

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

Reference Number:	3853
Author:	Fran Cropper
Department:	Development and Growth
Contact:	Fran Cropper (Job Title: Regeneration Team Leader, Email: fran.cropper@nottinghamcity.gov.uk, Phone: 01158763956)
Subject:	Development of bespoke accommodation
Key Decision (decision valued at more than £1million):	Yes
Total Value:	See exempt appendix (Type: Capital)
Decision Being Taken:	<ol style="list-style-type: none"><li>1. To approve the budget, as detailed in the exempt appendix, to be included in the Capital Programme to develop bespoke accommodation for affordable rent.</li><li>2. To authorise the Council to enter into a contract with a contractor to build the accommodation, which will be tendered and negotiated by Nottingham City Homes (NCH) as the Council's development agent. This is subject to tender being returned within the financial envelope outlined.</li></ol>
Reasons for the Decision(s)	<p>This decision is to build bespoke accommodation because a solution cannot be found within the existing housing stock and the Council has obligations to provide suitable accommodation.</p> <p>This project will form part of the continuing programme that Nottingham City Council (NCC) has developed to provide high quality homes for affordable rent across the city, with Nottingham City Homes (NCH) acting as developer agent. This arrangement will allow control of the development, ensuring high quality accommodation which meets the design specification.</p> <p>The scheme will utilise the Right to Buy (RTB) receipts which the Council retains and can only use towards the reprovision of new affordable homes, and fund up to 30% of development costs. It is important that this scheme stays on programme to ensure timely expenditure of the RTB Replacement receipts, or some of the money would need to be returned to Government, with punitive interest.</p>

**Other Options Considered:**

<p>1. To utilise existing Council property. Nothing suitable exists within the Council's portfolio, and no opportunity for adequate adaptations to existing properties. Therefore this option was rejected.</p> <p>2. To use alternative private rented property or Registered Provider property. No suitable properties were identified. Therefore this option was rejected.</p> <p>3. Not to provide suitable accommodation. This is not an option as the Council is under a legal obligation to provide accommodation.</p>
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**Background Papers:**

None
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**Published Works:**

None
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**Affected Wards:**

St Ann's
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**Colleague / Councillor Interests:**

None known.
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**Any Information Exempt from publication:**

Yes
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**Exempt Information:**

<b>Financial information about the decision; financial advice; and legal advice</b>
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<b>An appendix (or appendices) to this decision is exempt from publication under the following paragraph(s) of Schedule 12A of the Local Government Act 1972</b>
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<b>2 - Information which is likely to reveal the identity of an individual</b>	<b>The public interest in maintaining the exemption outweighs the public interest in disclosing the information because persons or individuals could be identified through disclosing details.</b>
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<b>3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).</b>	<b>The public interest in maintaining the exemption outweighs the public interest in disclosing the information because the contract for the build will shortly be tendered for and disclosing this information could prejudice contract negotiations.</b>
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<b>5 - Information in respect of which a claim to legal professional privilege could be maintained in legal proceedings.</b>	The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it permits the decision maker to receive full and frank advice about legal issues without adversely prejudicing the City Council's ability to manage those issues.
<b>Documents exempt from publication:</b>	Exempt Appendix Bespoke - Finance comments v2.docx, Bespoke Accommodation Leaders Key Decision Legal Advice.docx, Exempt Appendix Bespoke FH v6.docx
<b>Consultations:</b>	Date: 16/01/2020
	Ward Councillors: David Liversidge, Sue Johnson, Chantal Lee
	Local ward Councillors are supportive of the proposal.
	Those not consulted are not directly affected by the decision.
<b>Crime and Disorder Implications:</b>	None.
<b>Equality:</b>	EIA not required. Reasons: Does not propose any change in function or policy.
<b>Relates to Council Property Assets:</b>	Yes
<b>Decision Type:</b>	Leader's Key Decision
<b>Subject to Call In:</b>	Yes
<b>Call In Expiry date:</b>	21/04/2020
<b>Advice Sought:</b>	Legal, Finance
<b>Legal Advice:</b>	This advice is exempt from publication and is contained within an exempt appendix Advice provided by Andrew James (Team Leader Contracts and Commercial) on 27/03/2020.
<b>Finance Advice:</b>	This advice is exempt from publication and is contained within an exempt appendix.
	Advice provided by Julie Dorrington (Senior Accountant (Housing Revenue Account)) on 17/03/2020.

**Property Advice:**

**As no suitable property is available either within the Council's existing Housing stock or in the market to acquire this decision is supported. Advice provided by Rodney Alan Martin (Development Manager) on 23/03/2020.**

**Signatures:**

<b>David Mellen (Leader/ PH Regeneration, Safety and Communications)</b>
<b>SIGNED and Dated: 11/04/2020</b>
<b>Chris Henning (Corporate Director for Development and Growth)</b>
<b>SIGNED and Dated: 08/04/2020</b>