

**RUSHMOOR BOROUGH COUNCIL  
RECORD OF EXECUTIVE DECISION  
REF ROED 189**



**Transfer of land at 69 Victoria Road and 3a Arthur Street to Rushmoor Homes Ltd**

**DECISION MAKERS**

Karen Edwards, Executive Director; Simon Little, Interim Executive Head of Finance

**DECISION AND THE REASON(S) FOR IT**

**The decision has been made for the council to dispose of the land adjacent to 69 Victoria Road and 3 Arthur Street at a revised sum of [REDACTED].**

The land at 69a Victoria Road is an unused car park in a poor state of repair, the council does not currently have the resources to bring the site back into use however, it can be developed into flatted accommodation by Rushmoor Homes Limited. Planning permission has been granted for 4x 1bed flats. The unused land at 3a Arthur Street will provide car parking provision for the 4 flats.

The decision was made in principle for the council to dispose of land adjacent to 69 Victoria Road, and 3a Arthur Street, Aldershot to Rushmoor Homes Limited for the sum of [REDACTED] on 07/06/2022. A revised market valuation was submitted by Carter Jonas on 26<sup>th</sup> January 2023 of [REDACTED]. The downward valuation reflects the current economic challenges of residential development, including a substantial uplift in the costs of construction, and the impact of this to the residual land value of the site. Whilst the decision to dispose of the site reduces the capital receipt to the council it will enable:

- Both sites to be taken forward as a viable development
- The provision of 4 x new, good quality homes for rent
- Improved street scene in Victoria Road leading into the town centre
- The council to utilise its underutilised land holdings for the common good

**DATE DECISION TAKEN: 30/01/2023**

**ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

Sale on the open market would not ensure that the project was brought forward to the quality or form that the Council wishes and would remove a site from the Business Plan of RHL reducing its ability to meet the objectives set by the Council.

Disposal of the site to a Registered Provider could be an option but would require significant grant in order to achieve a successful scheme and there is no guarantee a market value could be achieved. The development of better quality private rented accommodation in this location is preferred given the mix of surrounding properties.

**ANY CONFLICTS OF INTERESTS DECLARED**

None

**Signed:** [REDACTED]

(Decision Maker) Karen Edwards, Executive Director

**Signed:** [REDACTED]

## **Guidance notes for using this form**

### **Recording executive decisions**

New regulations<sup>1</sup> came into effect on 10 September 2012, under which council officers and cabinet members are required to record every decision they take which is connected to the discharge of a function which is the responsibility of the executive (Cabinet). This applies whether the decision is taken by an officer or an individual cabinet member. This record must be published on the Council's website.

### **Which executive decisions must be recorded?**

The regulations state that any decision connected to the discharge of a function, which is the responsibility of the Cabinet, must be recorded and published. However, at Rushmoor we are restricting the recording requirement to those decisions that are 'closely' (rather than remotely) connected with the discharge of a function of the Cabinet. For guidance, this includes any decision that is either:

- A 'key decision'; or
- Delegated to an officer(s)/cabinet member at a Cabinet meeting; or
- Delegated to an officer in consultation with a cabinet member (within the scheme of delegation or authorised at Cabinet); or
- Any executive decision, whether or not it is in the Cabinet Scheme of Delegation, where there is a reasonable expectation of public interest in the matter being decided because it may have an impact on a community living or working in Rushmoor; or
- The subject of urgent action outside the Scheme of Delegation

Decisions which are administrative in nature – for example, purchasing low value items or are otherwise minor or routine, need not be recorded.

In addition, some decisions would be considered exempt from publication because, for example, they affect particular individuals rather than the public in general, or concern the business affairs of any person (including the Council) where the information could be claimed to be commercially sensitive.

### **What are key decisions?**

Key decisions are not taken by individual cabinet members and are not usually taken by officers, unless specifically delegated by the Cabinet.

A key decision is one which is likely to:

- result in the Council incurring expenditure or making savings which are significant in as much as they will have a material effect on the level of Council tax or balances or contingencies in relation to the Council's overall budget; or
- be significant in terms of its effects on communities living or working in an area comprising two or more wards within the Borough

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<sup>1</sup> The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012