

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	4793
Author:	Leon McLean
Department:	Growth and City Development
Contact:	Leon McLean (Job Title: Partnership Officer, Email: leon.mclean@nottinghamcity.gov.uk, Phone: 01158765055)
Subject:	Demolition and clearance of garage sites across the city - phase 3
Total Value:	£207,163.55 (Type: Capital)
Decision Being Taken:	1) To authorise the demolition and clearance of 3 poor quality garage sites detailed in appendix 1, by Nottingham City Homes or a contractor working upon its instruction.2) To approve that following the demolition of garage sites, vacant areas will be turned into designated car parking spaces by Nottingham City Homes.3) To note that vacant land and future car parking land will at all times continue to be managed by Nottingham City Homes and from the 1st April 2023 the in-house NCC Housing Management Service to minimise anti-social behaviour and manage any fly-tipping issues this may present.
Reasons for the Decision(s)	Nottingham City Homes (NCH) continually review Nottingham City Council's housing stock as its managing agent. As part of the on-going review, consideration has been given to garage sites city wide. NCH Housing Services Team have carried out a survey of sites and developed a list of sites for demolition that are no longer suitable or sustainable to continue to manage as a garage. Of the sites reviewed across the city, 3 have been highlighted for demolition and clearance. The review has considered let-ability, security, anti-social behaviour and general nuisance such as fly-tipping, local parking concerns and how these impact the local area. Sites earmarked for demolition have been discussed at various forums attended by local ward Councillors and at Councillor ward walks. demolition will take place in phases and this decision is for the third phase. Sites highlighted for clearance are set-out in appendix 1. Each phase will be subject to necessary approvals, and procurement undertaken by NCH. NCH will provide a quarterly performance / progress update to Housing Strategy & Partnerships upon approval being given. This demolition programme is expected to be completed by the end of financial year 2022/23. Budgetary provision has been set aside within the garage / outbuildings - Citywide HRA Capital budget to complete the works. Tenants of garages earmarked for demolition have been offered alternative garages within the close vicinity.
Briefing notes documents:	Appendix 1 Commencing from Jan 2023.xlsx

Other Options Considered:	Doing nothing was rejected as there is a shortage of local of adequate parking space in some areas of the city and very little communal land available. Continuing to manage all existing garage sites, repairing damaged stock and upgrading security to sites was rejected as this is not cost effective in the long-term
Background Papers:	None.
Published Works:	None.
Affected Wards:	Basford, Bestwood, Clifton East
Colleague / Councillor Interests:	None.
Consultations:	<p>Date: 11/11/2022</p> <p>Ward Councillors: Linda Woodings, Nick Raine, Georgia Power, Kevin Clarke, Kirsty Jones, Maria Watson, Jay Hayes, Salma Mumtaz, Audra Wynter</p> <p>Councillors within affected wards have been consulted, and are in agreement with the respective demolitions proposed</p>
	<p>Date: 11/11/2022</p> <p>Other: Will Morrill - Head of Tenancy Management</p> <p>Nottingham City Homes continues to review the usage and future viability of garages sites across the city. In partnership with local community groups and Ward Councillors, this most recent list of sites for demolition has been produced to tackle derelict or problematic sites in our neighbourhoods. Future proposals for sites also meet the expectations of groups and Ward Councillors.</p>
	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	No crime and disorder implications as a result of the decision to be taken.
Equality:	EIA not required. Reasons: Not required as no changes to policy or procedure.
Relates to Council Property Assets:	Yes
Decision Type:	Portfolio Holder

Subject to Call In: Yes

Call In Expiry date: 23/12/2022

Advice Sought: Legal, Finance, Property

Legal Advice: Prior to any demolition taking place steps should be taken to ensure that any agreements in place for the use of the garages have been properly terminated and any property belonging to third parties safely removed. Otherwise the proposed decision raises no significant legal issues and is supported.

Advice provided by Malcolm Townroe (Director of Legal and Governance) on 24/11/2022.

Finance Advice: This forms a part of a larger programme of garage replacement. The costs of the scheme, which is £207,163.55k for 2022/23, are included within the Capital Programme and are therefore approved and budgeted for.

As described in the body of the report a review has taken place to identify where NCC garage stock need to be rationalised and, in this case, used to provide car parking space.

The impact on income has been mitigated as users have accepted alternative garages. The capital costs of repairs/maintenance when these arise will need to be accommodated within the "Decent Neighbourhoods - Estate Impact works" budget in the Public Sector Housing Capital Programme.

Advice provided by Sam Davidson (Senior HRA Accountant) on 18/11/2022.

Property Advice: There are no property related issues associated with this decision. The demolition will provide an easier to manage and more suitable facility for occupiers. Strategic Assets & Property will continue to support HRA colleagues when required to facilitate this project.

Advice provided by Beverley Gouveia (Disposals and Development Manager) on 22/11/2022.

Signatures

Toby Neal (Portfolio Holder for Housing and HR)
SIGNED and Dated: 16/12/2022
Sajeeda Rose (Corporate Director of Growth & City Development)
SIGNED and Dated: 08/12/2022