

APPENDIX D THE GURNEY HOUSE SITE

1 Purpose of Report

This report provides an update on progress to determine the future redevelopment of the Gurney House site, with the aim of maximising the financial returns and effective use of assets for the council.

2 Recommendation(s)/Proposed Action

The Cabinet is requested to resolve

- (viii) That following completion of the procurement exercise, officers complete the submission of a full planning application for the Gurney House site to bring about the development of new, high quality family housing.
- (ix) That a further report is brought to the September Cabinet meeting to advise members of the outcome and to determine a delivery mechanism for the scheme.

3 Supporting Information

- 3.1 Members will recall a report to the January Cabinet which authorised the retention of the Gurney House site while further evaluation was undertaken in regard to size, number and layout of the new homes and the final tenure or mix of tenures on site.
- 3.2 Further feasibility work has been undertaken which concludes that the development of the site to create 10 x four bedroom semi-detached properties is the most financially attractive design and one which allows retention of the existing front boundary wall to develop an 'exclusive' scheme with off street parking. A tender exercise is currently underway to select an architect to turn the concept drawings into the reality of a full planning application by August of this year.
- 3.3 A market analysis exercise has also been undertaken which, while not a full tender evaluation, was sent to eight local and national housing construction companies with the response reinforcing our own expert advice in terms of both an indicative build cost and also an ultimate market sale value. With a high degree of confidence in these figures, officers can now confidently move to the final stage of determining the delivery mechanism and the tenure mix of the site.

5 Conclusion

- 5.1 The site of the former Gurney house care home has been cleared and detailed planning design is now to be undertaken. If members endorse the recommended course of action it is realistic to expect a successful planning approval to be received by late Summer.

6 Appendices Attached

Appendix 1: Site Plan of Gurney House

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