



Report to Cabinet

Subject **Open Space at Maidens Dale, Arnold**

Date **12 January 2006**

Author **Head of Housing Services**

1. Purpose of the Report

To propose that the capital receipt received from the sale of the land at Maidens Dale, Arnold is utilised for the provision of Affordable Housing.

2. Background

The land at Maidens Dale, Arnold (Location Map attached) was previously declared surplus to requirements and outline planning consent was obtained in 2000 for residential development. The site subsequently was not marketed and the consent has now lapsed.

3. Proposal

It is now proposed that a similar consent for the land be applied for and for the land to be subsequently marketed for sale for private development. As the land will constitute a building plot the sale price is expected to exceed the £10,000 threshold for pooling purposes. In line with the Local Government Act 2003, the authority can retain 100% of the receipt from sale of such assets, subject to the resources being utilised to meet the authority's definition of Affordable Housing. It is proposed therefore that the proceeds from the sale of this land is utilised for the delivery of Decent Homes Standard within the Public or Private Sector.

4. Resource Implications

The estimated receipt for the sale of this land is £60,000 to £80,000. This will provide additional resources to enable the authority to deliver the Decent Homes Standard within the Public or Private Sector.

5. Recommendation

To recommend that the proceeds from the sale of the land at Maidens Dale, Arnold is utilised for the delivery of Decent Homes within the Public or Private Sector.



Not to scale.

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