

BRIGHTON & HOVE CITY COUNCIL

HOUSING & NEW HOMES COMMITTEE

4.30pm 25 SEPTEMBER 2017

COUNCIL CHAMBER, HOVE TOWN HALL, NORTON ROAD, HOVE, BN3 3BQ

MINUTES

Present: Councillor Meadows (Chair), Councillor Mears (Opposition Spokesperson), Gibson (Group Spokesperson), Barnett, Bell, Cattell, Drutt, Lewry, Moonan and Robins

PART ONE

37 PROCEDURAL BUSINESS

37a) Declarations of Substitutes

37.1 Councillor Cattell substituted for Councillor Atkinson and Councillor Robins substituted for Councillor Hill.

37b) Declarations of Interests

37.2 There were none.

37c) Exclusion of the Press and Public

37.3 In accordance with section 100A(4) of the Local Government Act 1972, it was considered whether the press and public should be excluded from the meeting during the consideration of any items contained in the agenda, having regard to the nature of the business to be transacted and the nature of the proceedings and the likelihood as to whether, if members of the press and public were present, there would be disclosure to them of confidential or exempt information as defined in section 100I (1) of the said Act.

37.4 **RESOLVED** - That the press and public be excluded from the meeting during consideration of Item 40 – Living Wage joint Venture Business Plan – Appendices - Exempt Category 3.

38 PUBLIC INVOLVEMENT

Written Questions

38.1 There were none.

Deputation

38.2 The Committee considered the following deputation which was presented by Ian Bailey:

Deputation: Relating to item 39 – Living Wage Joint Venture Business Plan

Supported by: Steve Horne, Alison Wells, Helen Atheral, Suzanne Bardsley, Julia Ritson and Peter Clarke.

“Coldean Village is a close knit neighbourhood adjacent to the South Downs National Park and both Brighton and Sussex Universities. As such it finds itself in an interesting but difficult position when it comes to housing. A significant number of family homes in the area have been converted to HMO’s for student accommodation (despite the significant student accommodation at Valley Halls) and this has had an effect on the cost of housing within the area, pushing it beyond the reach of most Coldean residents. As a result there are families who have either grown up in the area or whose children are part of the local school, who have had to migrate to areas with cheaper housing options such as Lancing, Worthing and Woodingdean etc. This obviously has a detrimental effect on the community as younger families leave establishing a much more divided community of older home owners (ex council tenants) and temporary student residents. Whilst there are people moving into the estate, either through the purchase or rental of homes, the financial cost is high which places reliance upon both parents (in the case of families) having to work full time. This has social implications for the community and the resourcing of the local school facilities.

Coldean has a very active Community forum which meets monthly and serves Coldean through the support of many various community focused activities, events and schemes. The school governing body carries good local representation in the form of parent governors, the local pharmacy, shops, post office, library, community café and community charity shop are all well supported and intrinsic to the nature of the neighbourhood and it’s culture.

It is noted that the Living Wage Joint Venture Business plan sets out to dispose of the land to the North of Valley Halls/Coldean Lane to pursue the development of homes with a Registered Provider, and that a decision is set for the committee meeting on the 25th September 2017. The supporting documentation issued with the agenda for that meeting sets out that the land is to be disposed of in line with s123a of the Local Government Act 1972 regarding ‘best consideration’. This is defined primarily in that document as a capital receipt for the land. This does not factor in the social value of the site which is highlighted as a focus for Community Housing within the Housing strategy 2015. Best Consideration for land is not only based on the capital value and Coldean would like to suggest that there are other options for developing this land which meet best consideration requirements.

Under heading 4 Risks and Opportunities it states that Community Opposition is a risk, it notes that community engagement will address this risk, however to our knowledge the community has not been consulted or engaged to consider whether developing the land through a Housing Association is appropriate or beneficial. It is also noted that under section 5 Analysis and Consideration of any alternative options, there is no

mention of collaborating with the Brighton and Hove Community Land Trust to develop the site, yet as the site is part of the Urban Fringe Land Study it should be considered as set out in the proposed modification to the City Plan PM064 under Policy SA4 Urban Fringe. This highlights the 'particular emphasis on delivering housing to meet local needs through the sites identified in the 2014 Urban Fringe Assessment Study. This established that *'the City Council would ensure that opportunities for Community Land Trusts, Community-led Development, right to build and housing cooperatives are brought forward and safeguarded in order to maximise housing opportunities that meet local needs.'* (Housing Strategy 2015).

The development of housing has been discussed many times at various settings within the village with a significant number of people keen to see housing developed by the community for the community. This has been discussed in the context of partnering with the Brighton and Hove Community Land Trust to see Community Led Housing opportunities, specifically low cost and sustainable options made available to local people. It is noted in the Brighton and Hove City Council Housing Strategy 2015 that the Council would *'prioritise support for new housing development with a particular emphasis on family, affordable rent', 'support community housing organisations with their proposal to deliver affordable homes'* and *'promote the concept of Community Housing... with a focus on maximising the social value of new developments where appropriate.'* In addition to this is also stated that it would *'share information on development opportunities with the Community Housing Network.'* The motion to dispose of the land North of Varley Halls in Coldean is of significant interest to Coldean as a Community, this represents the first time that the community has been made aware that the land was available as a development opportunity.

We therefore request that a moratorium be placed on the disposal of this piece of land until the community has had the opportunity to put forward a proposal for Community Led Housing Development in collaboration with Brighton and Hove Community Land Trust. This request has wide support among Coldean Residents and represents an opportunity to develop truly affordable (short term and long term affordability being critical) housing for the community and to demonstrate that there is an alternative development method for housing beyond the conventionally considered options."

38.3 The Chair responded as follows:

"Brighton and Hove has a growing population. We are facing significant challenges to deliver the homes the local community and local economy need for the future health, wellbeing and prosperity of the City as a whole.

The key aim of our innovative Living Wage Joint Venture with Hyde is joint investment of over £100m to accelerate the delivery of 1,000 lower cost homes for low income working households in the City.

The potential for housing development on the council owned land north of Varley Halls, Coldean Lane has already been publically identified in the 2014 and 2015 Urban Fringe Assessment Studies. The 2014 Urban Fringe Assessment indicated over 100 homes for the site.

We are proposing this land as a priority site for the Living Wage Joint Venture in order to secure both a capital receipt for the council as the landowner and to ensure that the homes that could be developed on this site by the LWJV (subject to the usual community engagement and consultation) are made available to lower income households who live and/ or work in the City within a reasonable timescale.

This reflects our concern that local households are increasingly unable to take advantage of home ownership or rental opportunities in new developments in Brighton & Hove when they do become available.

We remain concerned that sales of residential accommodation increasingly meet the demand from landlord or other large investors rather than prospective home owners or renters who live and / or work in the City.

The Council owned land does not subsidise the project. The proposal is for the land to be sold at market value, as determined by an independent valuer; we are not proposing to reduce the price even though the LWJV will provide social value for our city. This means we get both social value, through the type of housing developed, and a full capital receipt that will be reinvested in the Council's activities.

The LWJV proposal for the Coldean site will maximise the use of this site within City Plan parameters and meet local housing and economic needs.

Any moratorium placed on the disposal of the site at this time would mean that we delay potential investment in Living Wage housing on this site and continue to be unable to meet the housing needs and aspirations of local low income working households in the city who cannot currently secure the accommodation they require.

Not least some of the 21,000 households currently on our Housing Register and 1,800 households the council currently have placed in temporary accommodation.

However, working closely with Community Housing partners, the council led and submitted a successful application for the government's Community Housing Fund, receiving £464,540 in the first year with further funding likely in future. This success was based on our proven working relationship with the Community Housing Sector.

As well supporting historic co-op schemes across the city there is ongoing active engagement with the sector including: empty homes funding to purchase two houses for co-ops five years ago; support for Dryad Housing lease renewal at the council's Golf Drive site; and, development of a pilot scheme for Bunker self-build housing co-op (planning application imminent).

Brighton & Hove Community Land Trust is the lead member working with the council to set up the Community Housing Hub. The Hub seeks to support one central point of referral for community housing in the city, increase awareness of community-led housing provision and diversify the local house building market, responding to opportunities to unlock small sites and land that are not attractive or available to established house builders.

As a council we are keen to progress co-ops and other alternative housing providers and can discuss this in more detail during the main item on the agenda."

38.4 **RESOLVED:-**

That the deputation be noted and taken into account in the discussion on the substantive item 39 on the agenda.

39 LIVING WAGE JOINT VENTURE BUSINESS PLAN

- 39.1 The Committee considered a report of the Executive Director, Economy, Environment and Culture which explained that Housing & New Homes Committee and Policy, Resources & Growth Committee agreed to support in principle the establishment of the Living Wage Joint Venture (LWJV) at their meetings in November and December 2016. It was also agreed that the final Business Plan which sets the parameters within the partnership will operate would be brought back to committee for approval. This was now ready to be considered by members following a period of due diligence checks by council officers and the council's legal advisors. The report was presented by The Head of Housing Strategy, Property & Investment, and the Lead Regeneration Programme Manager.
- 39.2 The key aim of the project was the provision of lower cost rented housing for low income working households in the city. The recommendations sought approval of the Business Plan that would frame the delivery of the Living Wage Joint Venture's projects as it moved forward. The report provided an overview of the following areas of work: An overview of the appended Business Plan. Progress with legal documents and an update on the governance arrangements for the Living Wage Joint Venture.
- 39.3 Members received a PowerPoint presentation from the Head of Housing Strategy, Property & Investment, the Lead Regeneration Programme Manager, Matthew Waters from Bevan Brittan and the Head of Finance (Planning & Reporting). The presentation set out the challenge to meet the housing target of 13,200 new homes to 2013; details of the housing need in the city; and details of the 'Homes for Brighton & Hove' programme approved at committee in November & December 2016. Members were also given details of the business plan, financial model, governance, initial sites, land agreement, LLP Members' Agreement and funding agreement.
- 39.4 Councillor Gibson proposed the following amendment, which was seconded by Councillor Druitt:

"That Housing & New Homes Committee:

- 2.1 Note progress with the legal documentation required to implement the Living Wage Joint Venture; and
- 2.2 ***Note that following a successful DCLG funding award of £464,539, the capacity of Brighton and Hove Community Land Trust to deliver truly affordable housing for local people in perpetuity will be greatly enhanced. It is further enhanced by the prospect of subsequent DCLG funding towards specific schemes;***
- 2.3 ***Note that in the current housing strategy the council seeks to:***

- *Explore the viability of Community Land Trust and wider community housing development options when land is available with a focus on maximising the social value of new developments where appropriate.*
- *Explore the use of commercial properties for co-operatives where compatible with City Plan policies.*
- *Share information on development opportunities with the Community Housing Network.*

2.4 Note that on the urban fringe the city plan commits to:

“further consideration and a more detailed assessment of potential housing sites will be undertaken to inform allocations made in Part 2 of the City Plan with a particular emphasis on delivering housing to meet local needs. As part of this process, the City Council will consider how best to ensure that opportunities for community land trusts, community-led development, right to build, and housing co-operatives are brought forward/ safeguarded in order to maximise housing opportunities that meet local housing needs”

2.5 Note that Brighton and Hove Fairness Commission recommends that BHCC:

“Offer council-owned and other publicly owned land, including sites on the city fringes, brown field sites, to housing co-operatives, self-build groups and community land trusts to develop affordable social housing with the guarantee it will go to local people. Set up a revolving fund by 2018 and an advice hub to support the work of housing co-operatives, self-build groups, community land trusts and energy co-ops.”

2.6 That Housing & New Homes Committee re-affirm its commitment to community-led housing and self-build housing;

2.7 That a report be provided within 6 months to a future Housing & New Homes Committee outlining the progress with, and setting out future plans for work with community housing providers to achieve the goals noted in 2.3, 2.4 and 2.5 above;

2.8 That the above report examine ways of support the council can offer in recognising the social value contribution of community land trusts and community-led housing providers, including offering re-lending BHCC PWLB loans at PWLB/ sub market rates to community-led housing providers in the context of providing urban fringe sites for not for profit providers;

2.9 That the above report should provide an update on the identification of sites for community-led housing and plans to ensure that urban fringe opportunities are fully explored with providers including consideration of sites 21a and 21c in Coldean- ensuring that the joint venture development of site 21 facilitates access and does not limit the prospects for development of site 21a as community led housing.

2.10 ***That building on the successful pilot working with Bunker Co-op, exploration of scope for development of sites such as the Dunster Close garage site in Hollingdean be progressed further enhancing the capacity of cooperative partners.***

2.11 Recommends the report to Policy, Resources & Growth Committee as **set** out at paragraphs ~~2.3 to 2.10~~ **2.12 to 2.21**

That Policy, Resources & Growth Committee:

- 2.12 Agree the Business Plan in Part 2 of the report and delegate authority to the Executive Director Economy, Environment and Culture to take all steps necessary to enable and facilitate the implementation of the Business Plan;
- 2.13 ***Agree that the joint venture should seek, within the constraints of the agreed business plan, to maximise the use of photo voltaic and other energy saving measures and that plans to achieve this should be reported to Housing & New Homes committee;***
- 2.14 Authorise the disposal of Former Belgrave Site Day (South Portslade Industrial Estate), Clarendon Place, Portslade (as shown in Appendix 1) by way of long leasehold and that delegated authority be given to the Executive Director Economy, Environment and Culture, Assistant Director of Property & Design and Executive Lead Officer Strategy, Governance & Law to agree terms and execute all legal documentation necessary to dispose of the site to the LWJV;
- 2.15 Authorise the disposal of Land north of Varley Halls, Coldean Lane, Brighton (as shown in Appendix 2) by way of long leasehold and that delegated authority be given to the Executive Director Economy, Environment and Culture, Assistant Director of Property & Design and Executive Lead Officer Strategy, Governance & Law to agree terms and execute all legal documentation necessary to dispose of the site to the LWJV;
- 2.16 Authorise the disposal of Land north west of Whitehawk, Brighton (as shown in Appendix 3) by way of long leasehold and that delegated authority be given to the Executive Director Economy, Environment and Culture, Assistant Director of Property & Design and Executive Lead Officer Strategy, Governance & Law to agree terms and execute all legal documentation necessary to dispose of the site to the LWJV;
- 2.17 Note the value for the disposals will accord with the valuations for each of the sites assessed by Savills and set out in Part 2 of the report;
- 2.18 Agree the capital receipts from the disposal of these sites are used for the council's investment into the Living Wage Joint Venture;
- 2.19 Approve the inclusion of loans to the Living Wage Joint Venture within the Councils Capital Investment Programme in line with agreed drawdowns approved by the Living Wage Joint Venture Board and;

2.20 Agree the appointment of the council's representatives on the Board of the Limited Liability Partnership (LLP) and the Design & Build subsidiary company;
and

2.21 ***Agree that a review be undertaken by the Board into the model levels of maintenance costs after year 10 in the business model, with the outcome of this review to be reported to Housing & New Homes committee.***

- 39.5 Councillor Gibson stated that the purpose of the amendment was to enable the council to pursue the Joint Venture project without closing down opportunities to work with the Community Land Trust, and to look at specific possibilities with a report back to the committee. Councillor Gibson noted the concerns of the Coldean residents but was also aware that the timescales in which it was likely that a community land project could develop to the point of build was considerably longer than the joint venture. The amendment would enable the committee to reaffirm close working with the Community Land Hub Group.
- 39.6 Councillor Mears stressed the importance of consultation with the community. She referred to page 21 of the agenda which showed a map of Whitehawk/Brighton Race Course and asked where the road for the development would be situated and expressed concerns about site costs. Councillor Mears made the point that the recommendations were in Part 1 of the agenda before members had had an opportunity of discussing the business plan in Part Two.
- 39.7 In response to Councillor Mears questions the following was confirmed:
- With regard to the Whitehawk Road site access, the project was at very early stage and detailed work had not been carried out yet. Officers were looking at the best way to gain road access, while engaging with the community throughout the process. The details of site access would eventually be taken to the Living Wage Joint Venture Board.
 - It was confirmed that with regard to site costs, in valuing the sites, road access was one of the main elements which would help to depress the value of the site. Although the cost of site acquisition had been increased in the business plan, that would include site abnormal costs.
- 39.8 Councillor Robins supported the proposal. He specifically mentioned the proposal in Portslade and was pleased that housing would be put back on this site.
- 39.9 Councillor Druitt welcomed the proposal which was a fantastic opportunity. He raised the following points:
- He questioned how drawdown as per need would work in practice.
 - He stressed the need to carry out appropriate consultation in order to gain the support of communities. He asked if there was any way more work could be carried out to identify how the community could become involved on the scale needed. He asked how the council could work better with the community so community led schemes could be developed.
 - Road access to the Coldean site was a very steep hill and needed to be planned carefully.
- 39.10 Councillor Bell made the following points:

- The Committee were discussing items in the recommendations that should be discussed in part Two.
- The Committee had not received a recommendation from the Joint Venture Board.
- Figures with regard to the allocation policy were questioned.
- How had the figure increased to £60m.

39.11 In response to Councillor Druitt's and Councillor Bell's questions it was explained that:

- Work on the new allocations policy was currently being progressed. The proposal was to reduce it to between 6000 and 8,000 by next March, however everybody who was removed from the list had the right of appeal, and a large number of people were taking up that right.
- With regard to drawdown, the strategic Financial Model set out the overarching position for the first five years and that was included in five year medium term financial strategy. The Board would agree to progress various business plans for particular sites. Assuming they were in line with the overarching business plan, that would set out the cash flow requirement through the scheme to draw down. A requirement would come back to both Hyde and the Council for the money when it was needed.
- With regard to a question as to why the financial investment had increased to £60m part of the due diligence process was to relook at some of the assumptions in the business plan. One in particular was the land costs and the cost of purchasing sites, and any site abnormal costs of particular sites.
- The government had a Community Housing Fund, and the council had led bids for significant amounts of money from that fund. The Council were working with the community housing sector including the Community Land Trust to build that capacity. The Council would continue to bid for money and work with the community housing sector.
- With regard to the transfer of the site, the decision being made this meeting would give the Joint Venture the option of taking forward sites subject to conditions, including planning condition. It would need to meet all the conditions within the OSLA as set out in the report. It would also be up to the Joint Venture Board to decide whether to go ahead with the purchase of those sites, based on reports on viability and feasibility of those sites being delivered
- Coldean Lane was a busy road and this issue would require significant input from transport officers in the development process.

39.12 The Executive Lead Officer - Strategy Governance & Law advised that in regard to the process and the business plan, the committee did not have to vote on the Part One recommendations until after it had discussed the Part Two papers in detail. He suggested that firstly, questions should be asked in Part One. If members wanted to discuss the business plan it was in order for the Committee to move to Part Two for that discussion. The committee could then come back to Part one to make a decision.

39.13 Councillor Cattell supported the recommendations but questioned whether recommendation 2.9 would fetter the council, or change any of the existing issues on the City Plan. Councillor Cattell stated that the wording of recommendation 2.13 appeared to be committing the council to the use of photo voltaic panels in every scheme. She suggested that the words "where appropriate" could be added to the recommendation as they would not be appropriate in all circumstances.

- 39.14 Councillor Moonan thanked officers for all their hard work. The scheme would result in 1000 new affordable homes for people in Brighton & Hove, half for rent and half for shared ownership. With regard to the issue about consultation, she was reassured by officers saying the decisions being made were only in principle. There would be a full community consultation, where all of the detail would be available. A final decision would be made by the Joint Venture Board. Councillor Moonan supported Councillor Gibson's amendment.
- 39.15 At this point in the proceedings it was agreed to move into Part Two for a discussion on the Part Two appendices. The discussion is contained in the Part Two minutes at Item 40. Members of the press and public were asked to leave the Chamber and the webcast was paused.
- 39.16 Following discussion in Part Two the Committee moved back to a Part One discussion and members of the press and public were invited back to the Chamber and the webcast was restarted.
- 39.17 Councillor Gibson referred to the concerns raised about consultation. He asked what the consequences would be for the Committee if two of the sites were approved and the Coldean site delayed.
- 39.18 The Executive Director, Economy, Environment & Culture stated that going forward with two rather than three sites would not give the Joint Venture the strongest start. He hoped that the Committee would want to give the Joint Venture the best chance of success. The Green amendment sought to ensure that officers looked at other options for supporting community housing groups.
- 39.19 Councillor Mears stated that she considered that the Policy, Resources & Growth Committee should have first been asked to agree to the Joint Venture Board being set up. Sites should then be evaluated through the Board.
- 33.20 Councillor Druitt asked for confirmation that authorising the disposal of these three sites did not mean that the Board had to buy them.
- 39.21 Councillor Moonan stated that she believed that Housing & New Homes Committee was recommending to Policy Resources & Growth Committee that they authorise the setting up of the Joint Venture and that the committee had considered three potential sites for the Joint Venture put forward by the officers. The Committee were not making a decision that the sites would go into the Joint Venture. The Committee were authorising the disposal of them. More viability testing would need to be carried out by the Joint Venture Board before they considered buying the sites. The Committee were suggesting that these three sites were potentially appropriate. The Board would make decisions on whether to purchase sites and go forward with them
- 39.22 Councillor Cattell sought clarification with regard to the references to the City Plan in the amendment. The Executive Director, Economy, Environment & Culture explained that paragraph 2.9 of the amendment related to the landlord's function which was separate from the planning function. The Green amendment at paragraph 2.4 outlined what the City Plan said in relation to urban fringe sites. As these sites come forward to Planning, planning policy will apply.

39.23 At this point the Chair invited members to vote on the Green amendment as set out in paragraph 39.4.

39.24 The Committee unanimously voted in favour of the amendment. The amendment was therefore agreed. Members voted on the original recommendations as amended and these were agreed unanimously.

39.25 **RESOLVED:-**

Housing & New Homes Committee:

- (1) Note the progress with the legal documentation required to implement the Living Wage Joint Venture; and
- (2) Note that following a successful DCLG funding award of £464,539, the capacity of Brighton and Hove Community Land Trust to deliver truly affordable housing for local people in perpetuity will be greatly enhanced. It is further enhanced by the prospect of subsequent DCLG funding towards specific schemes;
- (3) Note that in the current housing strategy the council seeks to:
 - Explore the viability of Community Land Trust and wider community housing development options when land is available with a focus on maximising the social value of new developments where appropriate.
 - Explore the use of commercial properties for co-operatives where compatible with City Plan policies.
 - Share information on development opportunities with the Community Housing Network.
- (4) Note that on the urban fringe the city plan commits to:

“further consideration and a more detailed assessment of potential housing sites will be undertaken to inform allocations made in Part 2 of the City Plan with a particular emphasis on delivering housing to meet local needs. As part of this process, the City Council will consider how best to ensure that opportunities for community land trusts, community-led development, right to build, and housing co-operatives are brought forward/ safeguarded in order to maximise housing opportunities that meet local housing needs”
- (5) Note that Brighton and Hove Fairness Commission recommends that BHCC:

“Offer council-owned and other publicly owned land, including sites on the city fringes, brown field sites, to housing co-operatives, self-build groups and community land trusts to develop affordable social housing with the guarantee it will go to local people. Set up a revolving fund by 2018 and an advice hub to support the work of housing co-operatives, self-build groups, community land trusts and energy co-ops.”
- (6) That Housing & New Homes committee re-affirm its commitment to community-led housing and self-build housing;

- (7) That a report be provided within 6 months to a future Housing & New Homes Committee outlining the progress with, and setting out future plans for work with community housing providers to achieve the goals noted in 2.3, 2.4 and 2.5 above;
- (8) That the above report examine ways of support the council can offer in recognising the social value contribution of community land trusts and community-led housing providers, including offering re-lending BHCC PWLB loans at PWLB/ sub market rates to community-led housing providers in the context of providing urban fringe sites for not for profit providers;
- (9) That the above report should provide an update on the identification of sites for community-led housing and plans to ensure that urban fringe opportunities are fully explored with providers including consideration of sites 21a and 21c in Coldean - ensuring that the joint venture development of site 21 facilitates access and does not limit the prospects for development of site 21a as community led housing.
- (10) That, building on the successful pilot working with Bunker Co-op, exploration of scope for development of sites such as the Dunster Close garage site in Hollingdean be progressed, further enhancing the capacity of cooperative partners.
- (11) Recommends the report to Policy, Resources & Growth Committee as set out at paragraphs 2.12 to 2.21.

Policy, Resources & Growth Committee:

- (12) Agree the Business Plan in Part 2 of the report and delegate authority to the Executive Director Economy, Environment and Culture to take all steps necessary to enable and facilitate the implementation of the Business Plan;
- (13) Agree that the joint venture should seek, within the constraints of the agreed business plan, to maximise the use of photo voltaic and other energy saving measures and that plans to achieve this should be reported to Housing & New Homes committee
- (14) Authorise the disposal of Former Belgrave Site Day (South Portslade Industrial Estate), Clarendon Place, Portslade (as shown in Appendix 1) by way of long leasehold and that delegated authority be given to the Executive Director Economy, Environment and Culture, Assistant Director of Property & Design and Executive Lead Officer Strategy, Governance & Law to agree terms and execute all legal documentation necessary to dispose of the site to the LWJV;
- (15) Authorise the disposal of Land north of Varley Halls, Coldean Lane, Brighton (as shown in Appendix 2) by way of long leasehold and that delegated authority be given to the Executive Director Economy, Environment and Culture, Assistant Director of Property & Design and Executive Lead Officer Strategy, Governance & Law to agree terms and execute all legal documentation necessary to dispose of the site to the LWJV;
- (16) Authorise the disposal of Land north west of Whitehawk, Brighton (as shown in Appendix 3) by way of long leasehold and that delegated authority be given to the Executive Director Economy, Environment and Culture, Assistant Director of Property & Design and Executive Lead Officer Strategy, Governance & Law to agree terms and

execute all legal documentation necessary to dispose of the site to the LWJV;

- (17) Note the value for the disposals will accord with the valuations for each of the sites assessed by Savills and set out in Part 2 of the report;
- (18) Agree the capital receipts from the disposal of these sites are used for the council's investment into the Living Wage Joint Venture;
- (19) Approve the inclusion of loans to the Living Wage Joint Venture within the Councils Capital Investment Programme in line with agreed drawdowns approved by the Living Wage Joint Venture Board;
- (20) Agree the appointment of the council's representatives on the Board of the Limited Liability Partnership (LLP) and the Design & Build subsidiary company; and
- (21) Agree that a review be undertaken by the board into the model levels of maintenance costs after year 10 in the business model, with the outcome of this review to be reported to Housing & New Homes committee.

PART TWO

40 LIVING WAGE JOINT VENTURE BUSINESS PLAN - EXEMPT CATEGORY 3

40.1 Members had the opportunity to ask questions on the Part Two appendices.

40.2 RESOLVED:

- (1) That the appendix and discussion is noted.

41 PART TWO PROCEEDINGS

41.1 RESOLVED -

That the appendices attached at Item 40 remain exempt to the press and public.

The meeting concluded at 7.06pm

Signed

Chair

Dated this

day of

