

Trusts and Charities Committee 27th July 2012

Title of paper:	Proposal to Rehouse a Nottingham City Council tenant	
Director(s)/ Corporate Director(s):	David Bishop – Development Department	Wards affected: Mapperley
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Relevant Council Plan Strategic Priority: (you must mark X in the relevant boxes below)		
World Class Nottingham		
Work in Nottingham		
Safer Nottingham		
Neighbourhood Nottingham	X	
Family Nottingham		
Healthy Nottingham	X	
Leading Nottingham		
Summary of issues (including benefits to citizens/service users):		
This report seeks to gain permission to relocate the tenant from a Bridge Estate Charity property on Gorse Road, Mapperley, and to make a discretionary payment on the same basis as Homeloss and Disturbance allowance.		
Recommendation(s):		
1	To permanently rehouse the tenant from Gorse Road, due to the fact that it is uneconomical to repair the property (Exempt Appendix 2)	
2	To make a discretionary payment to the tenant on the same basis as Homeloss and Disturbance allowance (Exempt Appendix 1)	

1. BACKGROUND

The property on Gorse Road is a Victorian property which comprises of three one bedroomed flats. The flats are managed by Nottingham City Homes (NCH) on behalf of the Bridge Estate Charity, however upon the property becoming vacant management of the flats will be handed back to the Charity.

Flat 2 was vacated in 2006 and Flat 3 in 2003. Flat 1 has suffered from damp for a number of years, and having two other long term voids in the premises is not ideal.

Repairs to temporarily rectify a damp and mould problem were discussed with the tenant in 2011. Draft exclusion work was undertaken at the request of the tenant, however

greater remedial action was not taken as discussions with the tenant led to an agreement that they would rather move accommodation than have works undertaken.

In December 2011 an inspection was carried out by Nottingham City Homes Asset Management team to further ascertain what repairs were required. Upon inspection and assessment it was identified that significant works were required to the property.

2. REASONS FOR RECOMMENDATIONS (INCLUDING OUTCOMES OF CONSULTATION)

The Nottingham City Homes Asset Management team have identified that the cost of required repairs outweigh the potential rental income return.

Consequently, following discussion with the tenant it has been agreed that they will be rehoused by NCH.

The payment of disturbance and homelessness in these circumstances is outside the statutory provisions laid down within the Land Compensation Act, which prescribes payment where properties are being demolished or improved; however in order to facilitate the move it is recommended that the Charity make a discretionary payment utilising the formula in place for the payment of Homelessness and Disturbance.

3. OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

Leaving the tenant in the property is not an option due to the level of repair required and the disturbance that would cause to the tenant.

4. FINANCIAL IMPLICATIONS (INCLUDING VALUE FOR MONEY/VAT)

The cost of the discretionary payment is set out in the exempt appendices.

5. RISK MANAGEMENT ISSUES (INCLUDING LEGAL IMPLICATIONS AND CRIME AND DISORDER ACT IMPLICATIONS)

If the tenant remains in situ then the state and condition of the property will deteriorate further. Further risk management issues are addressed in the exempt appendices.

6. EQUALITY IMPACT ASSESSMENT

Has the equality impact been assessed?

Not needed (report does not contain proposals or financial decisions)

No

Yes – Equality Impact Assessment attached

7. LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION

None

8. PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

None