

Trusts and Charities Committee - 28th September 2012

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| Title of paper: | Proposal to Rehouse a Nottingham City Council tenant | |
| Director(s)/ Corporate Director(s): | David Bishop – Corporate Director, Development Department | Wards affected: Mapperley |
| Report author(s) and contact details: | Leon McLean – Housing Strategy, Loxley House, Station Street, Nottingham, NG2 3NG Tel: 876-5055 (leon.mclean@nottinghamcity.gov.uk) | |
| Other colleagues who have provided input: | Rod Martin – Property Services Raina Sood – Legal Services | |
| 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 Gorsey 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 Gorsey 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 Gorsey 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 the flats will be handed back to the charity.

Flat 1 was vacated in 2008 and Flat 3 in 2007.

In August 2012 an inspection was carried out by Nottingham City Homes Asset Management team. Upon inspection and assessment it was identified that significant works were required due to structural collapse and falling elements, due to the unstable nature of the boundary walls, which in part have already collapsed. Further works are required to remedy the bulging kitchen ceiling also.

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, especially considering the other two properties in the building are vacant.

Consequently, following agreement by the Trust & Charities Committee a discussion will be held with the tenant to agree that they 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, the state and condition of the boundary walls and kitchen 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

Exempt Appendix 1
Exempt Appendix 2