

BROADLAND GARDENS – GRANT OF LONG LEASES

Executive decision briefing report



1. PROJECT SUMMARY

The Broadland Gardens project is the redevelopment of the Former Morley Youth Centre, Plymstock by the Council, to provide 10 new homes that are liveable, adaptable and sustainable.

The project has demolished the existing building on site and provided 6 four bedroom, 3 three bedroom and 1 two bedroom home for sale. The homes have been designed so that they can be adapted over time to changing requirements of their owners and are energy efficient to live in. They are contemporary in appearance with a focus upon the quality of the living environment – they have taken some inspiration from the flexibility, simplicity or form and use of materials that is characteristic of Plymouth’s 19th Century housing stock –which is distinctly Plymothian. The houses are arranged around a central greenspace, which is a signature of the project.

The homes will be sold on the open market and proceeds from the sale will be reinvested in to the Plan for Homes Investment Fund to support further housing objectives across the city. The homes are nearing completion with the first sales anticipated for December 2024.

2. PURPOSE OF REPORT AND EXECUTIVE DECISION

The purpose of the report and Executive Decision is to agree the grant of two 999 year leases for garage units at the development.

The homes have been designed in such a way that Plot 2 is a coach house which contains within it garages for Plots 1, 2 and 3. Plots 1, 2 and 3 will have ongoing obligations to one another with regards to maintenance, insurance and safe use of the building. The best way to control this relationship is through the granting of 999 year leases between Plot 2 and each of the garage owners, Plots 1 and 3.



The Council is disposing of all units at market value in compliance with previous decision [SPH01 22/23](#).

3. FINANCIAL IMPLICATIONS

The leases themselves have a capital value of approximately £30,000 each or £60,000 in total however the true cost would be to make Plots 1 and 3 unsellable as they would no longer contain any parking provision, contrary to the planning permission.

The expected receipt to Plan for Homes that this decision supports is £4.04m. If the Council were not to grant the leases then Plots 1 and 3 could not be sold and the receipt to plan for homes would be £3.325m a deterioration of the financial position of Plan for Homes of £715,000.

4. NEXT STEPS AND TIMELINE

If approval is given then the sales of the homes will proceed with the initial receipts expected in the first weeks of December.