

## Appendix Two - Options

Option	Advantages	Disadvantages
<p><b>1. Direct disposal to the market</b></p>	<ul style="list-style-type: none"> <li>• Best Value can be achieved</li> <li>• No procurement process is required</li> </ul>	<ul style="list-style-type: none"> <li>• The Council is unable to stipulate the end use for the land and therefore even though it is an allocated site, there is no guarantee that the site will be developed for the specified residential requirement.</li> <li>• The site may be purchased and land banked to avoid any development.</li> </ul>
<p><b>2. Conditional sale</b></p>	<ul style="list-style-type: none"> <li>• The Council can stipulate the land is sold for the purpose of a Gypsy and Traveller permanent residential site. An overage clause can protect the land for being developed for an alternative purpose.</li> <li>• Quickest route to delivery as no procurement process is required.</li> <li>• No investment required by the Council to develop or manage the site</li> </ul>	<ul style="list-style-type: none"> <li>• This would constitute a disposal at less than best consideration.</li> <li>• The Council does not have control over the scheme, however this is mitigated by the Planning process and the requirements set out in the SADPD.</li> </ul>
<p><b>3. Open Procurement - Council retain ownership and develop and manage the sites.</b></p>	<ul style="list-style-type: none"> <li>• The Council has full control over the development and management of the site.</li> <li>• Addressing the Housing need identified within the Local Plan Strategy and SADPD.</li> <li>• There is the potential to secure Homes England funding for a percentage of the development costs.</li> </ul>	<ul style="list-style-type: none"> <li>• The Council would have to prudentially borrow the capital funding to develop the sites. This would have to be found by the Council until the site was fully functional and rent was being paid. In the current economic climate would this be considered a priority.</li> <li>• There is no guarantee that the rent would cover all associated costs, including management, repairs and maintenance.</li> <li>• The Council would have to fund all pre construction costs and if the site did not</li> </ul>

		<p>progress these abortive costs would have to be converted to revenue.</p> <ul style="list-style-type: none"> <li>• Resource intensive (Procurement, legal, Estates, Housing) input required from a number of Council departments.</li> <li>• The interest in managing a site is limited and therefore the Council would have to employ staff to undertake this role.</li> </ul>
<b>4. Open Procurement – Council seeks a partner to develop and manage the site</b>	<ul style="list-style-type: none"> <li>• The Council has full control over the development requirements for the site.</li> <li>• The Council will not have the management responsibility.</li> <li>• Addressing the Housing need identified within the Local Plan Strategy and SADPD.</li> <li>• There is the potential for a partner to secure Homes England funding.</li> <li>• The partner will take on the full responsibility for development and management costs.</li> </ul>	<ul style="list-style-type: none"> <li>• Need to market test, as they is likely to be limited interest in the proposal.</li> <li>• Resource intensive (Procurement, legal, Estates, Housing) input required from a number of Council departments.</li> </ul>
<b>5. Housing Development Framework</b>	<ul style="list-style-type: none"> <li>• The Council has full control over the development requirements for the site.</li> <li>• The process is quicker than a full procurement.</li> <li>• The Council will not have the management responsibility.</li> <li>• Addressing the Housing need identified within the Local Plan Strategy and SADPD.</li> <li>• There is the potential for a partner to secure Homes England funding.</li> <li>• The partner will take on the full responsibility for development and management costs.</li> </ul>	<ul style="list-style-type: none"> <li>• Not currently within the scope of the Framework.</li> <li>• Likely to be limited interest as not within the area of business.</li> <li>• Resource intensive (Procurement, legal, Estates, Housing) input required from a number of Council departments.</li> </ul>