

CABINET AGENDA



**TUESDAY 18 SEPTEMBER 2018 AT 7.30 PM
CONFERENCE ROOM 2 - THE FORUM**

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

Membership

Councillor Williams (Leader)	Councillor Marshall
Councillor Griffiths (Deputy Leader)	Councillor G Sutton
Councillor Elliot	Councillor D Collins
Councillor Harden	

For further information, please contact member.support@dacorum.gov.uk

AGENDA

1. MINUTES (Pages 4 - 16)

To confirm the minutes of the meeting held on 31 July 2018.

2. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

3. DECLARATIONS OF INTEREST

To receive any declarations of interest

A member with a disclosable pecuniary interest or a personal interest in a matter who attends a meeting of the authority at which the matter is considered -

- (i) must disclose the interest at the start of the meeting or when the interest becomes apparent

and, if the interest is a disclosable pecuniary interest, or a personal interest which is also prejudicial

- (ii) may not participate in any discussion or vote on the matter (and must withdraw to the public seating area) unless they have been granted a dispensation.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Members' Register of Interests, or is not the subject of a pending notification, must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal and prejudicial interests are defined in Part 2 of the Code of Conduct for Members

[If a member is in any doubt as to whether they have an interest which should be declared they should seek the advice of the Monitoring Officer before the start of the meeting]

4. PUBLIC PARTICIPATION

An opportunity for members of the public to make statements and ask questions in accordance with the rules as to Public Participation.

5. REFERRALS TO CABINET

There were no referrals to Cabinet

6. CABINET FORWARD PLAN (Pages 17 - 18)

7. Q1 FINANCIAL REPORT

Report to follow

8. BROWNFIELD LAND REGISTER UPDATE (Pages 19 - 22)

9. BUSINESS RATES POOLING

Report to follow

10. BOVINGDON NEIGHBOURHOOD PLAN (Pages 23 - 32)

11. NEW BUILD UPDATE (Pages 33 - 56)

12. EXCLUSION OF THE PUBLIC

To consider passing a resolution in the following terms:

That, under s.100A (4) of the Local Government Act 1972 Schedule 12A Part 1 as amended by the Local Government (Access to Information) (Variation) Order 2006 the public be excluded during the items in Part 2 of the Agenda for this meeting, because it is likely, in view of the nature of the business to be transacted, that, if members of the public were present during those items, there would be disclosure to them of exempt information relating to the financial and business affairs of the Council and third party companies/organisations.

Local Government Act 1972, Schedule 12A, Part 1, paragraph 3.

13. **DEVELOPMENT COMPANY UPDATE** (Pages 57 - 67)
14. **ADDITIONAL TENANT FOR THE FORUM** (Pages 68 - 81)

Agenda Item 1

MINUTES

CABINET

31 JULY 2018

Present:

Councillors: Andrew Williams	Leader of the Council (Chairman)
Margaret Griffiths	Portfolio Holder for Housing
Graeme Elliot	Portfolio Holder for Finance and Resources
Janice Marshall	Portfolio Holder for Environmental Sustainability and Regulatory Services
Graham Sutton	Portfolio Holder for Planning and Regeneration

Also attended: Councillors Birnie, Douris, Howard and Tindall.

Officers:	S Marshall	Chief Executive
	M Brookes	Solicitor to the Council and Monitoring Officer
	M Gaynor	Corporate Director (Housing & Regeneration)
	J Deane	Corporate Director (Finance & Operations)
	L Roberts	Assistant Director (Performance, People & Innovation)
	J Doe	Assistant Director (Planning, Development & Regeneration)
	F Williamson	Assistant Director (Housing)
	Chris Taylor	Group Manager: Strategic Planning & Regeneration
	Chris Baker	Group Manager: (Revenues, Benefits & Fraud)
	N Bateman	Strategic Planning & Regeneration Team Leader
	Claire Covington	Strategic Planning & Regeneration Officer (Green Spaces)
	K Naidoo	Accountant: Housing & Regeneration
	Claire Oliveri	Communications and Consultation Officer
	J Doyle	Group Manager: Democratic Services

The meeting began at 7.30 pm

CA/74/18 MINUTES

Minutes of the meetings held on 26 June 2018 were agreed by Members present and signed by the Chair.

CA/75/18 APOLOGIES FOR ABSENCE

Apologies for absence were submitted on behalf of Councillors Neil Harden, Portfolio Holder for Residents and Corporate Services and David Collins, Portfolio Holder for Corporate and Contracted Services.

CA/76/18 DECLARATIONS OF INTEREST

There were no declarations of interest.

CA/77/18 PUBLIC PARTICIPATION

There was no public participation.

CA/78/18 REFERRALS TO CABINET

There were no referrals to Cabinet.

CA/79/18 CABINET FORWARD PLAN

The Forward Plan was noted and agreed, with the following comment/amendments;

Consideration of the Longdean Leisure Services update to be moved from the September meeting to the October meeting

Cllr Griffiths advised that the New Build Programme Report will be brought to the September Cabinet meeting.

CA/80/18 MEDIUM TERM FINANCIAL STRATEGY

Decision

RESOLVED TO RECOMMEND;

That the Revised Medium Term Financial Strategy for the period 2018/19 – 2022/23 be approved

Corporate objectives

The Medium Term Financial Strategy supports the delivery of all five of the Corporate Objectives.

Monitoring Officer/S.151 Officer comments

No comments to add to the report

S.151 Officer:

The comments were included within the body of the report.

Advice

Councillor Elliott introduced the Medium Term Financial Strategy (MTFS) as the next steps in the council's handling of its funds and preparation for the financial climate of

the next few years. He drew attention to the savings already achieved, their contribution to keeping Council Tax at a manageable rate and hinted at possible measures still to come to enable the council to deal with reduced government funding and ensure the tax payer gets value for money. The Council has been prudent in its use of funds and he gave the example of how the Council has used the New Homes bonus effectively.

J Deane, Corporate Director (Finance & Operations) (JD) then took the meeting through some key points regarding successful savings and the need to maintain progress; the recent unqualified Audits; and General Fund assumptions based on current trends. He went on to identify possible risks and how our accounting and practices have been set up to address possible further reductions in central government funding. In financial terms our aim should be sustainable, self-sufficiency in four years.

Councillor Marshall clarified some figures regarding the negative Revenue Support Grant.

Councillor Birnie enquired when the Local Government Finance Settlement is likely to be formally announced and JD suggested that it looks probable it will be November 2018.

The Chair then moved the recommendation set out in the report.

Recommendation agreed.

Voting

None.

CA/81/18 DACORUM BOROUGH LOCAL PLAN

CA/081/18 DACORUM SINGLE LOCAL PLAN 2020-2036: LOCAL DEVELOPMENT SCHEME

Decisions

1 RESOLVED TO RECOMMEND;

- A. The adoption of the new Local Development Scheme (2018-2021) and;**
- B. That Council Authorise the Assistant Director - Planning, Development and Regeneration to make any necessary minor and non-consequential changes to the Local Development Scheme prior to its final publication.**

2. Resolved:

A Corporate Growth and Infrastructure Strategy for Dacorum be produced for consideration by Cabinet and Council at a future date.

Reason for decisions

To update members on the progress towards preparing Dacorum's Local Plan and seek approval for an updated Local Development Scheme (LDS).

Corporate objectives

The Council's Local Plan helps support all 5 corporate objectives:

- *Safe and clean environment:* e.g. contains policies relating to the design and layout of new development that promote security and safe access;
- *Community Capacity:* e.g. provide a framework for local communities to prepare area-specific guidance such as Neighbourhood Plans, Town / Village Plans etc.;
- *Affordable housing:* e.g. sets the Borough's overall housing target and the proportion of new homes that must be affordable;
- *Dacorum delivers:* e.g. provides a clear framework upon which planning decisions can be made; and
- *Regeneration:* e.g. sets the planning framework for key regeneration projects, such as Hemel Hempstead town centre and the Maylands Business Park.

Monitoring Officer/S.151 Officer comments

Monitoring Officer:

Preparation of a Local Development Scheme ('LDS') is a statutory requirement. The LDS is a project plan which sets out the timetable for preparation of Local Development Documents (LDDs) that form the Council's Local Planning Framework.

S.151 Officer:

The production and delivery of a single local plan and a local development scheme can be delivered within existing budgets provision.

Advice

Councillor Sutton introduced the item by outlining the issues involved in producing and maintaining the Local Plan and the Local Development Scheme.

The report seeks approval for the Local Development Scheme which sets out the Council's timetable for the production of its new Local Plan.

Members will be aware that the Council undertook the first major consultation on the new Plan in autumn 2017 on the 'issues and options' facing the Borough in terms of dealing with new growth and development to 2036.

Consultation was extensive and included a series of public exhibitions staffed by both Members and officers. The response rate was very high and generated over 23,000

separate comments on the future of the Borough from around 2,000 residents and organisations.

A summary of the key issues arising from the Consultation held last autumn is at appendix 2 of the report to the Cabinet.

As the report explains, there is much further technical work to be done before the Council will be in a position to prepare a full, draft Local Plan which will put forward the amount of development to be planned for in Dacorum, and where the Council considers it best to be located.

The draft LDS is set out at appendix 1 of the report to Cabinet. The timetable proposes ongoing preparation work for the next 12 months before a full draft plan is brought back to Cabinet and then Council for consideration. Regular update reports to Cabinet will be provided over this period.

From here, the intention will be to consult with the public in August/September 2019, leading to the formal submission of the draft Local Plan to the Secretary of State for Housing, Communities and Local Government in February 2020.

The plan would proceed to public examination of the plan by an appointed Planning Inspector in mid-2020, with adoption of the Plan by December 2020.

The plan considers all forms of development, and will set out a vision and strategy for how the Council considers the Borough should be developed to 2036.

To assist this process, the report proposes an additional piece of work – the creation of a new Growth and Infrastructure Strategy – to take a long term look at the future shape of the Borough.

Separate from the statutory local plan process, the new strategy will provide the opportunity for the Council to set out high-level objectives for what it wishes to see happen in terms of new homes, jobs and the economy, tourism, transport, parks and open spaces and the digital and technology agendas.

The largest issue will be accommodating new housing growth, and the challenge of doing this will be very high given the Borough's green belt constraints.

The report indicates that using the Government's new standard methodology for assessing local housing need, the starting point for housing growth is at 1,049 new homes per annum – a considerable jump from the target of 430 per annum in the Dacorum Core Strategy which was adopted in 2013.

We are expecting the Government to release new household projection figures in September of this year which are expected to show a fall as population projections released earlier this year by the Office for National Statistics have reduced.

The Government has also indicated that it may revise its standard housing methodology which it first put forward in draft form in September 2017.

Whereas there is no published timescale for the roll out of the revised methodology, it is possible that it won't be confirmed until early 2019 and as such we may not have full clarity on Dacorum's local housing need until then.

Between now and next Spring, Officers will be undertaking a thorough analysis of potential development sites and preparing options for how much new development there should be, and where, for the Council's consideration.

This is necessary to ensure that the process is sound and robustly based on evidence, and importantly in step with our confirmed local housing need level which we may not have until early 2019.

The Government is however clear that progress on Local Plans should progress and under the proposed timetable in front of Cabinet tonight, we are able to do this as clarity on our housing need level emerges over the next few months.

From the technical work that officers are doing now during that period, Members will be in a position next year to consider how to best allocate land for new development against the assessed figure of local housing need.

Cabinet will also note that there is a commitment between the Borough and District Councils in the south western part of Hertfordshire, along with the County Council, to prepare a joint strategic plan to address longer term growth pressures and the provision of strategic infrastructure.

Whereas a new joint plan will provide strategic direction for new development in south west Herts, each of the local planning authorities – Watford, Hertsmere, Three Rivers and St Albans in addition to Dacorum – will continue to prepare individual Local Plans which will confirm exact locations of new sites and the requirements they will make of developers.

This work is at an early stage, and officers will report on progress over the next few months.

Councillor Birnie then enquired about the status of the Grovehill Neighbourhood Plan (GNP): In planning terms how significant is it; and can it have a material effect on planning in the area. J Doe replied that the GNP is significant for individual planning applications and influences the strategic planning decisions for the area and its surrounds.

Councillor Birnie then went on to the composition of the SW Herts Authorities Group and its effectiveness as far as joint cross boundary development is concerned. He has the impression the our neighbouring authorities, particularly St Albans, are not being particularly co-operative and view Dacorum as the primary location for further housing development while opposing employment, business development on their boundaries. Councillor Williams was quick to point out that this is not the case and that all the surrounding authorities, including St Albans, are working in partnership and engaged in a sensible joint approach.

St Albans are in the process of releasing 75 hectares of land for employment use and are anxious to co-ordinate this with the authorities surrounding.

On a related matter, Councillor Tindall suggested that the Plan and any joint operations need to clarify that they relate to 'east of Hemel Hempstead' and not East Hemel Hempstead, which is solely the concern of the Borough Council.

Councillor Marshall then moved on to the timetable and the risk of Central Government delays in announcing its assessment Housing Needs delaying production of the Plan and leaving us vulnerable to pressure from developers. J Doe gave his assessment of the emerging picture; the flexibility of our approach and our ability to respond to and absorb changing criteria. He anticipates that central government decisions on planning and housing needs are due for publication in summer 2019.

The Cabinet returned to the 'duty to co-operate' features of the approach and Councillor Elliot asked who will arbitrate in cross-boundary matters. J Doe made clear that authorities have to be able to demonstrate evidence of robust discussions with their neighbours and produce a statement of common ground. This would be examined by the Planning Inspector in any Inquiry.

Councillor Birnie asked if the current plan is still fit for purpose and if we are at risk of a serious planning challenge due to the protracted length of time it takes to produce a new plan. J Doe reassured the members that we have to be able to evidence that the Council have made every effort to achieve and produce a new plan local plan and not be judged as dragging our feet. Councillor Williams agreed that our current local plan, though old in planning terms, is better than most and still relevant and effective.

Recommendations agreed.

Voting

None.

CA/82/18 PRIVATE SECTOR HOUSING UPDATE

1. RESOLVED TO RECOMMEND

That Council approve the Private Sector Enforcement Policy, as set out in the report to Cabinet and attached appendices.

2. Resolved:-

- a) That the proposed approach for the Private Sector Housing Strategy and the focus on regulating the Private Rented Sector and Houses in Multiple Occupation, as set out in the report and attached appendices, be approved.
- b) That that a review of the Houses in Multiple Occupation licence fee be reported at a future meeting.

Reason for Decision

To provide Cabinet with an overview of activity undertaken by the housing service since gaining the remit of Private Sector Housing including an overview of key

legislative changes. To set out the proposed approach outlined in the policies and terms of reference.

Corporate objectives

The Strategic Housing Service's responsibilities and activity in relation to the Private Rented Sector contributes to the following corporate objectives:

- Clean Safe and enjoyable environment
- Building Strong and vibrant communities

Monitoring Officer/S.151 Officer comments

Monitoring Officer:

This is an important policy document to aid the decision making process in this area and will also help to keep the public aware of how the Council will decide Private Sector Housing enforcement matters.

S.151 Officer:

A review of the HMO licencing fees is underway as a result of the additional responsibilities being introduced in October 2018 and future approval from cabinet will be sought once these are known.

These fees need to be set to ensure they recover the full cost of delivering this service

Advice

Councillor Mrs Griffiths introduced the item drawing attention to the recent changes in legislation dealing with private sector housing and its impact on Housing and housing finance in Dacorum.

F Williamson, Assistant Director (Housing) (FW) took the Cabinet through the main elements of the report focussing on the potential growth of the number Houses in Multiple Occupation, in Dacorum, from around 44 up to 400 due to the revised definitions and rules in the new legislation. She also highlighted the changes proposed for setting and reviewing fees and charges and the ongoing work to estimate and set the new fees. FW stressed that we have to be seen to have adopted a fair and proportionate, mixed tenure approach.

Councillor Marshall expressed her support for the proposals and is anxious that we agree the fees and charges without delay, so if necessary or possible, bring the fee setting report to Cabinet at the earliest opportunity and avoid costs falling on the Council. FW agreed that the fees should be agreed at the earliest opportunity though there is still a significant amount of investigation required to assess the extent of the task and the resources that it will require.

Recommendations agreed.

Voting

None.

CA/83/18 THE BURY MUSEUM PROJECT

CA/083/18 - The Bury Museum Project

1. That the stage 1 Heritage Lottery Fund heritage grants bid of £3.9m, to secure £1.9m funding to support a programme to develop the Bury into a museum be approved as outlined in the report to Cabinet.
2. That the need for an additional revenue commitment of approximately £370k per annum from 22/23 to operate the Bury post completion be noted.
3. That authority be delegated to the Assistant Director (Planning, Development and Regeneration) in consultation with the Portfolio Holder, Planning and Infrastructure, to approve further design decisions on recommendation 1 above.
4. That authority be delegated to the Assistant Directors of Planning, Development and Regeneration, and Finance and Resources for the submission of the future bids to the HLF (including total project costs)
5. That the need to work towards assembling match funding for the funding gap or for the total costs of the project if a grant is not secured in order for the project to proceed is noted. The estimated total project costs for both the capital and revenue elements are shown in the report to Cabinet at table 1 and table 2 respectively, including future operational costs.
6. That revenue funding of £33k for in year project spend in support of the round one application process be approved.
7. That the work required to explore different business models to help reduce the Council's ongoing revenue commitments be noted and a further report with details will be brought back at a later date Cabinet.

Reason for decisions

To seek approval for the Bury Museum Heritage Lottery Fund (HLF) Heritage Grants round one bid with match funding required

Corporate objectives

A Clean, Safe and Enjoyable Environment

Through the Museum project the Bury and its grounds will become fully accessible to the public for the first time, a new café and toilets will complement Gadebridge Park and a new landscaping scheme will improve access to the Park.

Building Community Capacity

The project will recruit new volunteers to support heritage, and organisational training and development will build the capacity of Dacorum Heritage Trust.

Ensuring Economic Growth and Prosperity

The Bury Museum will add to Dacorum and Hemel Hempstead's appeal as a visitor destination, and support the economy of the Old Town.

Monitoring Officer/S.151 Officer comments

Monitoring Officer:

No comments.

S.151 Officer:

The Bury project seeks approval to submit the HLF grant application for phase 1. At this point this process is projected to cost £33k as a one off investment and these funds will need to be made available from reserves if this recommendation is approved. These funds would be non-reclaimable if the bid is unsuccessful.

The projected costs of designing, building and implementing the museum from 2019 – 22/23 is £3.9m of which the grant application is requesting £1.9m, at present the DBC capital programme includes funding to deliver this project on condition of a successful HLF bid.

At this juncture the projected operating costs of the Bury museum would be £370k per annum from 22/23, which if successful would require DBC funding, and approval at a later stage.

Advice

JDoe introduced the item, pleased to be able to say we have reached a point where we can submit a bid for Heritage Lottery funding. He cautioned the meeting that submission of the bid would move us on to the next stage and entail more detailed investigations and exposition of the model we intend to use for staffing and running the project. These will be critically and minutely examined by the bid assessors.

Councillor Elliot pointed out that we had been successful with our bid relating to the Water Gardens Restoration Project and should be able to make use of the expertise and experience that had helped achieve that success. JDoe pointed out that in his experience the HLF engage particularly well with the 'story' of Hemel Hempstead and we will approach this bid in the same way. However he pointed out that the bid will be examined very critically on the 'value for money' and financial sustainability of this project; as well as its relevance and attraction across the whole demographic spectrum. He advised that since our last bid competition has become more intense.

Councillor Griffiths expressed her enthusiasm for this project and advised the bid team to adopt a positive attitude. She hoped to see the voluntary sector engage with the project and asked the officers to ensure the level of interest from this quarter was maintained. JDoe advised the Dacorum Heritage Trust have already been heavily involved and will continue to contribute.

Councillor Marshall endorsed Councillor Griffith's enthusiasm for a project that had been aspired to for many years. She echoed the need to ensure that the project is financially sound into the coming years and that we be prepared to run it boldly, considering numerous options and approaches. Councillor Douris also expressed wholehearted support and endorsement. He has seen a significant push to recognise the contributions of museums to the culture of Hertfordshire.

Councillor Birnie sounded a warning regarding the notable failures of some HLF projects in other parts of the country and we have to ensure the sustainability and revenue of this project matches the proposals set out in the report.

Councillor Sutton expressed his thanks and praise to the bid team and added his support.

Councillor Williams agreed that the establishment of a museum in Hemel Hempstead had always been a long term aspiration and the freeing-up of the Bury – a suitable property, in our control – now made it possible. He acknowledged the possible risks with the HLF though he felt that these may have contributed to their recent, more stringent approach and this could contribute to a more robust basis for the proposals. Round 2 of the bid will require the engagement of the voluntary sector and it is essential that they are involved in the nature of the project and the model adopted for running the facility.

Recommendations agreed.

Voting

None.

CA/84/18 COUNCIL TAX SUPPORT SCHEME 2019/20

RESOLVED TO RECOMMEND:

That the Council do not revise or replace the current Council Tax Support scheme for 2019/20.

Reason for decision

To consider whether to revise or replace the existing Council Tax Support scheme for the 2019/20 billing year, and if so, to approve options for consultation. Also to note the requirement to consider revision or replacement of the Council Tax Support scheme for 2019/20.

Corporate objectives

Effective management of the Council's finances supports the Council's vision and all five of its corporate objectives.

Monitoring Officer/S.151 Officer comments

Monitoring Officer:

The Local Governance Finance Act 1992 (as amended) requires that a billing authority (this Council) considers each financial year whether to whether to revise or replace its Council Tax Support Scheme.

This report satisfies that requirement and recommends no revision or replacement to the current scheme be made.

If Cabinet or Council does require revision or replacement of the scheme following consideration of this report further consultation will be required.

S.151 Officer:

This is a S151 Officer report

Advice

Councillor Elliot introduced the item, advising the Cabinet that the current scheme is working well and we are prepared for the roll-out of Universal Credit, though the exact cost and resources it requires have not been finalised as yet. Chris Baker, Group Manager: (Revenues, Benefits & Fraud) (CB) then went on to explain how the current Council Tax Support Scheme is operating and the changes that Universal Credit may entail.

Councillor Birnie asked if we are any closer to an estimate of the costs of Universal Credit and was told no new information is available since the report that was considered at the last Cabinet. He went on to ask if we could make comparisons with other authorities who had already undergone the changes. CB advised that is difficult as our experience will be different and it is too early to produce proper estimates without seeing the schemes in operation: we will have the evidence next year and can then budget effectively and implement the scheme fully, at the start of the financial year in April 2020. Councillor Marshall again requested that the officers bring the review at the earliest opportunity. CB did say that the benefit of an early review would be that it could act as pre-planning for the following Council Tax estimates.

The report seeks approval for

Recommendation agreed.

Voting

None.

CA/85/18 ENTERPRISE ZONE

CA/085/18 - Enterprise Zone – Relief Policy 2018/19

That the Hertfordshire Enviro-Tech Enterprise Zone Business Rates Relief Policy, as shown in Appendix 1 of the report to Cabinet be approved

Reason for decisions

To approve the policy for business rates relief within the Enviro-Tech Enterprise Zone.

Corporate objectives

The Council's Local Plan helps support all 5 corporate objectives:

- Safe and clean environment: e.g. contains policies relating to the design and layout of new development that promote security and safe access;
- Community Capacity: e.g. provide a framework for local communities to prepare area-specific guidance such as Neighbourhood Plans, Town / Village Plans etc.;
- Affordable housing: e.g. sets the Borough's overall housing target and the proportion of new homes that must be affordable;
- Dacorum delivers: e.g. provides a clear framework upon which planning decisions can be made; and
- Regeneration: e.g. sets the planning framework for key regeneration projects, such as Hemel Hempstead town centre and the Maylands Business Park.

Monitoring Officer/S.151 Officer comments

Monitoring Officer:

As highlighted in the report, the statutory power to introduce a local discretionary rate relief scheme is set out under section 47 of the Local Government Finance Act 1988.

Under the Enterprise Zone business rate discount scheme, the billing authority is the aid administrator for State Aid purposes and so is responsible for ensuring the rules are met and that the De Minimis allowances are not exceeded (currently 200,000 euros in a three year rolling period)

S.151 Officer:

S151 Officer paper comments are included in the report to the Cabinet agenda..

Advice

Councillor Elliot introduced the item by informing the Cabinet that the policy (attached as appendix 1 in the report to the Cabinet) was approved by the EZ Partnership Board in November 2017. It offers three levels of support, which depend on the nature of the incoming business and how "green" they are.

Councillor Tindall asked how the partnership working with St Albans District Council was going and was informed it is most productive. He was assured that SADC would be setting a level of relief at the same rate as DBC.

Recommendation agreed.

Voting None.

The Meeting ended at 8.30 pm

CABINET FORWARD PLAN

	DATE	MATTERS FOR CONSIDERATION	Decision Making Process	Reports to Monitoring Officer/ S.151 Officer	CONTACT DETAILS	BACKGROUND INFORMATION
1.	16/10/18	Hemel Hempstead Town Centre Parking Access and Movement Strategy		27/09/18	James Doe, Assistant Director Planning, Development & Regeneration 01442 228583 James.doe@dacorum.gov.uk Chris Taylor, Group Manager Strategic Planning & Regeneration 01442 228000 Chris.taylor@dacorum.gov.uk	To consider proposals and timescale for improvements to access arrangements to the Water Gardens car park and Bridge Street, Hemel Hempstead
2.	16/10/18	Local Plan Update		27/09/18	James Doe, Assistant Director Planning, Development & Regeneration 01442 228583 James.doe@dacorum.gov.uk Chris Taylor, Group Manager Strategic Planning & Regeneration 01442 228000 Chris.taylor@dacorum.gov.uk	To outline progress on work on the new Local Plan for Dacorum.
3.	16/10/18	Sports Strategy and Athletics Track Consultation		27/09/18	Linda Roberts, Assistant Director People, Performance & Innovation 01442 228979 Linda.roberts@dacorum.gov.uk	To be provided
4.	16/10/18	Vehicle Repair Shop		27/09/18	David Austin, Assistant Director Neighbourhood Delivery, 01442 228355 david.austin@dacorum.gov.uk	To approve the maintenance and repair of equipment used by the Clean Safe and Green service being brought back in house
5.	16/10/18	Longdean Leisure Services (Part 2)		27/09/18	Linda Roberts, Assistant Director People, Performance & Innovation 01442 228979 Linda.roberts@dacorum.gov.uk	To be provided
6.	16/10/18	Statement of Community Involvement Update		27/09/18	James Doe, Assistant Director Planning, Development & Regeneration 01442 228583 James.doe@dacorum.gov.uk Chris Taylor, Group Manager Strategic Planning & Regeneration 01442 228000 Chris.taylor@dacorum.gov.uk	To update the Council's policy for public consultation and engagement on development planning and planning applications
7.	13/11/18	Q2 Financial Report		25/10/18	Nigel Howcutt, Assistant Director (Finance & Resources) Nigel.howcutt@dacorum.gov.uk	To provide details of the projected outturn for 2018,19 at quarter 2. Includes projected outturn for General fund, Housing Revenue Account and the Capital programme.
8.	13/11/18	Growth and Infrastructure Strategy		25/10/18	Chris Taylor, Group Manager Strategic Planning & Regeneration 01442 228000 Chris.taylor@dacorum.gov.uk Mark Gaynor, Corporate Director for Housing and Regeneration 01442 228575 Mark.gaynor@dacorum.gov.uk	To be provided
9.	13/11/18	Heads of Terms for Paradise Fields		25/10/18	James Doe, Assistant Director Planning, Development & Regeneration	To be provided

	DATE	MATTERS FOR CONSIDERATION	Decision Making Process	Reports to Monitoring Officer/ S.151 Officer	CONTACT DETAILS	BACKGROUND INFORMATION
					01442 228583 James.doe@dacorum.gov.uk	
10.	11/12/18	Treasury Management		22/11/18	Nigel Howcutt, Assistant Director (Finance & Resources) Nigel.howcutt@dacorum.gov.uk	To provide members with the Biannual review of the treasury management performance for 2018/19.
11.	11/12/18	Council Tax Base		22/11/18	Nigel Howcutt, Assistant Director (Finance & Resources) Nigel.howcutt@dacorum.gov.uk	For members to approve the council tax base, collection rate and constituent elements for 2019/20
12.	11/12/18	Authority Monitoring Report		22/11/18	James Doe, Assistant Director Planning, Development & Regeneration 01442 228583 James.doe@dacorum.gov.uk	To be provided
13.	11/12/18	Private Sector Housing Strategy		22/11/18	To be confirmed	To be provided
14.	29/01/19			10/01/19		

Future Cabinet Dates 2019: 12 February
19 March
23 April
21 May

Future Items:

Local Plan Update (J Doe) – 12 February



AGENDA ITEM:

SUMMARY

Report for:	Cabinet
Date of meeting:	18 September 2018
Part:	1
If Part II, reason:	

Title of report:	Brownfield Land Register
Contact:	Cllr Graham Sutton, Portfolio Holder for Planning & Infrastructure Author/Responsible Officer: James Doe, Assistant Director, Planning, Development and Regeneration. Andrew Parrish, Lead Planning Officer, Development Management
Purpose of report:	To consider the content of the Brownfield Land Register 2018 for the Borough of Dacorum.
Recommendations	That Cabinet recommend that Council approves the sites listed in Parts 1 and 2 of the Brownfield Land Register (BLR) as drafted in Appendix 1 and delegate authority to the Assistant Director (Planning, Development and Regeneration) to finalise the site specific information before publication.
Corporate Objectives:	<i>A clean, safe and enjoyable environment, Building strong and vibrant communities; Ensuring economic growth and prosperity; Providing good quality affordable homes; Delivering an efficient and modern council;</i> The Brownfield Register will assist in more housing led sites becoming available for development This will provide more local housing, improved communities and economic growth.

<p>Implications:</p> <p>'Value For Money Implications'</p>	<p>Financial Brownfield</p> <p>DCLG have confirmed that a new burdens grant will be given to assist LA's to produce their BLR. £14,645 was given for 16/17 (paid to DBC 31/3/16), a further grant of £30,000 and £5,485 was (paid to DBC on 29/03/18). It is unclear what period this is intended to cover or whether any further grant is expected for future years. The figures and timescales going forward are as yet unknown making it difficult for LA's to budget effectively.</p> <p>There are clear opportunities for the Council as a landowner to consider whether any of its own sites should be included in the BLR. There may be considerable financial and phased delivery advantages if Council sites are included in the BLR. With regards to external (private) sites, there is the opportunity to influence timescales of delivery and therefore strategically plan potential infrastructure contributions, as appropriate.</p> <p>The remaining budget for this project will be funded from the Management of Change budget (see Cabinet Sept 2017)</p> <p><u>Value for Money</u></p> <p>The potential reduction in the number of council own cases presented to Development Management committee will make the meeting a more efficient process.</p>
<p>Risk Implications</p>	<p>Risk Assessment included within the PID for this area of work.</p>
<p>Community Impact Assessment</p>	<p>Community Impact Assessment reviewed/carried out* - N/A</p>
<p>Health And Safety Implications</p>	<p>None arising from this report.</p>
<p>Monitoring Officer/S.151 Officer Comments</p>	<p>Monitoring Officer:</p> <p>The Council is required to review the entries in the Brownfield Land Register at least once within each year from first publication and therefore agreement of this report will enable the Council to achieve that deadline for 2018.</p> <p>Statutory guidance for the matters which must be included in the BLR, including all consultation requirements, is set out in The Town and Country Planning (Brownfield Land Register) Regulations 2017 and officers must ensure that they follow these regulations when publishing future registers.</p> <p>S.151 Officer:</p> <p>No further comments to add to this report.</p>

Consultees:	Mark Brookes, Solicitor to the Council, Legal Governance Management Christopher Gaunt, Team Leader, Legal Governance Management Mark Gaynor, Corporate Director, Housing and Regeneration James Doe, Assistant Director, Planning Development and Regeneration Corporate Property Management Board Cllr Graham Sutton, Portfolio Holder, Planning and Infrastructure
Background papers:	Dacorum Borough Brownfield Land Register as approved (at http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/brownfield-land-register)
Glossary of acronyms and any other abbreviations used in this report:	BLR – Brownfield Land Register TDC – Technical Details Consent PIP – Permission in Principle

BACKGROUND – Brownfield Land

1. The Government, in its efforts to boost the supply and availability of land for housing-led developments and to limit use of greenfield land, has required that all Councils prepare a register of brownfield land within their areas, of sizes from 0.25ha or capable of accommodating 5 dwellings or more.
2. Legislation was issued in April 2017 (The Town and Country Planning (Brownfield Land Register) Regulations 2017) with additional guidance issued July 2017. All LA's are required to review and maintain their BLR's at least once each year from first publication. . The register is formed of two parts:
 - a. Part 1 includes all brownfield sites that are suitable for housing but in order to develop the site will still need to go through the full planning application process to achieve a consent.
 - b. Part 2 includes sites for which Permission in Principle (PIP) has been granted, following prescribed publicity, notification and consultation requirements.
3. PIP settles the principle of development including its use, location and the quantum of development. However, work cannot commence until a Technical Details Consent (TDC) is obtained and this requires an application to be submitted to the local planning authority to enable them to assess the detailed design and ensure mitigation and contributions to infrastructure are secured, via conditions and planning obligations. Community Infrastructure Levy may also be payable.
4. The 2017 Regulations do not contain any mandatory consultation for Part 1. However, the internal Brownfield Project Group, supported by the Corporate Property Management Board, has agreed that discretionary consultation with key stakeholders and Parish and Town Councils should take place. Part 2 contains mandatory consultation requirements.
5. The draft BLR for consideration by Cabinet is at Appendix 1. This is in the format as required by the regulations.
6. It will be noted that Part 1 of the BLR includes sites already agreed by Council in December 2017. These comprise sites taken from the Council's existing Strategic Housing Land Availability Assessment (SHLAA)/Site Allocation sites (Site Refs: BLR/001 to BLR/026 in Appendix 1). Due to time constraints, there were no sites included in Part 2 on first publication

7. The proposed new sites being recommended for Part 1 of the BLR in 2018 comprise site refs: BLR/027 to BLR/033. These 7 sites which were agreed by the Project Group in March 2018, and subsequently endorsed by the Corporate Property Management Board, comprise sites that were considered to meet the relevant selection criteria as set out within the Brownfield Land Regulations 2017. They were sieved from a total of 12 “call-for-sites” submissions and 12 DBC sites. It will be noted that none of the sites are proposed for inclusion in Part 2 of the register. This means there are no sites being recommended for PIP in 2018.

8. In accordance with the Council’s constitution, the resolution of the Cabinet on the BLR will be put to the full Council for final endorsement.

DACORUM BOROUGH COUNCIL - BROWNFIELD LAND REGISTER 2018
Part 1 and Part 2



Organisation/URL	OrganisationLabel	SiteReference	PreviouslyPartOf	SiteNameAddress	SitePlanURL	CoordinateReferenceSystem	GeoX	GeoY	Hectares	OwnershipStatus	Deliverable	PlanningStatus	PermissionType	PermissionDate	PlanningHistory	ProposedForIP	MinNetDwellings	DevelopmentDescription	NonHousingDevelopment	Part2	NetDwellingsRangeFrom	NetDwellingsRangeTo	HazardousSubstances	SiteInformation	Notes	Firstdateddate	Last updated date	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/001		West Herts College site and Civic Zone Marlowes	https://geo.pl/	ETRS89	51.7555985	-0.473836391	5.70	owned by a public authority	yes	permitted	full planning permission	2017-03-17	http://www.dacorum.gov.uk/brownfield-land-register		500	Housing led development with mixed use replacement college and new Public Sector Quarter	Replacement college / New public sector building /Retail/Educational/Leisure Quarter								2017-12-31	2018-08-16
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/002		Hemel Hempstead Hospital site Hillfield Road	https://geo.pl/	ETRS89	51.75073602	-0.467756483	11.71	owned by a public authority	yes	not permitted			http://www.dacorum.gov.uk/brownfield-land-register		400	Housing led development with mixed use replacement hospital new 2 form entry primary school	Replacement hospital new 2 form entry primary school					Previous permission expired	2017-12-31	2018-08-16		
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/003		HHC43 & MU/3 Paradise/Wood Lane Hemel Hempstead	https://geo.pl/	ETRS89	51.74889125	-0.468340507	3.00	mixed ownership	yes	not permitted						75	Housing led development with mixed used B1 business	B1 led business						2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/004		Hemel Hempstead Station Gateway Station Road	https://geo.pl/	ETRS89	51.74241128	-0.488750981	4.32	mixed ownership	yes	not permitted						140	Housing led development with mixed used transport interchange multi-story car park	Transport interchange multi-story car park						2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/005		Gossoms End / Billet Lane Berkhamsted	https://geo.pl/	ETRS89	51.76569627	-0.579269352	0.63	not owned by a public authority	yes	not permitted			http://www.dacorum.gov.uk/brownfield-land-register		30	Housing led development with mixed used food store	New food store							2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/006		Berkhamsted Civic Centre and land to rear of High Street Berkhamsted	https://geo.pl/	ETRS89	51.75948607	-0.564728633	0.40	owned by a public authority	yes	not permitted			http://www.dacorum.gov.uk/brownfield-land-register		23	Housing led development with mixed use replacement Civic Centre	Replacement Civic Centre							2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/007		Market Square Hemel Hempstead	https://geo.pl/	ETRS89	51.75260503	-0.473184068	0.50	owned by a public authority	yes	not permitted						5	Housing led development with mixed use for leisure food and offices	Leisure food residential and offices						2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/008		Land rear of 186-202 Belwains Lane	https://geo.pl/	ETRS89	51.73203233	-0.456080826	0.32	not owned by a public authority	yes	not permitted						10	Housing led development	N/A						2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/009		National Grid land 339-353 London Road Hemel Hempstead	https://geo.pl/	ETRS89	51.74091641	-0.480212078	4.32	not owned by a public authority	yes	not permitted			http://www.dacorum.gov.uk/brownfield-land-register		350	Housing led development	N/A					Awaiting decision	2017-12-31	2018-08-16		
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/010		Ebbens Road Hemel Hempstead	https://geo.pl/	ETRS89	51.73849247	-0.465289003	1.00	not owned by a public authority	yes	permitted	full planning permission	2016-04-12	http://www.dacorum.gov.uk/brownfield-land-register		30	Housing led development	N/A							2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/011		Former Hewden Hire site Two Waters Road Hemel Hempstead	https://geo.pl/	ETRS89	51.74095016	-0.473794603	0.30	not owned by a public authority	yes	permitted	full planning permission	2016-08-25	http://www.dacorum.gov.uk/brownfield-land-register		36	Housing led development	N/A							2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/012		Levenstock Green Tennis Club Gosmere Close Hemel Hempstead	https://geo.pl/	ETRS89	51.74529217	-0.438129878	1.16	not owned by a public authority	yes	not permitted						25	Housing led development							2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/013		233 London Road Hemel Hempstead	https://geo.pl/	ETRS89	51.73888652	-0.472062625	0.11	not owned by a public authority	yes	not permitted			http://www.dacorum.gov.uk/brownfield-land-register		10	Housing led development								2017-12-31	2018-12-31	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/014		Apsley Paper Trail land London Road	https://geo.pl/	ETRS89	51.7338959	-0.462418196	0.31	owned by a public authority	yes	not permitted						31	Housing led development							2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	DBC/015		The Point (former petrol filling station) Two Waters Road Hemel Hempstead	https://geo.pl/	ETRS89	51.74555097	-0.472857213	0.15	owned by a public authority	yes	not permitted						25	Housing led development							2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/016		Former Martindale School Boxted Road Hemel Hempstead	https://geo.pl/	ETRS89	51.76075142	-0.498281545	1.41	owned by a public authority	yes	permitted	full planning permission	2015-02-27	http://www.dacorum.gov.uk/brownfield-land-register		66	Housing led development								2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/017		Frogmore Road Hemel Hempstead	https://geo.pl/	ETRS89	51.73814976	-0.466589606	2.93	not owned by a public authority	yes	not permitted			http://www.dacorum.gov.uk/brownfield-land-register		100	Housing led development								2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/018		Corner of High Street / Swing Gate Lane Berkhamsted	https://geo.pl/	ETRS89	51.7574193	-0.556028506	0.10	owned by a public authority	yes	permitted	full planning permission	2015-06-29	http://www.dacorum.gov.uk/brownfield-land-register		11	Housing led development								2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/019		Western Road Tring	https://geo.pl/	ETRS89	51.79205221	-0.688470337	0.47	not owned by a public authority	yes	not permitted						25	Housing led development							2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/020		Depot land Langdon Street Tring	https://geo.pl/	ETRS89	51.79192804	-0.66386312	0.22	not owned by a public authority	yes	permitted	full planning permission	2016-05-18	http://www.dacorum.gov.uk/brownfield-land-register		10	Housing led development								2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/021		Watling Street (rear of Hicks Road/High Street) Markyate	https://geo.pl/	ETRS89	51.83658719	-0.458571996	0.27	not owned by a public authority	yes	permitted	full planning permission	2015-11-02	http://www.dacorum.gov.uk/brownfield-land-register		10	Housing led development						Retrospective application for retention of mobile home granted approval	2017-12-31	2018-08-16		
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/022		Garden Scene Nursery Chapel Croft Chipperfield	https://geo.pl/	ETRS89	51.70739067	-0.491148546	0.81	not owned by a public authority	yes	not permitted			http://www.dacorum.gov.uk/brownfield-land-register		12	Housing led development								2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/023		Bourne End Mills Bourne End Lane	https://geo.pl/	ETRS89	51.74295745	-0.526102047	3.98	not owned by a public authority	yes	permitted	reserved matters approval	2017-07-17	http://www.dacorum.gov.uk/brownfield-land-register		45	Housing led development								2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/024		St Mary's Convent Green End Road Boxmoor	https://geo.pl/	ETRS89	51.74706522	-0.491941821	0.81	not owned by a public authority	yes	permitted	full planning permission	2016-06-13	http://www.dacorum.gov.uk/brownfield-land-register		20	Housing led development								2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/025		Former Sappi Nash Mills	https://geo.pl/	ETRS89	51.72869804	-0.451430478	6.67	not owned by a public authority	yes	permitted	full planning permission	2015-10-19	http://www.dacorum.gov.uk/brownfield-land-register		38	Housing led development								2017-12-31	2018-08-16	
http://opendatacommunities.org/d/district-council/dacorum	Dacorum Borough Council	BLR/026		St Francis De Sales Preparatory School Aylesbury Road	https://geo.pl/	ETRS89	51.8314748	-0.699308714	0.69	not owned by a public authority	yes	not permitted	full planning permission		http://www.dacorum.gov.uk/brownfield-land-register		40	Housing led development								2017-12-31	2018-08-16	

SiteReference	SiteNameAddress	PlanningStatus	PermissionType	PermissionDate	PlanningHistory
BLR/001	West Herts College site and Civic Zone Marlowes	permissioned	full planning permission	2017-03-17	4/00028/17/ROC 4/02430/17/FUL 4/00703/17/DEM 4/02173/16/NMA 4/02013/15/MFA 4/02001/15/DEM 4/01551/15/SCE 4/01902/14/FUL 4/01898/14/FUL 4/01491/14/DEM 4/03624/14/MOA 4/00489/15/DEM 4/03355/14/MFA
BLR/002	Hemel Hempstead Hospital site Hillfield Road	not permissioned			4/02584/05/FUL
BLR/003	Paradise/Wood Lane Hemel Hempstead	not permissioned			
BLR/004	Hemel Hempstead Station Gateway Station Road	not permissioned			
BLR/005	Gossoms End / Billet Lane Berkhamsted	permissioned	full planning permission	2014-10-28	4/01317/14/MFA 4/02338/17/NMA

BLR/006	Berkhamsted Civic Centre and land to rear of High Street Berkhamsted	not permitted			4/00276/11/FUL
BLR/007	Market Square Hemel Hempstead	not permitted			
BLR/008	Land rear of 186-202 Belswains Lane	not permitted			
BLR/009	National Grid land 339-353 London Road Hemel Hempstead	not permitted			4/02030/17/FUL 4/01910/16/DEM
BLR/010	Ebberns Road Hemel Hempstead	permitted	full planning permission	2016-04-12	4/02431/15/MFA 4/00931/13/MFA
BLR/011	Former Hewden Hire site Two Waters Road Hemel Hempstead	permitted	full planning permission	2016-08-25	http://www.dacorum.gov.uk/home/planning-development/planning-applications/search-planning-applications 4/03552/15/MFA
BLR/012	Leverstock Green Tennis Club Grasmere Close Hemel Hempstead	not permitted			
BLR/013	233 London Road Hemel Hempstead	not permitted			4/01219/08/MFA
BLR/014	Apsley Paper Trail land London Road	not permitted			
DBC/015	The Point (former petrol filling station) Two Waters Road Hemel Hempstead	not permitted			

BLR/016	Former Martindale School Boxted Road Hemel Hempstead	permissioned	full planning permission	2015-02-27	4/01630/17/MFA 4/00925/14/MOA 4/02424/15/DEM
BLR/017	Frogmore Road Hemel Hempstead	not permissioned			4/02601/17/MFA
BLR/018	Corner of High Street / Swing Gate Lane Berkhamsted	permissioned	full planning permission	2015-06-29	4/01895/15/MFA
BLR/019	Western Road Tring	not permissioned			
BLR/020	Depot land Langdon Street Tring	permissioned	full planning permission	2016-05-18	4/02884/15/MFA
BLR/021	Watling Street (rear of Hicks Road/High Street) Markyate	not permissioned	full planning permission	2015-11-02	4/02852/15/RET 4/01156/13/RET 4/02164/10/FUL
BLR/022	Garden Scene Nursery Chapel Croft Chipperfield	not permissioned			4/01314/13/LDP 4/01934/05/FUL 4/01927/05/FUL 4/00343/03/LDE 4/01686/98/4 4/00369/93/4
BLR/023	Bourne End Mills Bourne End Lane	permissioned	reserved matters approval	2017-07-17	4/03072/15/MOA 4/00597/17/RES 4/00979/16/NMA 4/01944/15/SCE
BLR/024	St Mary's Convent Green End Road Boxmoor	permissioned	full planning permission	2016-06-13	4/00493/16/FUL 4/00494/16/LBC

BLR/025	Former Sappi Nash Mills	permissioned	full planning permission	2015-10-19	4/02611/15/ROC 4/00339/15/FUL 4/01382/09/MFA 4/00343/15/NMA 4/02928/14/FUL 4/01938/14/FUL 4/00883/11/NMA 4/00368/11/NMA 4/02127/08/MFA 4/00197/13/FUL
BLR/026	St Francis De Sales Preparatory School Aylesbury Road	not permissioned			



AGENDA ITEM:

SUMMARY

Report for:	Cabinet
Date of meeting:	18 September 2018
Part:	1
If Part II, reason:	N/A

Title of report:	Designation of the Bovingdon Neighbourhood Plan Area
Contact:	<p>Cllr Graham Sutton, Portfolio Holder for Planning and Infrastructure</p> <p>Author/Responsible Officer:</p> <p>James Doe, Assistant Director, Planning, Development and Regeneration</p> <p>Chris Taylor, Group Manager, Strategic Planning and Regeneration</p>
Purpose of report:	<ol style="list-style-type: none"> 1. To update Members on the progress of the Bovingdon Neighbourhood Plan project and to seek approval for the consultation on the potential designation of Bovingdon Parish are for its proposed Neighbourhood Plan 2. To agree approval and delegation arrangements of the formal designation of the Neighbourhood Plan Area.
Recommendations	<p>That Cabinet agree:</p> <ol style="list-style-type: none"> 1. The Neighbourhood Plan Area for Bovingdon is agreed to be consulted upon; and 2. That authority is delegated to the Assistant Director ,Planning, Development and Regeneration in consultation with the Portfolio Holder for Planning and Infrastructure to consider the consultation responses and formally designate the Bovingdon Neighbourhood Plan Area. .
Corporate Objectives:	<p>If the area is formally designated for neighbourhood planning, the Bovingdon Neighbourhood Plan may assist in supporting the following corporate priorities for Dacorum:</p> <ul style="list-style-type: none"> • <i>A clean, safe and enjoyable environment e.g. may</i>

	<p>contain policies relating to the design and layout of new development that promote security and safe access;</p> <ul style="list-style-type: none"> • Building strong and vibrant communities; • Ensuring economic growth and prosperity; • Providing good quality affordable homes, in particular for those most in need; • <i>Dacorum delivers</i>: e.g. provides a clear framework upon which planning decisions can be made; • <i>Community Capacity</i>: e.g. allows local communities to prepare area-specific guidance within Neighbourhood Plans
<p>Implications:</p> <p>'Value For Money Implications'</p>	<p><u>Financial</u></p> <p>Ministry of Housing and Local Government (MHCLG) is offering funding to support to Local Planning Authorities (LPA) who support neighbourhood planning. This funding is available at the following stages:</p> <p><u>Area designation*</u>: £5,000 can be claimed on designation of the neighbourhood plan area</p> <p><u>Forum designation*</u>: £5,000 can be claimed on designation of neighbourhood forums (i.e. for areas where no Town or Parish Council exists).</p> <p><u>Business areas</u>: £10,000 can be claimed once a date has been set for a referendum following a successful examination.</p> <p><u>For all areas</u>: £20,000 once a date has been set for a referendum following a successful examination.</p> <p>* = The limit of five areas applies to the total number of areas designated in the LPA (i.e. it includes areas designated in previous years).</p> <p>MHCLG are continuing to provide support for communities who choose to prepare neighbourhood plans, in the form of:</p> <ul style="list-style-type: none"> • a basic grant of up to £9,000 • additional grants for eligible groups with an extra £8,000 • technical support through expert partners AECOM and other specialists <p>Information on how to apply for the funding and support is at www.mycommunity.org.uk.</p> <p>Bovingdon Parish Council intend to submit a bid for such grant funding.</p> <p><u>Value for Money</u></p> <p>None from this report.</p> <p><u>Legal</u></p> <p>There are no legal implications for this report, although following successful examination and referendum the neighbourhood plan can be 'made' (adopted) to form part of the Council's Local Plan.</p>

	<p><u>Staff</u></p> <p>There are some imminent staffing implications as a result of this report, although in due course there could be some more significant implications for staffing (as we have a 'duty to support Neighbourhood Plans').</p> <p>Resourcing demand could be:</p> <ul style="list-style-type: none"> • Designation of the Neighbourhood Plan area • Advising and supporting evidence gathering for neighbourhood plans i.e. this could include some or all of the following: <ul style="list-style-type: none"> ○ making existing data and maps available for the evidence base ○ identifying key local strategic policies from the Local Plan ○ advising on relevant national policies/guidance ○ sharing information on key contacts, stakeholders and best practice plan-making activity ○ making available venues and helping to arrange community engagement activities ○ checking the plan prior to formal submission to give community confidence ○ providing technical support, such as assistance in laying out and illustrating a plan and ○ writing plan policies ○ providing members for neighbourhood forums or more informal working groups ○ setting up a neighbourhood planning web page on the local authority's website. • Screening emerging Neighbourhood Plan proposals as to whether they trigger a need for an Environmental Assessment or Habitats Regulations Assessment • Consultation on Submission of the neighbourhood plan • Appoint a person to carry out the independent examination of the neighbourhood plan • Explain and discuss modifications suggested by Independent examiner with parish or town council • Holding a referendum • Bringing the neighbourhood plan into legal force (at this point it would form part of the Local Plan for Dacorum) <p><u>Land</u></p> <p>No direct implications at this stage, although the planning documents and proposals that will be subject to future consultation could have implications for the future use of land within Bovingdon.</p>
Risk Implications	<p>In the longer term, the risk implications could be:</p> <ul style="list-style-type: none"> • Resource implications: dependent upon alignment of timetables for the neighbourhood plan and Dacorum Local Plan. Priorities could clash. • Potential for other neighbourhood plans to come forward. • Timetable for preparing for the neighbourhood plan is

	<p>with the parish council and not the Borough Council.</p> <ul style="list-style-type: none"> • Need to ensure local development requirements in the Local Plan are reflected in the neighbourhood plan.
Community Impact Assessment	<p>The Council's Sustainability Assessment (SA) into the emerging New Local Plan for Dacorum will provide an assessment of the community impacts more broadly affecting development within Bovingdon.</p> <p>It will be the responsibility of the Bovingdon Neighbourhood Plan group to determine whether further SA or Community Impact Assessment is required (in accordance with the regulations) as the plan progresses.</p>
Health And Safety Implications	None arising from this report.
Monitoring Officer/S.151 Officer Comments	<p>Monitoring Officer:</p> <p>The Council has a duty to support a Parish Council or Neighbourhood Forum in the preparation of a Neighbourhood Development Plan (NDP). This includes providing technical support expertise and resources to such level as the Council considers appropriate. The Council is also responsible for arranging an independent Inspection of the NDP and to meet the cost of the Inspection.</p> <p>If the NDP meets all the necessary criteria it can only come into being if more than 50% of those voting in a referendum vote in favour of it. If the referendum is in favour of the NDP it must be adopted by the Council. The Council is responsible for arranging the referendum which must take place in the Grovehill Neighbourhood Area and this process will be organised by the Election's team</p> <p>Deputy S.151 Officer</p> <p>At present there are limited financial liabilities in relation to the creation of this NDP. Any costs incurred that DBC are liable to meet will be met by MHCLG funding where applicable with any residual costs being met from within the existing planning and regeneration budgets.</p>
Consultees:	There has been no consultation on this report externally, although the proposed designation of this area will be consulted upon (in line with the regulations).
Background papers:	None.
Glossary of acronyms and any other abbreviations	LPA Local Planning Authorities

used in this report:	

Background to Neighbourhood Planning

1. Neighbourhood planning was introduced through the Localism Act 2011. It is one of the five measures of decentralisation, and gives local communities more control over housing and planning decisions through the right to prepare neighbourhood plans and neighbourhood development orders.
 - Neighbourhood plans can establish general planning policies for the development and use of land in a neighbourhood, for example identifying where new homes and offices should be built and what they should look like. Neighbourhood plan can seek to set a vision for the future and can be detailed or general depending on what local people want.
 - With a neighbourhood development order the community can grant planning permission for new buildings they want to see go ahead. Neighbourhood development orders will allow new homes and offices to be built without the developer having to apply for separate planning permission.
2. The Act sets out the process by which the neighbourhood plan must be prepared. Neighbourhood planning will be taken forward by either town and parish councils or 'neighbourhood forums'. Neighbourhood forums will be community groups that are designated to take forward neighbourhood planning in areas without parishes.
3. Appendix A details the process of preparing a neighbourhood plan. The local authority is responsible for the following steps
 - Confirming the designation of the proposed neighbourhood plan
 - Confirming the status of a proposed neighbourhood forum
 - Providing expertise and advice to neighbourhood forums and parish councils
 - Checking legal compliance
 - Appointing and organising the examination
 - Holding a referendum on the neighbourhood plan
 - Adopting ('making') the neighbourhood plan where all the requirements are met

The referendum ensures that the community agrees with the plan's proposals and whether it should be implemented. If more than 50% of the people voting in the referendum support the neighbourhood plan or the neighbourhood development order, then the local planning authority must bring it into force.

4. It should be noted that when the Neighbourhood Plan has been consulted upon, examined and 'made', the neighbourhood plans must be used to determine planning applications in a neighbourhood area.

Progress of the steering group to date

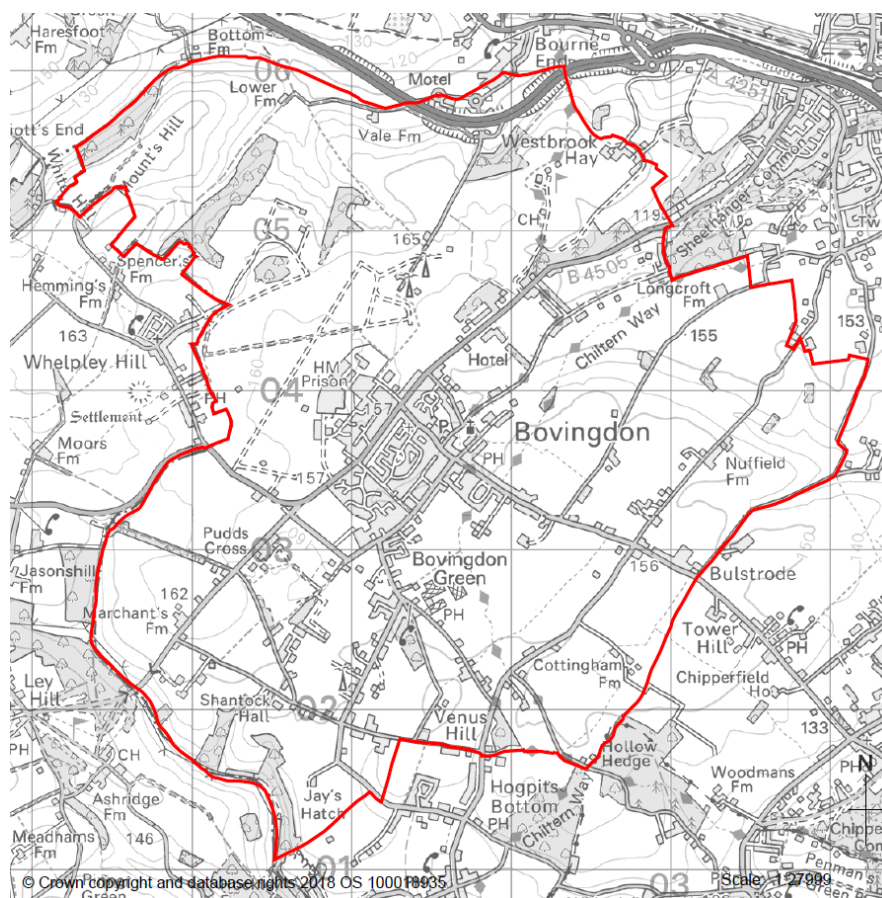
5. Bovingdon Parish Council has confirmed that it is making good progress with the help of a retained consultant, and have held three meetings of the Steering

Group and have another meeting scheduled with a survey company to gather evidence and data from residents and businesses. They wish to continue to progress this Neighbourhood Plan in a timely fashion.

Neighbourhood Plan Area Designation process

6. On 13th June 2018, Dacorum Borough Council received an application from Bovingdon Parish Council to designate the Bovingdon Neighbourhood Area. This application was subsequently checked to be coherent, consistent and appropriate ensure it was valid, according to the following criteria:
 - The area does not overlap with another Neighbourhood Area
 - The application is made by a qualifying body (the Parish Council)
 - The application contains a map
 - The area is suitable for Neighbourhood Planning
7. It should be acknowledged that an application to designate a neighbourhood plan area can only be refused if there are valid planning reasons.

8. The application to designate the neighbourhood plan area covers the whole of Bovington Parish Council area (as shown below):



This area has been provided alongside a statement explaining why this area is considered appropriate to be designated as a neighbourhood area (shown in Appendix B).

9. Once the application for designation is published and comments invited the decision must be issued within 8 weeks (as the relevant body is a parish council and the area relates to the whole of the area of the parish council).

Next Steps

10. The application to designate the neighbourhood plan area has been deemed to be valid and so officers propose provisional dates to undertake the consultation between 2nd October to 14th November 2018. Officers propose that this area application will be advertised in a manner which is considered likely to bring the area application to the attention of people who live, work or carry on business in the area. This will include a notice within the local press and on the Dorset Council website.
11. Feedback on this consultation will be fully considered by officers to ensure no valid planning issues have been raised which could lead to refusal of this area for neighbourhood planning purposes.
12. Once closed, the results of this consultation will be brought to the attention of Assistant Director for Planning, Development and Regeneration in consultation with the Portfolio Holder for Planning and Infrastructure for formal ratification of

the area for the purposes of Neighbourhood Planning (as the first formal stage of preparing a neighbourhood plan).

13. The local planning authority will then issue a formal notice of its decision to the Parish Council (and make this publically available). After designation, the neighbourhood area must be published on local authority website, including the following details:
 - The name of the neighbourhood area,
 - A map which identifies the area,
 - The name of the relevant body who applied for the designation.

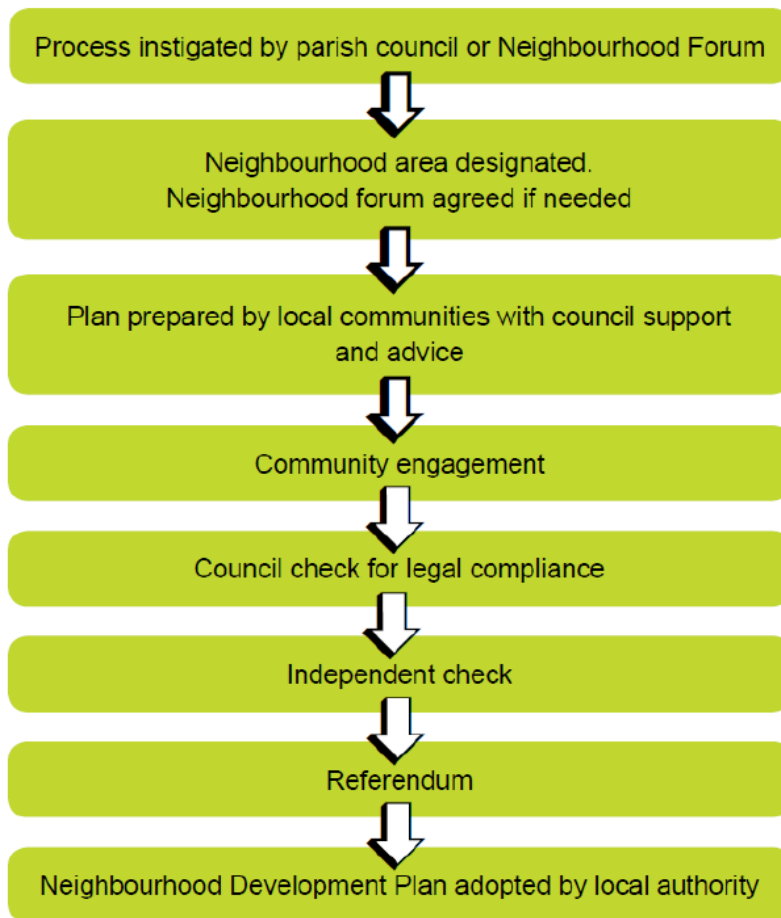
This information is proposed to be placed on the Council's current Neighbourhood Planning webpage¹.

Recommendation

14. That consultation on the potential designation of Bovingdon Parish area is agreed by Cabinet and delegation of the formal designation of the Neighbourhood Plan Area is given to the Assistant Director for Planning, Development and Regeneration in consultation with the Portfolio Holder for Planning and Infrastructure.

¹ <http://www.dacorum.gov.uk/home/regeneration/neighbourhood-planning>

Appendix A: Neighbourhood Plan process map



Appendix B: Bovingdon Parish Council's statement supporting their Area Designation application

Bovingdon Parish Council

Parish Council Office
Memorial Hall
High Street
Bovingdon
Herts HP3 0HJ

Tel: 01442 833036
Email: parish.council@bovingdon.net
www: bovingdon.net



James Doe
Assistant Director – Planning, Development and Regeneration
Dacorum Borough Council
The Forum
Marlowes
Hemel Hempstead
Hertfordshire
HP1 1DN

13 June 2018

Dear James

Proposed Neighbourhood Plan for Bovingdon Parish – Application for Designation of a Neighbourhood Area

I am writing to you with regards to the application for the designation of the Bovingdon Parish as a neighbourhood area.

To assist with this application, I am pleased to confirm the following:

- The enclosed plan identifies the area (bordered in black) to which this application relates.
- A Neighbourhood Plan for the Bovingdon Parish would allow the local community to have a direct say about the challenges that the local community has identified (such as pressures on green space, transport, schooling and healthcare, and the need to accommodate a growing population in Dacorum). The purpose of the Neighbourhood Plan will be to help ensure that development makes a positive and beneficial contribution to the wider community and is supported by improvements to local services and infrastructure.
- Bovingdon Parish Council is a relevant body for the purposes of Section 61G of the 1990 Planning Act.

Yours sincerely

Michael Kember
Clerk to Bovingdon Parish Council



Report for:	Cabinet
Date of meeting:	18 September 2018
Part:	1
If Part II, reason:	Separate Part 2 report

Title of report:	New Build Update and bid for additional Housing Revenue Account Borrowing
Contact:	Cllr Margaret Griffiths, Portfolio Holder for Housing Mark Gaynor, Corporate Director Housing and Regeneration
Purpose of report:	<ol style="list-style-type: none"> 1. To approve the bid to be made to the Ministry of Housing, Communities and Local Government, as set out in the report, including the financial details in part 2, for additional borrowing freedom for £10.1M in the Housing Revenue Account to facilitate the early delivery of 106 new homes and to approve the acceptance of the bid if successful. 2. To consider the purchase of land from Homes England at Paradise Fields for council house new build purposes. 3. To consider the award of contract for the construction of 29 new homes at Stationers Place. 4. To consider a process for purchase of land for social housing purposes within agreed budgets which allows for a sufficiently speedy approach to compete effectively for open market sales. 5. To provide Members with an update on the progress of the Council's new build Council housing programme and to approve a variation in the procurement of the scheme at Stationers Place Apsley.
Recommendations	<p>That Cabinet agree:</p> <ol style="list-style-type: none"> 1. To approve the bid to be made to the Ministry of Housing, Communities and Local Government (MHCLG), as set out in the report, including the financial details in part 2, for additional borrowing freedom for £10.1M in the Housing Revenue Account to facilitate the early delivery of 106 new homes and to approve the acceptance of the bid if successful. 2. That the bid be accepted, if successful, and the detail, process and utilisation of any increased borrowing arising from the bid be delegated to the Corporate Director Housing and Regeneration and the Corporate Director

	<p>Finance and Operations including any minor variations that may need to be made following liaison with MHCLG.</p> <ol style="list-style-type: none"> 3. That the purchase of land at Paradise Fields for Homes England on the terms set out in the Part 2 report be approved and the process of purchase be delegated to the Corporate Director Finance and Operations. £150,000 to be allocated for consultancy and design work, from the existing 2018/19 HRA new build budget also be approved. 4. That the revised contract, as set out in Part 2 of this report, for the construction of new homes at Stationers Place, be awarded to Jarvis UK Ltd. 5. That delegated authority be given to the Corporate Director Housing and Regeneration in consultation with the Corporate Director Finance and Operations and the Assistant Director, Corporate and Contracted Services and the Portfolio Holder Housing and Portfolio Holder Finance and Resources to purchase land of a value up to £5,000,000 for housing development. 6. That the Housing Revenue Account land purchase Framework set out in the report be approved. 7. That the new build update be noted.
Corporate Objectives:	<ul style="list-style-type: none"> • Delivering affordable housing
Implications:	<p><u>Financial</u></p> <p>The overall development budget is reviewed strategically as part of the annual review of the Housing Revenue Account Business Plan. Each individual scheme following contract award is subject to close financial monitoring with any variances agreed formally through a change control process.</p> <p>The potential additional borrowing, at historically low rates, will facilitate the development of much needed homes as well as providing valuable capital assets for the HRA. Even taking into account the cost of borrowing the new build schemes are beneficial financially to the HRA Business Plan.</p>
'Value For Money Implications'	<p><u>Value for money</u></p> <p>The opportunity to take out additional borrowing, at what are still historically low rates of interest, allows the expansion of the new build programme in a sustainable and affordable way.</p> <p>Land purchases are made alongside a Red Book Valuation to ensure value for money</p> <p>Contracts for works are properly tendered in accordance with the Council's Financial Regulations</p>
Risk Implications	<p>Risk Assessments are completed within the New Build Project Initiation Document (PID) and updated on Project Management Office on a monthly basis.</p> <p>A risk assessment is completed for each site by the Employers Agent and reviewed monthly from the award of the contract.</p>

Community Impact Assessment	Not applicable
Health And Safety Implications	<p>Each new build scheme has in place a Principal Designer and Construction Design and Management Regulations (CDM) Advisor. Contractors are required to comply with the Council's Health and Safety (H&S) policy along with Considerate Constructors requirements.</p> <p>H&S is identified as a key risk of the Housing Service and is reported to the Council's Housing and Communities Overview and Scrutiny Committee on a quarterly basis. Monthly site checks will be carried out on behalf of DBC as the client to ensure H&S procedures are maintained to the highest possible standards.</p>
Monitoring Officer/S.151 Officer Comments	<p>Monitoring Officer:</p> <p>Any land purchases under the proposed delegation in recommendation 5 will need to be documented in an officer decision sheet to ensure that the decision is properly recorded.</p> <p>Full site due diligence and valuation assessment should also be carried and reported in the officer decision sheet for consideration by the statutory officers.</p> <p>Deputy S.151 Officer</p> <p>The revised new build development programme and subsequent submission for an increase in the HRA borrowing limit, by £10.1m, has been modelled through the 30 year business plan. The business case put forward is financially sustainable but will require close monitoring.</p> <p>The HRA is projected, if the bid is accepted, to maximise its new extended borrowing cap of £364min 2021/22 and 2022/23, hence fiscal management is key, as borrowing to the maximum capacity provides no headroom. The strategy will need to continue to be closely monitored to ensure the new build development plan remains deliverable and affordable.</p> <p>The financial increase in the tender contract for Stationers place can be delivered within the existing new build development budget. The increase in contract value after analysis is in line with the expected industry inflationary increases over this time period.</p> <p>The implementation of a land purchase framework/delegated decision making process will allow for the HRA to react to market conditions in a timely manner. The approval of land purchases must be accompanied with a red book valuation to ensure value for money is assessed.</p>
Consultees:	<p>Fiona Williamson Assistant Director Housing David Barratt Group Manager Development Richard Rice Interim Group Manager Property and Estates</p>
Background	

papers:	
Glossary of acronyms and any other abbreviations used in this report:	<ul style="list-style-type: none"> • Ministry of Housing Communities and Local Government (MHCLG) • Housing Revenue Account (HRA) • Homes England (HE)

1. Introduction

- 1.1 This report covers a number of key issues in the Council's new build housing programme and is set out in five separate sections:
- The bid made to the Ministry of Housing Communities and Local Government (MHCLG) for additional borrowing in the Housing Revenue Account (HRA) of £10.1M in 2021/22 to facilitate the early delivery of 106 new homes
 - The purchase of land at Paradise Fields from Homes England in part for new build housing
 - The award of contract for the construction of new homes at Stationers Place Apsley
 - A framework process for purchase of land for social housing purposes within agreed HRA budgets which allows for a sufficiently speedy approach to compete effectively for open market sales
 - A new build update

2. Housing Revenue Borrowing Programme 2019-2022

- 2.1 The government are making up to £1 billion additional HRA borrowing available for authorities in areas of high affordability pressure (which includes Dacorum) during the years 2019/20 to 2021/22. Bids originally had to be submitted by 7 September, but this was later revised to 30 September, with the following conditions:
- That the bidding authority can demonstrate that it doesn't have sufficient borrowing headroom to deliver the new build that would like to
 - That the programme proposed represents value for money
 - That the schemes proposed are demonstrably deliverable by the end of 21/22
 - That schemes are already considerably advanced in terms of ability to move forward.
- 2.2 The Council already has both a good track record on delivery of new homes to date and a strong pipeline programmes of new schemes. It cannot, however, deliver new homes as fast as it would like due to constraints on the available finance. The potential of the Council bidding into the new programme was therefore thoroughly investigated and will be submitted before the deadline of 30th September. It is possible that changes to the bid, with minor overall impact, will have to be made after this report was written.
- 2.3 The government have made the offer on an unhelpfully short term basis – to be completed by 31 March 2022. The reality for most local authorities is that they will not have spent considerable money on taking forward designs on the off chance that more borrowing may be available. Add to this that from consideration of use of a site it typically takes around four years to achieve site purchase, planning, procurement and construction which means the government scheme is challenging. A more helpful approach would have been

to make funding available in a longer bidding timeframe and over a longer period of between 5 and 10 years. MHCLG have, however, provide helpful flexibility in that it is possible to ‘swap’ additional borrowing for the headroom borrowing that otherwise would have been used for a later year. The bid has taken advantage of this. Provided the additional borrowing is granted the programme for 231 homes as set out in Part 2 of this report can be delivered by the end of 2022/23.

- 2.4 Set out in Part 2 of this report is the totality of the Council’s programme of new build up until 2022/23 including financing and delivery details during the period. The bid, which must be a specific scheme or schemes, comprised two schemes: the first at St Margaret’s Close for 56 new homes; the second at Paradise Fields for 50 new homes (subject to Cabinet agreeing the purchase, details below). The Table demonstrates that the Council will require borrowing above the current cap of £10.1M over the period 2019/20 to 2022/23 in order to complete its programme. The bid is for £10.1M of additional borrowing. The schemes detailed in Part 2 are additional schemes beyond those already in construction or soon to be on site. The Tables 1 and 2 set out what has already been delivered, is in construction (or soon to be). The excellent track record of the Council in building new homes will be a key factor the government will consider when judging the bids. We should know the result of the bid in the autumn.

Table One Properties completed

Scheme	Tenure	No.	Completion	Site source
The Elms	Supported Housing	41	2015	Council
Farm Place	Social rent	26	2015	Council
St Peters	Social rent	9	2015	Private
Aspen Court	Social rent	36	2016	Private
Queen Street	Social rent	6	2016	Council
Able House	Social rent	14	2017	Private
Total		132		

Table Two Properties in/ about to be in construction

Scheme	Tenure	No.	Completion	Site source
Kylna Court	Social rent	79	2018	Private
Corn Mill Court	Social rent	13	2018	Private
Northend/Westerdale	Social rent	12	2019	Council
Stationers Place	Social rent	29	2019	Private
Martindale	Social rent	44	2021	Private
	Sale	21		
Total		208		

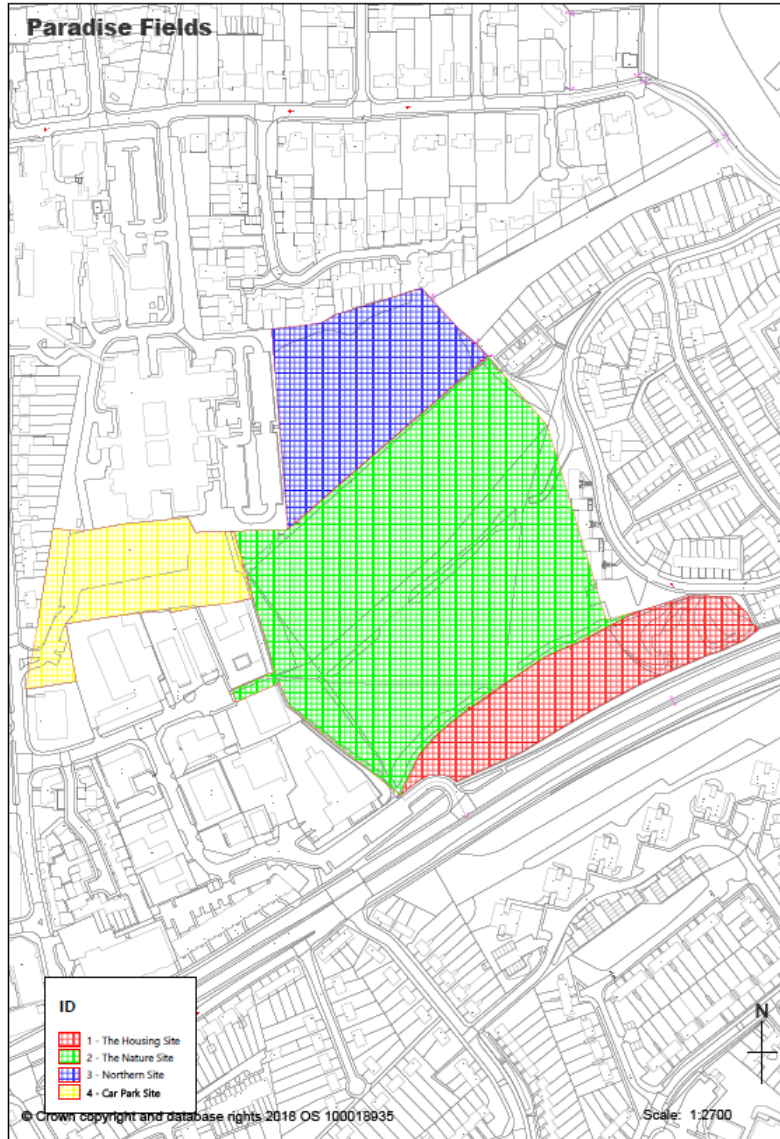
- 2.5 Government has indicated that there would be stringent reporting requirements for those schemes which underpinned any decision to grant additional headroom, but it is not clear if there would be financial consequences of failing to deliver these projects on time (these would most likely be that the borrowing agreed could not be rolled forward into a future year). The best mitigation against this unknown is for the programme to be ambitious but deliverable. From a financial perspective, this programme appears deliverable and the business plan contains sufficient flexibility for the Council to respond to the majority of foreseeable risks.

2.6 It is recommended:

1. To approve the bid to be made to the Ministry of Housing, Communities and Local Government (MHCLG), as set out in the report, including the financial details in part 2, for additional borrowing freedom for £10.1M in the Housing Revenue Account to facilitate the early delivery of 106 new homes and to approve the acceptance of the bid if successful.
2. That the bid be accepted, if successful, and the detail, process and utilisation of any increased borrowing arising from the bid be delegated to the Corporate Director Housing and Regeneration and the Corporate Director Finance and Operations including any minor variations that may need to be made following liaison with MHCLG.

3. Purchase of Land at Paradise Fields from Homes England

- 3.1 Council officers have been in discussion with Homes England (formerly the Homes and Communities Agency) regarding the purchase by the Housing Revenue Account of a housing site fronting on to St Albans Road for new build council housing. Homes England (HE) were clear that they would only consider this as part of a rationalisation of their land holdings in Hemel Hempstead. These are shown on the plan below.
- 3.2 The land comprises four contiguous sites: the housing land to the south; Paradise Fields Nature area; the open space at the north of the site; and part of the hospital car park. With the exception of Paradise Fields (which will remain a nature area) all three remaining sites are set out as potential housing sites in the Town Centre Masterplan.



- 3.3 The Housing site has a valuation agreed by both parties following a red book valuation (details in Part 2 of this report) based on 43 new homes being built with an overage should the numbers rise. The open space and Paradise Fields sites are valued at £1 each with overage on the open space site. The car park is more complex as HE understand that there is a lease arrangement with the hospital which, dependent on its detail, would guide a price for the site though the price will have to be mutually agreed. Further detail on the overage are set out below and the full draft Heads of Terms are attached as Appendix 1.
- 3.4 There are distinct strategic advantages for the Council in purchasing the land. It would leave the Council in a strong position to shape any regeneration of the sites around the hospital (following the conclusion of its future), the nature area would be in community ownership and more strongly protected and the housing site would deliver much needed social rented homes.
- 3.5 The overage arrangements are as follows:
- For the housing site if planning permission for more than 43 homes is granted then clawback of £46,000 per dwelling above this figure would be payable

- For the nature area and the northern site if within 21 years planning consent is granted for an alternative use then 50% of the uplift in market value of the sites will be payable. If the site is sold within 21 years then 50% of the uplift in value would be payable
 - For the car park site if planning consent is granted within 21 years for an alternative use then overage is payable on the difference in value as a car park and the value with the planning consent.
- 3.6 With the exception of the housing site the Council the overage would see any increase in value shared equally for a period of time and therefore to both parties' financial advantage. On the housing site the overage would still represent a price for the land far less than has to be paid per property on a market sale.
- 3.7 It is recommended:

That the purchase of land at Paradise Fields for Homes England on the terms set out in the Part 2 report be approved and the process of purchase be delegated to the Corporate Director Finance and Operations. A £150,000 to be allocated for consultancy and design work, from the existing 2018/19 HRA new build budget also be approved.

4 Stationers Place procurement and delivery

- 4.1 The Council received pre-application planning advice for a scheme of 31 units scheme in July 2015 – a reduction of 5 units from the original plan - resulting from the complication of the services and culverts running through the site. The drawings were revised based on this response. A full planning application was submitted in October 2015, after completing a revised flood risk assessment and a Hydraulic Modelling exercise as requested by the Environment Agency and our specialist consultant. Full planning permission was granted in April 2016.
- 4.2 The contract to construct the scheme was awarded to Jarvis Contracting Ltd following a competitive tender (full details in part 2 of this report)
- 4.3 Since appointment, the scheme has changed from the original proposal due to site and planning constraints which could not be completely anticipated. In order to de-risk the project, following the issues raised by the Environment Agency with regards the Culvert, requirements to keep the development further from the canal and to avoid the services. The scheme was therefore redesigned to mitigate these issues.
- 4.4 In order to achieve this and reduce the risk of potential “delay on site” payments to the contractor an enabling package was undertaken to investigate the site thoroughly for contamination, utilities and Highways issues alongside a resolution to the Environment Agency’s culvert requirements, without affecting the project further and to remove risk once construction works start.
- 4.5 This enabling package, designed to mitigate risks with site condition around existing boreholes, buried services and demolition of existing buildings. This has also provided an opportunity to validate the location of all buried services and given the extent of them check that there are no further site constraints.

- 4.6 In order to address the site issues with the Environment Agency, a new planning application was submitted to provide 29 flats (12 x 1bed, 17 x 2bed), public open space, residential and visitor parking and associated amenity space. This was approved at Development Management Committee (July) and obtained formal planning consent in August 18.
- 4.8 The time since the original appointment of the contractor has also allowed for design guide improvements, introduced by DBC following the Grenfell tragedy and the pre-construction enabling package (the majority of these works formed part of the original contract sum). All of which were designed and considered to significantly de-risk the project and remove the potential for hidden costs, usually associated with commencement on site.
- 4.9 Part 2 of this report contains the rationale and financial details of awarding the contract to Jarvis Construction Ltd. It is recommended:
- 4.10 That the revised contract, as set out in Part 2 of this report for the construction of new homes at Stationers Place, be awarded to Jarvis UK Ltd.

5 HRA land purchase process

- 5.1 The new build programme has always relied on a mix of Council owned land and private sector purchases. The current process – where authority must be given by Cabinet – is very inflexible and time consuming. In practice this means the Council, which for private sale has to compete on the open market, cannot always give a firm commitment to a potential purchase within the vendors timescales. In order to have a 'level playing field' it is recommended that a framework be adopted which allows for a more competitive position.
- 5.2 The HRA has agreed budgets for its new build programme and it is proposed that for individual purchases of land under £5M be delegated to the Corporate Director Housing and Regeneration in consultation with the Corporate Director Finance and Operations and the Assistant Director, Corporate and Contracted Services and the Portfolio Holder Housing and Portfolio Holder Finance and Resources.
- 5.3 For purchases to be approved there will need to be a red book valuation and either planning permission in place or very clear advice from the Assistant Director Planning and Regeneration that the site will be suitable for housing.
- 5.4 It is recommended that:
That the process for purchase of land for social housing purposes within agreed budgets and delegations as set out in the report be approved

6 New Build Update

Kylna Court (Wood House), Maylands Avenue, Hemel Hempstead.

- 6.1 Situated in the Heart of Maylands this project forms an important part of the regeneration of the overall area. This project comprises a 79 unit development, 42 x 1 bedroom flats, 37 x 2 bedroom. The scheme achieved planning permission in March 2016. The development will provide 79 social rented units along with a business suite as an extension to the Maylands Business Centre.

- 6.2 Jarvis Contracting Ltd was awarded the build contract and commenced on site in March 2017 with completion anticipated during November 2018. The project is progressing well on site and the first units are going through quality checks.
- 6.3 In the Cabinet Report submitted on the 17th October 2017 it was highlighted that a review had taken place in the light of the Grenfell Tower fire. A comprehensive review of the fire strategy took place and it was decided to revise the specification of some elements of the construction including introducing non-combustible insulation into the external wall construction. Although at this time there is no regulatory requirement to install sprinklers because the dwellings are less than 18 metres in height, a decision was taken in consultation with the Portfolio Holder to install a full sprinkler system.
- 6.4 Due to the high number of properties which will be let at once, preparations are underway to resource this and a local lettings plan will be in place with support from DBC Housing.

Corn Mill Court (Swing Gate Lane), Berkhamsted

- 6.5 Planning permission to deliver 11 new homes was granted in June 2015, this consisted of 9 new-build flats (6 x 1-beds and 3 x 2-beds) and the conversion of three existing building into two units of accommodation. Osborne Homes were the successful contractor for the New Build works which started in August 2017. The conversion element of the works is also being deliver by Osbourne's through the TAM contract. Completion of the scheme is expected January 2019.

Martindale School, Boxted Road, Hemel Hempstead.

- 6.6 The Council purchased the site from Hertfordshire County Council in May 2015. The scheme had already received outline planning permission for 43 units in February 2015. After two public consultations a planning application was submitted in August 2017 for consideration and comprised 65 new homes: A mix of 1bed & 2 bed flats and 2 bed and 3 bed houses of which 21 will be market sake t cross subsidise the scheme. Planning approval was achieved in October 2017. nits will be available for private sale.
- 6.7 The scheme has been through a thorough procurement process and following approval at Cabinet in July 18, has appointed a contractor - Bugler. It is envisaged that works will start on site late Autumn 2018.

Westerdale and Northend garage sites, Hemel Hempstead.

- 6.8 The Council has identified 2 garage sites as part of the garage asset strategy for redevelopment, using General Fund resources, for new temporary accommodation housing. They are to be redeveloped in tandem to deliver 6x2 bedroom flats at Westerdale and 4x2 bedroom flats and 2x1 bedroom flats at Northend. The properties would provide an ongoing revenue stream as well as being a valuable flexible asset.
- 6.9 After a public consultation the schemes were submitted for planning approval during early October 2017. Planning approval was achieved in December 2017. The scheme has been through a thorough procurement process and following approval at Cabinet in July 18, to delegate authority to appoint, we

confirm that FSG has been appointed as the contractor. It is envisaged that works will start on site late Autumn 2018.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

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Agenda Item 14

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