



EAST CAMBRIDGESHIRE DISTRICT COUNCIL

THE GRANGE, NUTHOLT LANE,
ELY, CAMBRIDGESHIRE CB7 4EE
Telephone: 01353 665555

NOTICE OF MEETING

NOTICE IS HEREBY GIVEN that an Extraordinary (Special) Meeting of the **EAST CAMBRIDGESHIRE DISTRICT COUNCIL** will be held in the **COUNCIL CHAMBER, THE GRANGE, NUTHOLT LANE, ELY, ON WEDNESDAY 19 JUNE 2019** commencing at **6.30pm** with up to 15 minutes of Public Question Time, immediately followed by the formal business, and you are summoned to attend for the transaction of the following business:

AGENDA

- 1. PUBLIC QUESTION TIME** [oral]
The meeting will commence with up to 15 minutes public question time
- 2. APOLOGIES FOR ABSENCE** [oral]
- 3. DECLARATIONS OF INTEREST** [oral]
To receive declarations of interest from Members for any items on the Agenda in accordance with the Members Code of Conduct
- 4. CHAIRMAN'S ANNOUNCEMENTS** [oral]
- 5. FORMER MOD SITE, ELY**

J Hill
Chief Executive

To: All Members of the Council

NOTES:

1. Members of the public are welcome to attend this meeting. If you are visiting The Grange during normal office hours you should report to the main reception desk, where you will be asked to fill in a visitor's pass that must be worn at all times whilst you are in the building. Please remember to return your pass before you leave.

This will not apply if you come to an evening meeting: in this case you will enter via the rear access doors in the glass atrium at the back of the building and a Facilities Assistant will direct you to the room in which the meeting will take place.

The maximum capacity for meetings in the Council Chamber has been set by the Fire Officer at 100 persons. Allowing for Member/Officer attendance and room layout constraints, this will normally give a capacity for public attendance of 50 people. Admittance to the Council Chamber is on a “first come, first served” basis and public access will be from 15 minutes before the start time of the meeting.

There are a number of schemes aimed at encouraging public participation in the Council’s activities and meetings. These include public question times and a process to enable petitions to be submitted. Details of these can be obtained by calling the telephone number as listed at the top of this agenda or by logging onto the Council’s website.

2. Fire instructions for meetings:

- If the fire alarm sounds please make your way out of the building by the nearest available exit - i.e. the back staircase or the fire escape in the chamber. Do not to use the lifts.
- The fire assembly point is in the front staff car park by the exit barrier.
- This building has an auto-call system to the fire services, so there is no need for anyone to call the fire services.
- The Committee Officer will sweep the area to ensure that everyone is out of this area.

3. Reports are attached for each agenda item unless marked “oral”.

4. If required all items on the agenda can be provided in different formats (e.g. large type, Braille or audio tape, or translated into other languages), on request, by calling Main Reception on (01353) 665555 or e-mail:

translate@eastcambs.gov.uk

5. If the Committee wishes to exclude the public and press from the meeting, a resolution in the following terms will need to be passed:

“That the press and public be excluded during the consideration of the remaining item no(s). X because it is likely, in view of the nature of the business to be transacted or the nature of the proceedings, that if members of the public were present during the item(s) there would be disclosure to them of exempt information of Category X of Part I Schedule 12A to the Local Government Act 1972 (as amended).”

FORMER MOD SITE, ELY

Committee: Extraordinary Council

Date: 19 June 2019

Author: Chief Executive and Director, Commercial

[U23]

1.0 ISSUE

- 1.1 Consideration of the options for the redevelopment of the MOD site, Ely arising from the agreed motion (ref: 30 May 2019, Agenda Item 11).

2.0 RECOMMENDATION

- 2.1 Members are requested to consider the options detailed in paragraph 4.2 to deliver 50% affordable housing at Phase 1 of the MOD site development.
- 2.2 Subject to the agreement of a scheme under 2.1, it is requested that:
- (i) the Chief Executive submits the revised scheme to CPCA for consideration on 26 June 2019;
 - (ii) the ECTC Board be convened to consider the revised scheme as soon as practically possible, by 28 June 2019 at the very latest.

3.0 BACKGROUND

- 3.1 The Council on 30 May 2019 agreed a motion in relation to the MOD site, Ely (ref: Agenda Item 11).
- 3.2 Following the agreement of the motion, the following actions were implemented by Council specifically:
- Director, Commercial has advised the MOD of the current position and requested an extension for the exchange and completion on or before 31 July 2019;
 - Director, Commercial has advised the CPCA of the current position and requested to extend the date for the drawdown of the loan;
 - ECTC has postponed its meeting planned for 3 June 2019 to agree the loan facility with the CPCA, final business case and acquisition of the site to enable the Council to consider the scheme options.
- 3.3 In order to expedite matters and minimise the risk of delay, the Chairman of Council and the Chief Executive have agreed to hold an extraordinary meeting of Council to consider its options moving forward. This will enable the Council to resubmit a revised scheme (if agreed) to CPCA Board on 26 June 2019.

4.0 **OPTIONS**

4.1 The motion agreed by Council generates a significant number of options. In order to present to members a viable number of options for consideration, officers have made a number of assumptions, specifically:

- scenarios based on providing 50% affordable housing (46 units) in Phase 1;
- scenarios based on Affordable Rent (80% of open market rent);
- retention of the profit/contingency assumption for the CPCA and ECTC as envisaged in the original scheme.

4.2 These assumptions have been utilised to generate three illustrative options for members' consideration as outlined below:

Option	Tenure Split	Dwellings	%	Per Unit Subsidy (£)	Total Subsidy (£)
1.	Affordable Rent Shared Ownership	37 9	80 20	103,733	4,771,810
2.	Affordable Rent Shared Ownership	23 23	50 50	89,670	4,124,812
3.	Affordable Rent Shared Ownership	9 37	20 80	75,605	3,477,814

4.3 These options are provided for illustrative purposes to facilitate member discussion either within or outside the assumptions set out in 4.1. All scenarios will require a subsidy per unit to increase the level of affordable housing units.

4.4 In the event of any revised scheme not securing approval of the Council, the motion agreed on 30 May 2019 can be rescinded in accordance with the Constitution (ref: 4 (13) para 20); if members are minded to revert to the original scheme.

5.0 **ARGUMENT/CONCLUSIONS**

5.1 Members will be required to consider a range of issues and risks in the formulation and agreement of a revised scheme for submission, specifically:

- level and tenure of affordable housing above the statutory requirements and the assumptions in the original scheme;
- likelihood of the funder (CPCA) agreeing grant subsidy at the level to deliver the above, in addition to the provision of the loan facility;
- the financial viability of the scheme given the open market valuation of the site and the assumptions inherent in the original business plan;
- the potential loss of the site, as the MOD may choose to dispose of the site on the open market.

6.0 **FINANCIAL IMPLICATIONS**

6.1 The financial implications will be dependent on the scheme adopted by Council.

7.0 **APPENDICES**

7.1 None

Background Documents

Council- 30 May 2019- Agenda
Item 11

Location

Room 103
The Grange
Ely

Contact Officer

John Hill
Chief Executive
(01353) 616271
E-mail: john.hill@eastcambs.gov.uk