



ADUR & WORTHING  
COUNCILS

**Record of Officer  
Executive Decision  
DH&C/010/24-25 Heene road  
Date of Decision: 05 July 2024**

If you have any questions about this decision please contact Democratic Services on 01903 221006 or email [democratic.services@adur-worthing.gov.uk](mailto:democratic.services@adur-worthing.gov.uk)

**Record of Decision:** DH&C/010/24-25 Heene road

**Decision taken by:** Director for Housing & Communities

**Declaration of Disclosable Pecuniary Interests:** I do not have a disclosable pecuniary interest, or conflict of interest.

Under 2.6.8 of the Scheme of Delegations, a Director has delegated authority to do all matters in relation to procurement and the letting of contracts after consulting with the Assistant Director for Finance and the Assistant Director for Legal & Democratic Services and in accordance with Contract Standing Orders.

The approval by Worthing JSSC on 13th June 2023 delegated authority to the Director for Housing and Communities to agree the preferred option for 145 Heene Road, which is being purchased by the Council.

This report sets out the options considered, and details of the preferred option, which is for the redevelopment of 145 Heene Road to provide TA housing.

This report sets out the options which have been considered and requests that the preferred option of residential redevelopment is approved, so that a planning application can be prepared.

**Decision:**

To prepare a planning application for the conversion of 145 Heene Road into Temporary Accommodation (TA). This will be funded using the remaining options assessment budget of circa £25,000 allocated to the site by JSSC in June 2023.

**Key Decision:** No

**Reason For Decision:**

The Council have committed to purchasing 145 Heene Road for £516,000 as part of the development of the Worthing Integrated Care Centre (WICC).

Three options have been considered for the property:

## Sale

### Commercial letting

Redevelopment for residential use as EA/TA.

The recommended option is to redevelop the site for EA/TA. Draft plans show the site can deliver up to 7 residential units, however following consultation with Housing the scheme will be revised to deliver either 5 or 6 larger units (to include 2-bed units, as opposed to only proposing studio and 1-bed units).

A financial viability assessment shows that a development of 5 units would make a saving to the Council's Temporary Accommodation budget in year 1 of £19,490. The development would deliver an average annual saving to the Council of £65,151 over 50 years.

A financial viability assessment shows that a 6 unit scheme would deliver a saving in year 1 of £21,382, and an average annual saving of £64,322 over 50 years.

## **Alternative Options Considered:**

### Sale

Advice was sought from 2 x local agents on the disposal of the property. The agent's findings were overall consistent with one another. They advised that the property could be sold as is for between £400,000-£435,000. They said that a private developer seeking to convert the property to flats would likely value the site at £400,000 or lower, after considering developer profit and development costs.

The agents agreed that the best sales strategy would be to sell with Prior Approval in place for the principle of the conversion of the building into a single residential unit, because a private family buyer may place greater hope value on the prospect of converting the property into a family home. One agent suggested this approach could generate a site value of £450,000-£500,000.

The agents' advice shows that the Council would make a loss if the property was to be sold on. Therefore sale of the property is not recommended.

### Commercial letting

The Council's property team have confirmed they do not see value in leasing the property.

### Mitigation of risks of preferred option

The initial risk with the preferred option is the planning risk of converting a commercial property to residential. This has been mitigated by consulting with planning, who accept the principle of development and have provided positive feedback on the initial scheme.

Another risk to converting a building is dealing with unknowns during construction, however this will be mitigated by early opening up. Initial cost advice on the construction has also been provided by Potter Raper who are the Employers Agent on a highly comparable site for the Council. Therefore the appraisal estimates are based on external professional advice in order to minimise the financial risk of the project.

Financial thresholds are set by the procurement team in order to ensure suitably-sized contractors bid for the work and have the commercial strength and track record to deliver.

**Other Matters Considered:**

Legal Advice and Issues	x	Financial Advice and Issues	x
Sustainability Issues	x	Equality Issues	x
Community Safety Issues	x	Human Rights Issues	x
Reputation	x	Risk Assessment	x
Health & Safety Issues	x		

**Consultation:**

Finance  
Legal  
Cabinet Member for Housing – Worthing

**Background Papers:** JSC Agenda / Report and Decision 13.06.23

**Contact Officer:**

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**Call-in:** The call-in deadline for this decision will be 5:00pm on 12 July 2024

Signed:



Dated: 26/6/24

Name: Tina Favier