



**TOWNS &  
COMMUNITIES  
OVERVIEW &  
SCRUTINY  
COMMITTEE**

14 November 2011

**REPORT**

**Subject Heading:**

**Requisition of Cabinet Decision -  
Approval of preferred development  
partner for the Briar Road Estate - 26  
October 2011**

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In accordance with paragraph 17 of the Overview and Scrutiny Committee Rules, a requisition signed by two Members representing more than one Group (Councillors Clarence Barrett and Keith Darvill) have called in the decision of the Cabinet dated 26 October 2011. The text of the requisition appears at the end of this report (as Appendix A):

**CABINET DECISION**

At its meeting on 26 October 2011, Cabinet considered a report concerning the approval of a preferred development partner for the Briar Road Estate. (A copy of the Cabinet report is attached as Appendix B. A copy of the draft Cabinet minute will follow)

Cabinet RESOLVED

1. To approve Notting Hill Housing Group, as the Preferred Development Partner for the Briar Estate, subject to the final agreement of terms and the satisfactory conclusion of legal agreements;
2. To approve Notting Hill Housing Group's Variant offer as set out in the Exempt Appendix to the report.
3. To request the Preferred Development Partner to proceed with the development of their design proposals, including consultation with residents, in order to submit a planning application(s);
4. To authorise the Property Strategy Manager, the Head of Housing & Public Protection and the Assistant Chief Executive Legal and Democratic Services to provisionally agree Heads of Terms, deal with all matters arising and prepare the appropriate legal agreements with the Preferred Development Partner for the disposal and development of land in accordance with the principles of the Briar Development Brief and Improvement Proposals and subject to final approval of the terms by the Lead Members of Housing and Public Protection and Value;
5. To authorise the Head of Housing and Public Protection under section 167 (2E) of the Housing Act 1996 to consult on the development of a local lettings scheme for the Briar developments;
6. To authorise the Head of Housing and Public Protection to consult stakeholders on amendments to the Lettings Policy to enable specific local lettings policies to be developed for specific developments.
7. To subject to all the above, approve £2.0 million be used to fund the schedule of Briar environmental improvements set out in para 3.13 of this report.
8. To note that the £2m Capital Budget, as referred to in 2.6., will be an addition to the Council' Capital Programme, and therefore to Resolve that this addition be referred to Council, at the next appropriate opportunity – as reported in para 5.3.

## **REASONS FOR REQUISITION**

- 1) The decision to proceed with the preferred partner should not be made without a general understanding of the design and location proposals relating to the development of 164 new homes within Briar Road Estate;
- 2) To give greater consideration to the impact on the public services infrastructure of increasing the population of the Briar Road Estate by an

estimated 500 people (12.5%) including the implications for education and health services.

3) The Cabinet Report and initial consultation has not identified the location within the estate of:-

- a) the development proposals;
- b) the number of garage/parking spaces to be lost and the consequent implications of the displacement of vehicles on the estate roads; and
- c) the amount of green space to be lost as a result of the development proposals

### **RECOMMENDATION**

**That the Committee considers the requisition of the decision of Cabinet and determines whether to uphold it.**