

Summary Sheet

Name and Date of Committee Meeting

Cabinet and Commissioners' Decision Making Meeting – 13 November 2017.

Report Title

York Road Redevelopment – Development Brief.

Is this a Key Decision and has it been included on the Forward Plan?

No, but it has been included on the Forward Plan as a non-key decision.

Strategic Director Approving Submission of the Report

Damien Wilson, Strategic Director of Regeneration and Environment.

Report Author

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Ward(s) Affected

Rotherham East.

Executive Summary

This report requests that Cabinet approves the Development Brief for York Road, Eastwood and its proposed submission to developers.

Recommendations

That approval be given to the content of the Development Brief for York Road, Eastwood and its proposed submission to developers with a view to obtaining design submissions/development proposals.

List of Appendices Included

Appendix A – Plan of York Road, Eastwood development site.
Appendix B – Development Brief for York Road, Eastwood.
Appendix C – Plan to be included in Development Brief pack showing adopted highway to the site.
Appendix D – Exempt Addendum to report with details of potential disposal price.

Background Papers

None

Consideration by any other Council Committee, Scrutiny or Advisory Panel

No

Council Approval Required

No

Exempt from the Press and Public

An exemption is sought for Appendix D under paragraph 3 (Information relating to the financial or business affairs of any particular person (including the authority holding that information)) of Part I of Schedule 12A of the Local Government Act 1972 is requested, as this report contains sensitive commercial information with regards to the potential disposal of land and negotiation strategy which could disadvantage the Council if the information were to be made public.

It is considered that the public interest in maintaining the exemption would outweigh the public interest in disclosing the information, as the parties' commercial interests could be prejudiced by disclosure of this commercial information.

York Road Redevelopment – Development Brief

1. Recommendations

- 1.1 That approval be given to the content of the Development Brief for York Road, Eastwood and its proposed submission to developers with a view to obtaining design submissions/development proposals.

2. Background

- 2.1 The site at York Road, Eastwood, shown edged red on the plan at Appendix A, has been identified as being suitable for residential development. The site comprises two car parks and a garage site which provides a largely cleared site which is almost ready to be redeveloped.
- 2.2 The main intended outcome of the development will be the delivery of new homes in a range of sizes and tenures though it is expected that the redevelopment of the site will result in an enhancement of the area and improved amenity for residents and visitors.
- 2.3 A Development Brief has been prepared with the intention that this is provided to developers and design proposals requested. The Brief is attached at Appendix B. An additional plan which will be included in the Development Brief pack showing the adopted highway adjacent to the site, is attached at Appendix C.

3. Key Issues

- 3.1 The redevelopment of York Road, Eastwood by the Council, in partnership with a developer, will enable control of the nature and quality of the development to be retained, ensuring that all needs are met.
- 3.2 In addition, the Brief requests that developers approach the proposal with a focus on creativity and a view to providing a catalyst for further improvements in the area. It is expected that the redevelopment will be innovative in design and quality terms and that the homes provided will enhance the community further, creating a new customer base for existing businesses and increasing the viability of the area. However, the detail of the eventual development will depend upon its viability and on developer's views on deliverability.

4. Options Considered and Recommended Proposal

Option 1

- 4.1 The site to remain in its present state with no action or intervention – the site's present use as a car park and garage site would continue and no new homes would be built. To leave the site in its present state will not support the delivery of new housing, the regeneration of Eastwood or the viability of further developments in the area in the future, potentially depressing surrounding property values.

Option 2

- 4.2 Sale on the open market - An analysis of this option is included in Exempt Appendix D.

Option 3

- 4.3 Development through a potential Special Purpose Vehicle (SPV) for Housing and Regeneration – exploration of the options in respect of the SPV is underway though if it is decided to proceed, its creation will take some time. The timescale therefore does not accord with the need to develop the site in the near future but, also, it is not considered that placing the site within the SPV will deliver any additional benefits.

Option 4

- 4.4 Development of grant-funded affordable housing, rather than mixed tenure provision – the development of a large number of affordable homes on the site may be sustainable though the overall viability of the site will be diminished. In addition, the limiting of tenure provision will exclude those who wish to own their own home outright and therefore reduce community integration through a lack of tenure mix.

Option 5

- 4.5 Submission of Development Brief to Developers - this will allow the market to propose a scheme which meets all requirements, ensuring viability but with the Council retaining control of the outputs, especially in terms of quality and design. The Brief requests that developers include 25% affordable provision in their proposals, along with consideration of landscaping, design, use of materials, public open space and car parking. While the intention is to generate 25% affordable housing from the scheme this will be dependent on viability and there is the prospect of a lower percentage of affordable housing. This is the preferred option.

5. Consultation

- 5.1 Consultation has taken place with local Ward Members. Soft market testing has also been undertaken with developers and architects.

6. Timetable and Accountability for Implementing this Decision

- 6.1 If approved, the Development Brief will be submitted to developers for consideration by mid-December 2017 with a return date of mid-February 2018. It is intended that options together with a recommended proposal will be placed before Cabinet in May 2018.

7. Finance and Procurement Implications

- 7.1 Any financial implications arising from proposals submitted following the issuing of the Development Brief, will be considered in the report that is timetabled to be taken to the Cabinet and Commissioners' Decision Making Meeting in May 2018. Exempt Appendix D provides information on the estimated open market value of the site.
- 7.2 The proposed recommendation will be subject to the public procurement regime and will be undertaken in accordance with the Public Contract Regulations 2015 and the Council's own Contract Procedure Rules.

8. Legal Implications

- 8.1 There are no direct legal implications arising at this stage from the recommendations.

9. Human Resource Implications

- 9.1 There are no human resources implications arising from this report.

10. Implications for Children and Young People and Vulnerable Adults

- 10.1 The proposal will provide a range of market and affordable housing options which are likely to enhance the lives of children, young people and vulnerable adults who access them.

11. Equalities and Human Rights Implications

- 11.1 There are no Equalities and Human Rights implications relevant to this report.

12. Implications for Partners and Other Directorates

- 12.1 The proposal may enable the provision of additional affordable housing which will be managed by Housing and will also support the delivery of overall housing numbers of all tenures in the Borough.

13. Risks and Mitigation

- 13.1 There is a risk that the offering of the site to developers in the marketplace may not result in a suitable, viable proposal or indeed result in the submission of any proposals at all. If this happens the options above will be reconsidered and an alternative proposed way forward determined.
- 13.2 Soft market testing in relation to the redevelopment of York Road, Eastwood has been undertaken with developers and architects and this has indicated that there appears to be demand for the site from the development market.

14. Accountable Officer(s)

Damien Wilson – Strategic Director of Regeneration & Environment.

Paul Woodcock – Assistant Director - Planning, Regeneration & Transport

Paul Smith - Head of Asset Management

Louise Murray – Strategic Asset Manager

	Named Officer	Date
Strategic Director of Finance & Customer Services	Judith Badger	25/10/2017
Assistant Director of Legal Services	Stuart Fletcher	25/10/2017
Head of Procurement (if appropriate)	Karen Middlebrook	20/09/2017
Head of Human Resources (if appropriate)	N/A	

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