

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

<b>Reference Number:</b>	4023
<b>Author:</b>	Fran Cropper
<b>Department:</b>	Development and Growth
<b>Contact:</b>	Fran Cropper (Job Title: Regeneration Team Leader, Email: fran.cropper@nottinghamcity.gov.uk, Phone: 01158763956)
<b>Subject:</b>	Development Costs of Southchurch Court (garages site)
<b>Total Value:</b>	See exempt appendix (Type: Capital)
<b>Decision Being Taken:</b>	To approve an amendment to the approved total budget, as detailed in the exempt appendix, to develop 36 flats at Southchurch Court for affordable rent. The associated amendment needs to be made to the Public Sector Housing Capital Programme.
<b>Reasons for the Decision(s)</b>	The decision to build flats at Southchurch Court was made by Executive Board in February 2020. The tender prices exceed the financial envelope. 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.
<b>Other Options Considered:</b>	<ol style="list-style-type: none"><li>1. Discontinue the scheme - this option was rejected as the scheme is essential to contribute to the urgent need to provide affordable housing in the city and it is also vital to spend the RTB receipts, which would otherwise have to be sent to Government.</li><li>2. Redesign the scheme to achieve savings - this option was rejected as the scheme has been value engineered as much as possible.</li></ol>
<b>Background Papers:</b>	None
<b>Published Works:</b>	Report to and minutes of Executive Board on 18 February 2020: Redevelopment of former Eastglade School and Southchurch Court garages sites for new council housing

<b>Affected Wards:</b>	Clifton East
<b>Colleague / Councillor Interests:</b>	None known
<b>Any Information Exempt from publication:</b>	Yes
<b>Exempt Information:</b>	
<b>Description of what is exempt:</b>	Financial information about the decision; financial advice
	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>3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).</b>	The public interest in maintaining the exemption outweighs the public interest in disclosing the information because the contract has been tendered and disclosing details could prejudice contract negotiations.
<b>Documents exempt from publication:</b>	Exempt Appendix - Southchurch garage site - Finance Comments 2020 10 07.docx
<b>Consultations:</b>	Date: 14/09/2020
	Other City Council Bodies: Building A Better Nottingham Steering Group
	BABN supported the scheme progressing, subject to an acceptable reworked financial model
	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 provide any change in function or policy

<b>Decision Type:</b>	<b>Portfolio Holder</b>
<b>Subject to Call In:</b>	<b>Yes</b>
<b>Call In Expiry date:</b>	<b>21/10/2020</b>
<b>Advice Sought:</b>	<b>Legal, Finance</b>
<b>Legal Advice:</b>	<b>This report seeks authority to increase the budget for a works contract which has been called off from a framework. Based on the information provided this report does not raise any significant legal issues. However if there are lessons to be learned following a review of the initial costs estimate proving not to be accurate then that should be recorded and any follow up action considered. Advice provided by Andrew James (Team Leader Contracts and Commercial) on 08/10/2020.</b>
<b>Finance Advice:</b>	<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 07/10/2020.</b>
<b>Signatures</b>	<b>Linda Woodings as Portfolio Holder (PH Housing, Planning and Heritage)</b>
	<b>SIGNED and Dated: 13/10/2020</b>
	<b>Chris Henning (Corporate Director for Development and Growth)</b>
	<b>SIGNED and Dated: 12/10/2020</b>