited for £696,000 subject to SDLT and 2% contingency to include fees.
2. That, subject to Council approval of the financing, the Director of Development is given delegated powers to enter into contract with Meadow View Homes Limited for the purchase of the properties.

IMPLICATIONS:

Finance and Risk: Yes X No

Details: To fund the purchase of the six properties, using HRA borrowing. A report has been submitted to Council on Wednesday 5th October 2022 recommending that the scheme be added to the Capital Programme.

On behalf of the Section 151 Officer

Legal (including Data Protection): Yes No X

Details: None directly. The current planning permission includes provision of Affordable S106 properties.

On behalf of the Solicitor to the Council

Staffing: Yes No X

Details:

On behalf of the Head of Paid Service

DECISION INFORMATION

<p>Is the decision a Key Decision? A Key Decision is an executive decision which has a significant impact on two or more District wards or which results in income or expenditure to the Council above the following thresholds:</p> <p>Revenue - £75,000 Capital - £150,000 X <input checked="" type="checkbox"/> <i>Please indicate which threshold applies</i></p>	<p>Yes</p>
<p>Is the decision subject to Call-In? <i>(Only Key Decisions are subject to Call-In)</i></p>	<p>Yes</p>

<p>District Wards Significantly Affected</p>	<p>Glapwell</p>
<p>Consultation: Leader / Deputy Leader <input type="checkbox"/> Executive <input type="checkbox"/> SLT <input type="checkbox"/> Relevant Service Manager <input type="checkbox"/> Members <input type="checkbox"/> Public <input type="checkbox"/> Other <input type="checkbox"/></p>	<p>Details:</p>

<p>Links to Council Ambition: Customers, Economy and Environment.</p>
<p>Enabling Housing Growth: increasing the supply, quality and range of housing to meet the needs of the growing population and support economic growth</p>

DOCUMENT INFORMATION	
Appendix No	Title
App 1	Glapwell Nurseries Valuation
App 2	Glapwell Nurseries Financial Viability

<p>Background Papers</p>
<p><i>(These are unpublished works which have been relied on to a material extent when preparing the report. They must be listed in the section below. If the report is going to Executive you must provide copies of the background papers).</i></p>
<p>Glapwell Nurseries - Site Layout drawing Glapwell Nurseries – Property Type Ludlow floor plan and elevations drawing Glapwell Nurseries – Property Type Huntington floor plan and elevations drawing</p>