

Cabinet Member Decision Notice - Public

Part A – *to be provisionally completed prior to the meeting and finalised after the meeting following agreement with the decision maker.*

1. **Decision Maker:** Cabinet Member for Housing and Safer Communities, Councillor Mike Chambers
2. **Date of the Decision:** Tuesday 22 November 2022
3. **Subject (title and description):** Disposal of HRA sites at Park Row, Knaresborough and North Road, Ripon
4. **Did the decision maker declare an interest?** No
5. **Lead Officer:** Executive Officer, Housing Growth, Jenny Kerfoot,
6. **Was all or any part of the report exempt?** No

If yes, is there an Exempt Decision Notice? No

7. **The Decision:**
That, subject to the appropriate legal safeguards, Housing Revenue Account (HRA) land at Park Row, Knaresborough be sold to Karbon at market value to provide two affordable homes in partnership with Knaresborough Community Land Trust.

That, subject to the appropriate legal safeguards, HRA land at North Road, Ripon be offered for sale at market value for residential development in accordance with the provisions in the report.

8. **Reasons for the Decision:**
Planning permission has been granted for the provision of housing on both sites subject to this report as part of an ongoing programme of development of underutilised HRA sites. Disposal of both sites is considered the best way to meet the council's wider objectives for housing provision, whilst ensuring that Land Release Fund monies allocated towards infrastructure costs at Park Row, Knaresborough are spent in accordance with grant timescales.

9. **Alternative Options Considered and Rejected:**
To implement the planning permissions and develop the homes in-house. Following consultation with the In House Development Team, this is not recommended. Whilst the council has developed a number of small, difficult HRA sites, both Park Row and North Road have particular issues and sensitivities such that neither site is considered feasible or viable for development by the council in the short term.

To retain both sites in their existing use. This would mean retention of two underutilised garage sites, and an ongoing management and maintenance liability to the HRA. Disposal of the sites with planning permission will

generate a substantial capital receipt to the HRA, whilst making best use of the land for new homes.

10. **Is this a Key Decision:** No

If yes, please state Forward Plan reference number: N/A

Part B – Key Decisions Only – *to be completed by Democratic Services*

11. **Is the decision subject to call in:** No

12. **End of the Call-In Period:** N/A