

For General Release

REPORT TO:	Cabinet 15 December 2014
AGENDA ITEM:	7
SUBJECT:	Taberner House Redevelopment Saving Queens Gardens for the People of Croydon
LEAD OFFICER:	Jo Negrini Executive Director Development and Environment
CABINET MEMBER:	Cllr Alison Butler Cabinet Member Homes and Regeneration Cllr Simon Hall Cabinet Member Finance & Treasury
WARDS:	Fairfield

CORPORATE PRIORITY/POLICY CONTEXT:

The redevelopment of Taberner House is a specific target set out in Croydon's Corporate Plan 2013-2015, A1.6 To regenerate the Taberner House site. Regeneration is through the delivery of circa 420 new homes. The site is also highlighted as a key central Croydon project in The Croydon Promise: Growth for All.

Redevelopment enables the Council to deliver new homes and increase the supply of affordable homes, a key aspiration of the Community Strategy 2013-18. Housing need will be met through the delivery of over 400 new homes offering a choice of tenure models including affordable rent, discounted market rent, shared ownership, private rented and open market sale.

The proposals seek to improve and enhance The Queen's Gardens in line with the Mid-Croydon Masterplan, creating new access routes and linkages and providing park facilities. The scheme also seeks to deliver a net increase in the quantum of public open space at The Queen's Gardens, together with the improved space, this will enable the gardens to better cater for the current and future needs of the community.

AMBITIOUS FOR CROYDON & WHY ARE WE DOING THIS:

The proposed changes presented in this report improve the development opportunity afforded by the Taberner House redevelopment, maximising the use of the Council's assets to deliver new homes including affordable housing to buy and rent in a well-designed scheme where people want to live. This is in line with the aspirations set out in Ambitious for Croydon.

FINANCIAL IMPACT

This is contained within the Part B report.

FORWARD PLAN KEY DECISION REFERENCE NO.: 1320. This is a Key Decision as defined in the Council's Constitution. The decision may be implemented from 1300 hours on the expiry of 5 working days after it is made, unless the decision is referred to the Scrutiny & Strategic Overview Committee by the requisite number of Councillors.

The Leader of the Council has delegated to the Cabinet the power to make the decisions set out in the recommendations below.

1 RECOMMENDATIONS

- 1.1 That the Executive Director of Development and Environment, in consultation with the Cabinet Member for Homes and Regeneration, Council Solicitor and Monitoring Officer, be given executive delegated authority to undertake relevant steps and conclude any agreements necessary to deliver the redevelopment of Taberner House, including:

Phase 1

- 1.1.1 Recommending to the Council's CCURV Board Representatives that the Taberner House Business Plan for Phase 1 be approved subject to the transfer values under the Business Plan meeting the transfer value set out in this report; and
- 1.1.2 To appropriate the Taberner House site for planning purposes pursuant the Authority's powers under section 122 of the Local Government Act 1972 and to transfer the freehold interest of part of Taberner House from the Council to CCURV subject to agreement of the land value taking into account section 233 of the Town and Country Planning Act 1990.

Phase 2

- 1.1.3 Subject to satisfactory planning approval, to proceed to publically advertise the proposed appropriation of the areas of The Queen's Gardens proposed to be redeveloped;
- 1.1.4 Subject to the outcome of public advertisement on appropriation and consideration of objections, appropriate the areas of The Queen's Gardens, for planning purposes, pursuant to the Authority's powers under section 122 of the Local Government Act 1972; and
- 1.1.5 Conclude any documentation relating to the funding, financing and chosen delivery route for Phase 2 including providing a licence to CCURV to occupy the land in order to deliver Phase 2.
- 1.2 That the improvement of The Queen's Gardens is phased as early as possible

in the redevelopment.

- 1.3 Agree amendments required to the overarching CCURV documentation dated 2008 between the Council and John Laing, including the Member's Agreement and Conditional Sale and Development Agreement to enable the delivery of Phase 1 and Phase 2.
- 1.4 Conclude Financial Close documentation including the establishment of CCURV subsidiaries in accordance with the Member's Agreement for Phase 1 and Phase 2.
- 1.5 This recommendation is contained within the Part B report.

2. EXECUTIVE SUMMARY

- 2.1 The Taberner House Business Plan ('Business Plan') sets out details relating to the proposed redevelopment of the Taberner House site including strategy, development quantum and specification, phasing, financial appraisal and budget detail and risk appraisal. The Business Plan is prepared by CCURV and is a formal document that supports the overarching Member's Agreement between the Council and John Laing that sets out the objectives of CCURV.
- 2.2 CCURV is responsible for regularly updating and maintaining the Business Plan that feeds up into the CCURV Partnership Business Plan. Each is appended to the Member's Agreement relating to CCURV and in this sense, it is a legal document.
- 2.3 Under the CCURV delegation policy, the Members of CCURV (the Council and John Laing) first need to make a recommendation to the CCURV Board Representatives that the Business Plan be approved. Only once this has taken place can the CCURV Board approve the Business Plan.
- 2.4 The first Business Plan was prepared in 2008 at CCURV Commercial Close with the most recent version dated November 2013 being approved by the CCURV Board. The Council's approval followed a recommendation from the Leader of the Council under delegated authority dated 17 January 2014 to the Council CCURV Board Representatives.
- 2.5 The adopted November 2013 Business Plan sets out proposals for a 420 unit residential scheme with 15 percent affordable housing and 7,480 square feet of ground floor commercial space to be delivered in two phases:
 - Phase 1 containing circa 230 private rented sector (PRS) homes in a 32 storey tower for Essential Living; and
 - Phase 2 comprising 190 mixed tenure homes in four medium rise blocks.
- 2.6 A scheme derived from the November 2013 Business Plan achieved planning permission in May 2014 and is referred to in this report as the 'Consented Scheme.'¹

¹ For the avoidance of doubt, the Consented Scheme describes the scheme contained in the November 2013 Business Plan and not the planning approved scheme that may contain some derivations from the November 2013 Business Plan.

- 2.7 CCURV is preparing an update of the Business Plan; the Business Plan will reflect the intention for both Phases 1 and 2 to remain in place with Phase 1, the tower, being brought forward as part of the Consented Scheme and Phase 2 being subject to a new planning application.
- 2.8 A key change to the Business Plan will be that it presents the revised redevelopment proposals for Phase 1 of the Taberner House redevelopment *only*, with Phase 2 now being dealt with separately.
- 2.9 The approach to the delivery of Phase 2 will be amended; Phase 2 will continue to be delivered by CCURV but the Council will now own the 190 new homes, retaining 30 percent of the units for new affordable Council homes and selling the remaining units. This enables the Council to ensure the increased level of affordable provision within the scheme and that the tenure mix and unit sizes are specifically tailored to meet Croydon's needs.
- 2.10 With the Council taking a greater role in Phase 2 it can draw on the Council's aspirations to improve the scheme in line with the principles set out in the adopted Asset Strategy 2014-2019; to ensure assets are contributing to the Council's growth priorities and financial outcomes and the ongoing economic and social development of Croydon.
- 2.11 The Council will have a direct involvement in shaping the design development of Phase 2 and this approach will mirror the delivery approach intended in the Council's new development company, where the Council will be the end client. The Council will retain the freehold ownership of the Phase 2 land and will grant a licence to CCURV to occupy the land for the purposes of the redevelopment.
- 2.12 Together, Phases 1 and 2 will form a comprehensive redevelopment (the 'Revised Scheme') that will maintain the number of new homes at 420 but introduces the following revisions:
- A reduction in the overall number of buildings being built from five to four;
 - An increase in the level of affordable housing from 15 to 30 percent;
 - Minimising encroachment onto The Queen's Gardens;
 - Prioritising the improvement and enhancement of The Queen's Gardens to ensure the gardens meet the needs of the current and future community;
 - Increasing the overall quantum of Local Open Land by circa 1040 square metres; and
 - Increases the number of disabled parking spaces being provided.
- 2.13 – 2.15 These paragraphs are contained within the Part B report.
- 2.16 It is noted that as the scheme progresses, changes to the scheme will be incorporated within detailed appraisals that will have the impact of adjusting both the land value [for Phase 1] and the profit and revenue [for Phase 2]. All of the income streams to the Council are therefore still subject to change.

3. DETAIL

A New Approach

3.1 The Council has taken the opportunity to review its approach to the delivery of the Taberner House redevelopment.

Phase 1

3.2 Phase 1 will be delivered by CCURV for Essential Living: the Council will sell the freehold ownership of the Phase 1 site to a CCURV subsidiary Limited Liability Partnership ('LLP') at Financial Close and the Council will receive a fixed land value which reflects best consideration. The development costs will be funded by Essential Living who have entered into a Conditional Development Agreement with CCURV.

3.3 The Council will work with its CCURV partners, John Laing, to develop and refine the draft Business Plan as Phase 1 moves towards becoming unconditional; for this reason it is recommended in 1.1.1 that the Executive Director of Development and Environment be given delegated authority to recommend to the Council's CCURV Board Representatives² that they approve the Business Plan.

3.4 The programme for Phase 1 is:

- March 2015: commercial close and start on site
- September 2015: financial Close
- December 2017: practical completion

3.5 Phase 1 benefits from the success of CCURV in securing circa £20m in Build to Rent funding from the Homes and Communities Agency which requires a start on site by March 2015. It is intended that enabling works will commence at this time.

3.6 To enable this programme to be achieved, the Council as landowner will need to:

3.6.1 Appropriate the Taberner House site for planning purposes pursuant the Authority's powers under section 122 of the Local Government Act as recommended in 1.1.2. This will not require advertisement; and

3.6.2 Transfer the freehold interest of parts of Taberner House from the Council to the CCURV subsidiary LLP. The Council will *only* transfer the footprint of the Phase 1 tower to the CCURV subsidiary and not the whole of the Taberner House site (Appendix One refers). This will be subject to ensuring (i) that the manner and conditions of the disposal are 'expedient' to secure the planning purposes specified in section 233 of the Town and Country Planning Act 1990, (ii) that the Council will receive the best consideration that can reasonably be obtained as required under section 233 of the Town and Country Planning Act 1990; and as recommended in 1.1.2 and (iii) the amendment of the 2008 CCURV legal documentation that envisaged that the whole of the Taberner House site would transfer.

² There are three Council CCURV Board Representatives and John Laing CCURV Board Representatives; the Council Representatives are the Director of Finance and Assets and S151 Officer, Head of Housing Development and Regeneration and Head of Economic Development.

Phase 2

- 3.7 Phase 2 will now be delivered for the Council by CCURV with the Council financing the development costs. With the Council's direct involvement in Phase 2 it will be able to act as a developer, as envisaged in the new development company. As both funder and client, the Council will be able to specify its requirements for housing to ensure that it delivers new homes for the people of Croydon, meeting the borough's specific requirements for housing in terms of size, tenure and affordability. This supports the approach set out in the Asset Strategy 2014-18 to maximise the benefits realised from the development of Council assets.
- 3.8 The land for Phase 2 will remain in the ownership of the Council and CCURV will be given a licence to occupy the site as recommended in 1.1.5. This enables CCURV and their contractors to access the site to deliver the construction works. The Council will not receive a land value but will receive all profit arising from the sale of the private homes in Phase 2 and a revenue income from the new Council homes.
- 3.9 With the support of CCURV's professional team, the Council will shape and influence the design development of Phase 2, ensuring robust monitoring and control and that our aspirations for a high quality residential development and improved Queen's Gardens are reflected in the end product.
- 3.10 The programme for Phase 2 is:
- January 2015: submission of planning application
 - May 2015: planning consent
 - September 2015: financial close
 - June 2016: commencement of main construction works
 - May 2018: practical completion
- 3.11 To enable this programme to be achieved, the Council as landowner will need to:
- 3.11.1 Publically advertise the areas of The Queen's Gardens proposed to be redeveloped and to consider any objections raised as recommended in 1.1.3.
- To enable appropriation, any part of The Queen's Gardens that it is proposed to be built upon will be advertised for two weeks in a local newspaper and any objections considered. Any appropriation will be subject to the outcome of the advertisement and consideration of objections.
- 3.11.2 Subject to the outcome of public advertisement, it is proposed that only the parts of The Queen's Gardens subject to development will be appropriated under section 122 of the Local Government Act 1972 as recommended in 1.1.4. The remainder of The Queen's Gardens will remain in its existing designation.
- 3.12 Through the construction contract for both phases, CCURV will ensure that the selected contractor promotes employment, training and skills and procurement through local supply chains. This will be embedded in contractual documentation through a series of targets between CCURV and the contractor, monitored throughout the development programme and supported by provisions in the Section 106 agreement. The Council will support local employment, training and procurement by leading communication and

engagement with key stakeholders including JobCentrePlus, local schools and colleges, apprenticeship agencies and the construction industry to ensure that local people benefit from the proposed construction activity.

Enhancing the Queen’s Gardens

- 3.13 The Queen’s Gardens represent a prominent and important area of public space within the Croydon Metropolitan Centre sitting within the framework of the Mid-Croydon masterplan (‘masterplan’) and within the cultural quarter. The masterplan defines the parameters and opportunities for the future Queen’s Gardens that the redevelopment of Taberner House will take into consideration.
- 3.14 The historic sunken areas of The Queen’s Gardens that form the Town Hall Gardens will be retained and enhanced. Pedestrian access to the gardens will be improved and better permeability through the site will be introduced, notably with the creation of a new east-west link. Facilities to cater for the current and future community will be incorporated into the design – currently there are no facilities within the gardens. The improved gardens will provide a café, formal and informal play activities alongside facilities to enable other activities such as cultural and community events.
- 3.15 The new planning application for the Revised Scheme will be accompanied by a comprehensive landscape strategy that sets out how CCURV will address existing issues with The Queen’s Gardens that are identified in the masterplan; these are summarised below:

Issue	Existing Issue	Masterplan solution	Revised scheme solution
Over-shadowing	Gardens are overshadowed by Taberner House	Minimise overshadowing through redevelopment of Taberner House	The buildings will be located and orientated so as to minimise overshadowing – the reduction in five buildings to four provides further opportunity to reduce overshadowing
Character	The Gardens currently have indistinct character areas	Create distinct character areas	The scheme will create distinct character areas, enhancing the historic sunken gardens, the Town Hall Gardens, and modernising and improving the remaining areas
Connectivity	The Gardens have limited connectivity to surrounding areas	Create routes through and improve connections to the surrounding area and new pedestrian crossings	The scheme introduces new east-west linkages improving access and permeability across the site

Heritage	Taberner house has a negative impact on heritage assets	Protect and enhance heritage assets such as the sunken gardens, Town Hall and Segas House	The Town Hall Gardens will be retained and its existing features enhanced
Greenery	Taberner House and the surrounding streets provide an urban setting with a lack of greenery	Respect valuable trees and increase greenery including providing green roofs and walls on new development	Memorial and valuable trees will be retained as far as possible
Facilities	There are currently no facilities for park users	Provide a new park café	The redevelopment will provide a new café to serve the gardens
Uses	There is currently a poor range of opportunities for activity in the Gardens	Provide opportunities for varied activity	Provide areas for formal and informal play alongside facilities to enable activities such as cultural and community events

- 3.16 The Revised Scheme expands The Queen’s Gardens to provide a greater amount of public space than is currently provided in The Queen’s Gardens (8,614 square metres). The Consented Scheme sought to increase the quantum by 292 square metres to 8,906 square metres. However, the Revised Scheme, as currently set out, increases the existing quantum by 1,040 square metres. Appendix Two shows the public open space to be provided in the Revised Scheme and Appendix Four, within Part B, contains The Queen’s Gardens Landscape Opportunities.
- 3.17 The Council will ensure that CCURV invest in the gardens and improve the provision, usability and quality of the gardens via the section 106 agreement for the development. As recommended in 1.2 the Council will prioritise the improvement of The Queen’s Gardens to ensure that it is phased as early as possible, taking on board the phasing of construction works, the site constraints and the overall financial envelope.
- 3.18 In respect of the future management, maintenance and security of The Queen’s Gardens, it is intended that CCURV and their development partners for Phase 1 will contribute towards these costs for the new areas of gardens. The existing gardens will remain the responsibility of the Council but with the costs of the improvement works being met through the redevelopment.

Increasing the Number of Affordable Homes

- 3.19 The Revised Scheme will increase the level of affordable housing to 30 percent from the 15 percent in the Consented Scheme and will be spread across all four blocks with the intention of providing 10 percent within Phase 1 and the remaining units within Phase 2.
- 3.20 The scheme will provide a range of tenures including affordable rent and shared ownership and private for sale units and mix of affordable units will be in line with planning policy requirements for 60 percent affordable rent and 40 percent shared ownership. The scheme will also comply with the requirement for a minimum of 20 percent three bed units or more. The Council will retain the affordable homes as Council homes.
- 3.21 The overall number of total residential units, 420, remains the same in the Revised Scheme. The 32 storey tower is retained as per the Consented Scheme but the remaining 190 units are consolidated within three buildings thereby reducing the number of buildings by one. This enables the opening up of the site and a net increase in The Queen's Gardens.
- 3.22 The Consented Scheme only provided three on-site disabled parking spaces; therefore CCURV has been instructed by the Council to increase provision.

Better Returns for the Council

- 3.23 – 3.28 These paragraphs are contained within the Part B report.

Renewing the Relationship with CCURV

- 3.29 In order to proceed with the Revised Scheme and to take into consideration the proposals set out above, officers will work with John Laing to amend the 2008 CCURV documentation and to put in place new agreements that provide for the Financial Close arrangements for both Phases 1 and 2. This reflects the recommendations in 1.3 and 1.4.
- 3.30 The Council will work with its external legal advisors to understand which existing agreements require amendment or supplementing. At a minimum, it is envisaged that the following will need to be reviewed:
- Member's Agreement
 - Conditional Sale and Development Agreement
 - Loan Note Agreement
 - Security Agreement
- 3.31 A suite of new legal agreements will be required to document the Financial Close arrangements for Phases 1 and 2. Legal and financial advice will be sought to understand the mechanisms that need to be put in place to enable Financial Close for both phases and any legal documentation that is required.
- 3.32 The 2008 documentation envisages that each development will be ring-fenced in a subsidiary LLP of CCURV that is transferred to it following the completion of a series of defined the Readiness for Development Criteria. The subsidiaries are intended to be set up at Financial Close. Subject to external legal advice regarding the most appropriate mechanism to deliver Phases 1 and 2, officers are seeking to approve the establishment of subsidiaries of CCURV as set out in 1.4.

4. CONSULTATION

- 4.1 The Consented Scheme has been the subject of informal and formal public consultation as part of the planning process. Phase 2 will also be subject to public consultation in line with the Statement of Community Engagement.
- 4.2 As set out in section 3.11.1, the parts of The Queen's Gardens that are proposed to form part of Phase 2 will be subject to public advertisement and consideration of objections as part of the appropriation process.

5. FINANCIAL AND RISK ASSESSMENT CONSIDERATIONS

5.1 Revenue and Capital consequences of report recommendations

This section is contained within the Part B report.

5.2 THE EFFECT OF THE DECISION

This section is contained within the Part B report.

5.3 RISKS

This section is contained within the Part B report.

5.4 FUTURE SAVINGS / EFFICIENCIES

- 5.4.1 The Council will benefit from the receipt of a payment for the land transferred to CCURV for Phase 1, 100 percent of any profit generated from the completion of Phase 2 and an on-going revenue stream from the rent of the new Council homes.

(Approved by: Richard Simpson, Director of Finance and Assets and S151 Officer)

6. COMMENTS OF THE COUNCIL SOLICITOR AND MONITORING OFFICER

- 6.1 The Council Solicitor comments that the Taberner House site was originally committed to CCURV through the original CCURV contract documentation entered into in November 2008 and more specifically the Conditional Sale and Development Agreement. The original proposal was that the site would be legally transferred to CCURV as a redevelopment opportunity, for which the Council would receive a receipt in the form of a Transfer Value, and that any profits generated from the sale of residential units on the site would be split equally between the Council and John Laing in recognition of the Council having transferred the land and John Laing having sourced or supplied directly equity to carry out the development. Under this arrangement CCURV would not only be responsible for appointing a contractor to undertake construction but would, through John

Laing Projects Development Limited, be responsible for project management of the site and would retain a development management fee for such work.

- 6.2 The above proposals remain largely in place in respect of the building of the high tower with Essential Living as a partner (Phase 1) except that the Council will receive the totality of the consideration of the land at the moment of transfer but will receive no deferred consideration in the form of profit share. In relation to the building of the lower rise residential development (Phase 2), this is now intended to be funded solely by the Council and owned by the Council on completion. With that in mind, the role of CCURV in that regard will be limited to project development management. CCURV will appoint the construction contractor on behalf of the Council and John Laing will manage the construction contractor on behalf of CCURV who will be given a licence to occupy the site on behalf of the Council until completion of the construction has been achieved.
- 6.3 Appointing CCURV to manage the development of Phase 2 on behalf of the Council is considered to represent best value for the Council as CCURV will already be managing the Phase 1 development and there are obvious overlaps and shared infrastructure works between the Phase 1 and Phase 2 developments which require a tightly co-ordinated approach to secure the delivery of the whole site. In addition, Taberner House was originally committed to CCURV and whilst John Laing as the Council's CCURV equity partner, have agreed in principle to a different approach in relation to Phase 2 and that the development will be owned by the Council, the most efficient way to achieve this is to simply appoint CCURV as development manager and to enter into the necessary contract variations to effect this. The alternative, which would minimise the extent of contract variations, would be to arrange a more complex mechanism whereby the land is transferred to CCURV to redevelop and the Council re-acquires the land on completion of the development. Such an arrangement would, however, be likely to be more costly and give the Council less certainty over the final costs of the development and would also incur significant Stamp Duty Land Tax liabilities.
- 6.4 Whilst the proposals in relation to Phase 2 deviate from that which was originally intended, it is considered to be in the best interests of the Council to enter into these arrangements. This helps ensure the Council achieves its aspirations of retaining and controlling the lower rise development whilst at the same time preserving CCURV's project development management role as originally contemplated by the CCURV legal agreements.
- 6.5 As set out in the detail of the report, the disposal of land to CCURV to carry out the Phase 1 development will be under section 233 of the Town and Country Planning Act 1990. Under this section, the disposal of land held for planning purposes (which will be the effect of the appropriation) must be to such person, in such manner and subject to such conditions as appear to the Council to be expedient in order:
- a) to secure the best use of that or other land and any buildings or works which have been, or are to be, erected, constructed or carried out on it (whether by themselves or by any other person), or
 - b) to secure the erection, construction or carrying out on it of any buildings or works appearing to them to be needed for proper planning of the area of the authority.

In addition, the Council is required to obtain the best consideration reasonably obtainable for the land (unless it obtains the consent of the Secretary of State to do otherwise or the lease is for less than seven years).

- 6.6 (Approved by Sean Murphy, Principal Corporate Solicitor (Regeneration), on behalf of the Council Solicitor and Monitoring Officer)

7. HUMAN RESOURCES IMPACT

- 7.1 There are no human resources impacts arising from this paper.
- 7.2 Approved by Adrian Prescod, HR Business Partner, for and on behalf of Interim Director of Human Resources, Chief Executive department.

8. EQUALITIES IMPACT

- 8.1 An initial equality analysis was undertaken to assess any adverse impact on people who share a protected characteristic and those who do not.
- 8.2 The equality analysis concluded that a full equality analysis will not be required because the change will not have a different/significant impact on protected groups (compared to non-protected groups).
- 8.3 An equality analysis helps the Council to ensure that it meets the statutory obligation in the exercise of its functions to address the Public Sector Equality Duty (PSED). This requires public bodies to ensure due regard to the need to advance equality of opportunity; foster good relations between people who share a “protected characteristic” and those who do not and take action to eliminate the potential of discrimination in the provision of services.

9. ENVIRONMENTAL IMPACT

- 9.1 The redevelopment will be designed to be a highly sustainable development in line with planning policy, achieving code for sustainable homes level four, BREEAM excellent standard in any non-residential components and follow the demolition protocol to maximise re-use of material on-site and use construction products made from recycled material. The scheme will also benefit from utilizing the local supply chain, sourcing products and services from local suppliers and contractors.
- 9.2 A design statement will be provided as part of the revised planning application. This will justify the approach and design of the buildings and explain how the development would contribute to the surrounding area in design terms.

10. CRIME AND DISORDER REDUCTION IMPACT

- 10.1 Officers within the community safety team and the Metropolitan Police crime prevention design advisor will be consulted on regarding crime prevention and incorporating crime and disorder reduction into the design of the scheme.

11. REASONS FOR RECOMMENDATIONS/PROPOSED DECISION

11.1 Under the CCURV scheme of delegation appended to the Member's Agreement, in order for the CCURV Board to approve a revision to a Business Plan, the individual members of CCURV (the Council and John Laing) must recommend approval to their respective CCURV Board Representatives before the CCURV Board can approve the revised Business Plan. Under the powers delegated to her by Cabinet, this recommendation may be delegated to the Cabinet Member for Homes and Regeneration and subsequently reported to Cabinet, or made directly by Cabinet.

12. OPTIONS CONSIDERED AND REJECTED

12.1 Options to design and develop a scheme solely on the footprint of the Taberner House site, including a conversion of Taberner House, have been explored and subsequently discounted as the design was unable to incorporate the number of units required to reach a viable and deliverable scheme.

CONTACT OFFICERS:

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BACKGROUND DOCUMENTS - Initial Equality Analysis

Appendix One – is attached

Revised Scheme Phase 1 site.

Appendix Two – is attached.

Public Realm Calculations.

Appendix Three

The Queen's Gardens - Landscape Opportunities report
This is contained in the Part B report.