

MAIDSTONE BOROUGH COUNCIL

CORPORATE SERVICES POLICY ADVISORY COMMITTEE

MINUTES OF THE MEETING HELD ON WEDNESDAY 13 JULY 2022

Present: Councillors Brice (Chairman), Brindle, Cannon, Cooke, Cox, Mrs Gooch, Harper, Hinder and Khadka

Lead Councillor Perry (Lead Member for Corporate Services)

Members: Councillor S Webb (Lead Member for Housing and Health)

28. **PROPERTY ACQUISITION FOR 1,000 HOMES PROGRAMME**

The Lead Member for Housing and Health introduced the report and explained that the proposed development would comprise of 28 apartments with parking and cycle storage. All apartments would be delivered as affordable housing and built to the Council's standard specification for Affordable Rent. It was proposed that the Council would apply to Homes England for a grant as part of the Continuous Market Engagement bid process for the Affordable Homes Programme 2021-26. The acquisition was financially viable and would exceed the Council's minimum rate of return.

The Committee felt that the parking allocation for the development was not suitable and expressed concern that this would exacerbate the parking difficulties already experienced by local residents.

The Director of Regeneration and Place confirmed that the parking allocation was in line with policy requirements, and that under-croft parking would not be a feasible solution for this site. Information about the apartment and facilities would be provided to prospective tenants to enable them to decide whether the accommodation would suit their needs.

The Lead Member for Housing and Health emphasised that the scheme had been designed to maximise accommodation, to contribute towards the stock of affordable housing in the borough.

RESOLVED: That the Committee recommend to the Executive that:

1. The financial returns for the scheme shown at Appendix 1 to the report, which support the Housing Development and Regeneration Investment Plan and the overall Development Strategy, be approved;
2. The site acquisition be approved in line with point 2.7 of the Exempt report;

3. The Director of Finance and Business Improvement be granted delegated authority to:
 - 3.1 negotiate terms for the purchase of the site for the agreed sum, subject to the site securing planning consent;
 - 3.2 procure and enter into all such deeds, agreements, contracts and documents which may be required to facilitate the purchase of the site and the subsequent redevelopment works required to deliver the scheme referred to in this report, including (but not limited to) any related appointments such as a suitably qualified Employers Agent and Contractor;
 - 3.3 subject to satisfactory conclusion of all due diligence to negotiate and finalise and complete all legal formalities, deeds and agreements which may be required to facilitate the purchase;
4. The Head of Mid Kent Legal Services be authorised to appoint the solicitors required to negotiate and complete the necessary contract documentation, deeds and agreements associated with the purchase of the site and the procurement and appointment of contractors and consultants on the terms as agreed by the Director of Finance and Business Improvement;
5. Post completion of the procurement process to appoint a contractor to bring forward for approval to this Committee a detailed project delivery and investment plan (prior to the development itself commencing);
6. The Lead Member investigates and requests controls to limit car ownership among residents of the site.