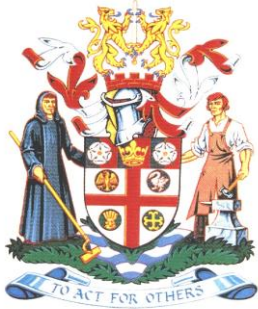


Selby District Council



Minutes

Special Executive

Venue:	Committee Room, Civic Centre, Selby
Date:	18 December 2014
Present:	Councillor M Crane (Chair), Mrs G Ivey and C Lunn.
Officers present:	Chief Executive, Executive Director (S151), Director, Solicitor to the Council, Democratic Services Manager.
Also Present:	
Public:	0
Press:	0

NOTE: Only minute number 80 is subject to call-in arrangements. The deadline for call-in is 5pm on the 30th of December 2014. Decisions not called in may be implemented on the 31st of December 2014.

78. Apologies for Absence

Apologies were received from Councillors J Mackman and C Metcalfe.

79. Disclosure of Interest

None

80. St Joseph's Street – Selby and District Housing Trust Development

Councillor M Crane presented the report which gave an update on the affordable housing scheme at St Joseph's Street, Tadcaster and detailed a request from Selby District Housing Trust (the Trust) for additional funding.

The Executive heard that a revised business case for the scheme was considered and approved by the Executive in March 2014 and a development offer was made to the Trust.

The Trust accepted the offer subject to contract and had since tendered the scheme. The winning, and lowest, tender was in excess of the estimated cost contained in the revised business case and, having considered a range of options, the Trust was now formally requesting additional financial support from the Council to allow the scheme to proceed as planned.

The Executive expressed concern at the cost increase but were satisfied that a proper procurement procedure had been followed. The Executive Director (S151) explained that the final costs would be established on an open book basis and that cost savings would be sought where possible to achieve the budget for the scheme.

The Executive discussed the licence granted to a member of the public to use part of the land on the site for access purposes and the impact this had on the potential acquisition of the land by the Trust.

The Executive Director (S151) set out that that notice had been served to terminate the licence with effect from 4 May 2015. Separately, notice had also been served to vary the conditions on the licence so that the permitted access rights would not impede the development of the site. The Solicitor to the Council detailed the legal issues arising from the variation of the licence.

The Executive discussed the Trust's position on the land. It was agreed that in order for the Trust to commence work on site to meet the current programme, land would need to be passed into the Trust's ownership, but that the Council would defend any litigation in respect of the licence at its cost. If there was a dispute, then the Trust would have the right to return the land to the Council and the Council would reimburse all associated costs incurred by the Trust. It was agreed to fence off the land to enforce the varied licence conditions as soon as practicable with the costs being met from the Council's operational contingency.

Resolved:

- i) To provide grant funding of up to £31k and forego the anticipated £11k capital receipt from the sale of the market home, by way of contribution towards the costs of the affordable homes to be constructed by Selby and District Housing Trust at St Joseph's Street, Tadcaster.**
- ii) To fund the grant from the Programme for Growth (strategic sites budget).**
- iii) To set the loan rate at 4.2% (PWLB certainty rate at 10th December 2014).**
- iv) To approve an overdraft facility to fund the development of the market sale unit until sold.**

Reason for the decision:

To allow the affordable homes scheme to progress as planned.

The meeting closed at 10.02 am