

REPORT OF EXECUTIVE CABINET

SALE OF LAND AT FAIRVIEW FARM, ADLINGTON

1. We considered a report of the Corporate Director (Business) recommending the Council's approval to the transfer of an area of land at Fairview Farm, Adlington to Places for People Housing Association at a nil value for the development of affordable housing units. This follows our decision in June 2007 to support the transfer of the Fairview Farm land to facilitate the provision of 42 units of social rented or low cost dwellings for sale.
2. A copy of the report of the Corporate Director (Business) considered by the Executive Cabinet on 15 November 2007, which sets out the background to the transaction and clarifies the reasons for the recommendation, is attached to this report. Councillors will note from the report that, in the event of the Council accepting the recommendation, the general consent of the Secretary of State will apply to the transaction, as the land to be disposed of is likely to contribute to the promotion or improvement of the economic, social or environmental well-being of the area and as the value of the land does not exceed £2m.
3. The disposal of the land at a nil value will be offered in exchange for the Council being granted nomination rights for the occupancy of the new dwellings. In addition, the Executive Cabinet is anxious to safeguard the future affordability of the proposed dwellings upon any subsequent re-sales or re-letting of the properties and has requested the Officers to ensure that appropriate measures are agreed to ensure this provision.

Recommendation

4. The Council is recommended:
 - (1) to approve the transfer of land at Fairview Farm, Adlington to Places for People Housing Association at nil value, subject to the Association obtaining funding from the Housing Corporation in the 2008-2011 National Affordable Housing Programme and satisfactory nomination rights being negotiated;
 - (2) to authorise the Officers to examine appropriate mechanisms which can be agreed to ensure that the dwellings constructed retain their affordability upon re-sale or re-letting.

COUNCILLOR P MALPAS
Executive Member for Economic Development and Regeneration

There are no background papers to this report.

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