

Meeting:	Planning Committee
Date:	24 June 2009
Subject:	Land at Gayton Road, Harrow
Responsible Officer:	Hugh Peart – Director of Legal and Governance Services
Portfolio Holder:	Marilyn Ashton
Exempt:	No
Enclosures:	None

Section 1 – Summary and Recommendations

This report seeks an extension of time to complete a Section 106 Agreement (“the Agreement”) relating to Gayton Road, Harrow (“the Site”) and also seeks approval of a change to the provision of affordable housing. The Strategic Planning Committee approved heads of terms for the Agreement on 14 May 2008.

Recommendations:

The Committee is requested to:

1. Extend the time for completion of the Agreement by two calendar months from the date of this meeting.
2. Approve a change in the provision of affordable housing to enable a cascade mechanism to be used to vary the mix of affordable housing type

Reason: (For recommendation)

To enable settlement and execution of the Agreement.

Section 2 – Report

On 14th May 2008, the Strategic Planning Committee resolved to grant planning permission (refs no: P/4126/07 and P/1254/08) for redevelopment of the Site to provide 383 flats in five blocks ranging between four and ten storeys, subject to completion of the Agreement within six months of the committee date. The major terms for the Agreement approved by the Committee include (among other things) the provision of 102 units of affordable housing, the provision of a 200 space public car park, a contribution of £250,000 towards access to public transport improvements, a contribution of £50,000 towards healthcare planning initiatives, a contribution of £100,000 towards education needs, a contribution of £50,000 towards the provision of play space facilities, a contribution of £325,000 towards environmental improvements and a contribution of £25,000 towards town centre management initiatives.

Negotiations of the Agreement between the applicant and the Council have progressed well and agreement has now been reached between the parties as to the precise content of the agreement. It has not proven possible to complete the agreement within the timescale set by Committee because of lengthy discussions with the applicant regarding the affordable housing provisions.

As part of the negotiations and in light of the current economic climate, the applicant has requested that there be a cascade mechanism within the agreement to enable the mix of affordable housing types to be varied in the event that it is not possible to sell or lease the current mix (61 social rent : 41 shared ownership). The cascade mechanism would enable the applicant to initially vary the shared ownership units to further social rent and / or intermediate affordable housing and if that did not produce a sale then some or all of the shared ownership units could become intermediate affordable housing and the applicant could dispose some or all of the intermediate affordable housing as discounted sale homes. In the event that the units become discounted sale homes, the Council can nominate persons as prospective purchasers and such persons would be given priority by the applicant. The provision of the 61 units for social rent would not be affected by the cascade mechanism.

This request has been discussed with the Affordable Housing Enabling Team and given the current economic climate they are content with including the described cascade mechanism in this particular instance. The Affordable Housing Enabling Team has advised that intermediate affordable housing covers a variety of products aimed at assisting people enter home ownership, such as Shared Ownership and Intermediate Rent to Homebuy.

Financial Implications

The proposed recommendation raises no financial implications. The developer will bear the costs of completing the Agreement.

Performance Issues

None

Risk Management Implications

None.

Section 3 - Statutory Officer Clearance

Name: Sheela Thakrar	<input type="checkbox"/>	on behalf of the* Chief Financial Officer
Date: 11 June 2009		
Name: Abi Kolawole	<input checked="" type="checkbox"/>	on behalf of the* Monitoring Officer
Date: 10 June 2009		

Section 4 - Contact Details and Background Papers

Contact: Louise Humphreys – Consultant Planning Solicitor, 020 8424 9239

Background Papers:

Officer Report to Strategic Planning Committee dated 14 May 2008
Minutes of Strategic Planning Committee dated 14 May 2008

If appropriate, does the report include the following considerations?

1.	Consultation	NO
2.	Corporate Priorities	NO