

## **Item 11 – White Oak Residential**

The attached report was considered by the Improvement & Innovation Advisory Committee on 28 February 2023. The relevant Minute extract is below.

### **Improvement & Innovation Advisory Committee (28 February 2023, Minute 38)**

The Regeneration Development Project Manager presented the report, which set out updates to the development proposal for the White Oak Leisure Centre Residential Scheme. The scheme had decreased in density, to create a better quality environment and more family houses, resulting in a reduction from 81 to 61 units. This was based on further design and viability testing as well as feedback from Councillors. The procurement approach had been updated to reflect the needs of modern methods of construction (MMC). The Council had successfully obtained £840,000 of Brownfield Land Release grant funding for the site. The Council had a guaranteed fixed works price from its contractor, which gave the cost plan a high degree of certainty. The Officer explained that this was the Council's first modern methods of construction (MMC) scheme of which will deliver high quality, environmentally efficient and sustainable homes with new open space, trees and enhanced landscaping. The scheme's indicative program indicated that a planning application would be submitted for spring 2023, with construction beginning in October 2023.

The Committee discussed the reduction in the number of units, noting that it allowed for a reduction in height of the scheme, an increase in green space, and more family homes. They further discussed modern methods of construction, and heard that there were no issues with obtaining mortgages or insurance for properties built in that way. They heard that houses would have the option of installing PV cells and air source heat pumps.

They discussed the lack of affordable housing provision within the scheme. They were advised that, as a single project within a larger White Oak scheme, revenue from the site were needed to help deliver the overall development and the newly completed White Oak Leisure Centre. They also heard that two developments consisting entirely of affordable housing were under way in Swanley, but that this scheme would not be viable if it included any. They further discussed transport, and heard that 68 parking spaces would be provided, and the train station was within walking distance.

Resolved: That, under section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting when considering Appendix B of Item 10 (Minute 38), on the grounds that likely disclosure of exempt information was involved as defined by Schedule 12A, Paragraph 3 (Relating to the business or financial affairs of a particular person (or the authority holding that information))

Members discussed the information within the confidential appendix and asked questions of clarification.

Resolved: That the recommendations to Cabinet and Council be endorsed.