

## Appendix 1

### Proposed Disposal of Land at Jasmin Green to Birchwood Community Land Trust Executive Reports Timeline

Date	Report/meeting/event	Key decision/actions/points
18/06/2012	Exec Report Community Land Trusts	<p>Localism Act places duty on LAs to support communities to have greater say on area.</p> <p>Community Land Trust (CLT) proposed as a mechanism to own and manage land for social, economic and environmental benefits for community, inc providing affordable housing.</p> <p>Exec decision to request Director of Housing to investigate benefits of CLT as vehicle for provision of additional Affordable Housing in Lincoln</p>
22/09/2014	Exec Report Birchwood Big Local: Green Spaces	<p>Emerging proposals from Birchwood Big Local initiative 'for development and improvements to make better use of green spaces within the neighbourhood'.</p> <p>Birchwood Big Local had already been awarded circa £1million from Big Local for community improvements.</p> <p>Agreement sought in principle to enable the Birchwood Big Local Group to work up and bring forward in due course proposals for use of land in council ownership in the area for consideration by the Executive, including the potential development of a Community Land Trust (CLT).</p> <p>2 areas identified – Melbourne Road and Jasmin Green.</p> <p><b>Outline proposal for Jasmin Green was for council to transfer its land to a CLT.</b></p>

		<p><b>Part of the site would be developed for housing and the income deriving from the housing, with funding provided through the Big Local programme would enable improvements to, and secure ongoing revenue funding to maintain the adjoining open space.</b></p> <p>Exec decision</p> <p>The Executive is recommended to invite the Birchwood Big Local Group to work up detailed proposals for the sites identified within the report, including the possibility of establishing a Community Land Trust, to be brought forward by no later than <b>October 2015</b> for formal consideration by the Executive.</p>
26/10/2015	Exec Report Birchwood big local – Council Land at Melbourne Road and Jasmin Road, Birchwood	<p>Proposal to seek Executive approval to extend the deadline to January 2016 given to Birchwood Big Local to work up proposals for alternative uses of land at Melbourne Road and Jasmin Road, Birchwood.</p> <p><b>Outline proposal for Jasmin Green remained the same. Report stated. ‘Working with Lincolnshire Community Land Trust the Birchwood Big Local Group are working on a proposal that will deliver new housing through a Registered Provider (likely to be a housing association) on part of the site that will then generate ground rent for ongoing maintenance of the larger remainder area’.</b></p> <p>Report notes it became clear in August and September 2015 that Birchwood Big Local would not have sufficient detail on its proposals as previously requested.</p> <p>Exec decision</p> <p>That the deadline given to the Birchwood Big Local Group to develop detailed proposals for the identified sites at Melbourne Road and Jasmin Road be provisionally extended to <b>31 January</b></p>

		<p><b>2016</b>, at which time consideration would be given to the proposals or any further justifiable extensions to the revised target deadline.</p>
25/07/2016	<p>Exec Report Birchwood big local – Council Land at Melbourne Road and Jasmin Road, Birchwood</p>	<p>Proposal to seek Executive approval to extend the deadline to January 2017 given to Birchwood Big Local to work up proposals for alternative uses of land at Melbourne Road and Jasmin Road, Birchwood.</p> <p><b>Jasmin Green proposal remained the same. Report stated. 'Working with Lincolnshire Community Land Trust the Birchwood Big Local Group are working on a proposal that will deliver new housing through a Registered Provider (likely to be a housing association) on part of the site that will then generate ground rent for ongoing maintenance of the larger remainder area'.</b></p> <p>The proposed development was for a form of supported (or sheltered) housing provision. However there was uncertainty over rental income as the Government was reviewing supported housing provision and specifically the on-going revenue costs</p> <p>Report stated that the council needed to see detailed plans for such a development. It would be circa £36k to produce such plans and the CLT were to seek funding for this from the HCA Community Led Project support group. Birchwood Big to set up a CLT to access such funds,</p> <p>Exec decision</p> <p>That the deadline given to the Birchwood Big Local Group to work up detailed proposals for the identified sites at Melbourne Road and Jasmin Road for formal consideration by the Council be</p>

		extended to and including <b>31 January 2017.</b>
17/07/2017	Jasmin Green Community led housing/transfer of council land	<p>Birchwood Area Community Land Trust Ltd (BACLT) was formed by Birchwood Big Local in August 2016. It is a Community Benefit Society registered with the Financial Conduct Authority under the Co-operative and Community Benefit Societies Act 2014.</p> <p>BACLT was then able to secure a £36,000 grant from Department for Communities and Local Government to work up a detailed proposal for the site. BACLT commissioned JH Walter of Lincoln to carry out this work which concluded in March 2017.</p> <p>Proposal was for a 62 unit scheme of flats and bungalows for the elderly with Affordable rent as the preferred option. There was still a risk highlighted on revenue from supported housing.</p> <p><b>Jasmine Green proposal remained the same – transfer of land to CLT with part developed for housing to create revenue to support play area maintenance.</b></p> <p><b>More detail on proposal given below with plan showing different areas:</b></p> <p>Exec decision</p> <p>To approve in principle the transfer of the freehold interest of part of Jasmin Green, as detailed in the report, to Birchwood Area Community Land Trust Ltd for a nominal sum of £1.</p> <p>To approve, in principle, to lease for a period of up to 10 years, also at a nominal sum, the remaining area of Jasmin Green to Birchwood Area Community Land Trust Ltd.</p> <p>To delegate authority to the Director of Housing and Regeneration and the City Solicitor to agree the final terms of the transfer of the land, including nomination</p>

		<p>rights to the new affordable housing and contractual arrangements for grounds maintenance services on City Council-owned land.</p> <p>To delegate authority to the Director of Housing and Regeneration and the City Solicitor to determine the date for the transfer of land.</p> <p><b>That the City Council will review the decision to transfer the land, if no transfer has taken place within two years.</b></p>
28/10/2019	<p>Exec Report Transfer of land at Jasmin Green to Birchwood Community Land Trust</p>	<p>Purpose of report. To confirm the Executives continued support for BACLT in developing the land at Jasmin Green for residential and play areas subject to a detailed business case being produced.</p> <p>At this point whilst some progress had been made a detailed business plan had not been produced.</p> <p><b>Jasmin Green proposal remained the same. 'to develop new housing on a portion of Jasmin Green which would create a surplus revenue stream to maintain the enhanced open space, capital works for the open space would be funded from the Big Local funding.</b></p> <p>The report set out key information required before the council could confirm its decision to dispose the land at Jasmin Green to BACLT. These were:</p> <p>Planning permission granted for a new scheme proposal</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> The progress of BACLT as a Registered Provider or the selection of a partner Registered Provider.</li> <li><input type="checkbox"/> The agreement on an allocations policy for the new properties.</li> <li><input type="checkbox"/> A detailed business case which delivers financial stability for the development whilst also providing sufficient income for the delivery of the</li> </ul>

		<p>maintenance of the land to be used as open space.</p> <p>In addition the disposal should be subject to it supporting the strategic priorities of the council. The scheme proposed by BACLT was for 50 bungalows however it subsequently revised this to a mix of houses and bungalows which was more closely aligned to the councils housing requirements.</p> <p>BACLT would have liked the council to extend the in principle approval to dispose to it the land at Jasmin Green until the end of 2021.</p> <p>Exec decision</p> <p>To defer, until <b>Spring 2020</b>, the decision to reaffirm the decisions at the July 2017 meeting of the Executive Committee to transfer the freehold interest of land at the Jasmin Green open space to Birchwood Area Community Land Trust Ltd (BACLT) at the nominal value of £1 for the purpose of residential development. In addition to defer the decision to reaffirm the decision at the July 2017 Executive Committee to lease land at Jasmine Green open space to BACLT for a period of 10 years, also at a nominal sum of £1.</p> <p>To confirm that any decision to reaffirm the decision to transfer the freehold and lease of land will be subject to business case detailing the financial ability of BACLT to deliver a housing scheme which can demonstrate it is meeting strategic housing need. In addition the proposed scheme will need to demonstrate to the council its viability in terms of management in order to maintain the housing development for the purpose agreed in terms of governance by a suitable accountable body.</p>
<p><b>Planning Committee decisions</b></p>		

08/11/2017	Planning Committee Outline planning application Jasmin Green	Outline planning approved by planning committee – report lists 62 dwellings 36 Bungalows 24 Apartments
17/06/2020 And 15/07/2020	Planning Committee Full Planning application Jasmin Green	Full planning application for housing at Jasmin Green approved for 49 homes. 28 2bed Bungalows 5 2bed Dormer Bungalows 12 2bed terraced houses 4 3bed semi detached houses.