

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2250
Author:	Martin Cooke
Department:	Communities
Contact:	Martin Cooke (Job Title: Team Leader, Environmental Health, Email: martin.cooke@nottinghamcity.gov.uk, Phone: 01158761567)
Subject:	21 Sneinton Boulevard NG2 4DF - Compulsory Purchase Order
Total Value:	£51,000 (Type: Capital)
Decision Being Taken:	To authorise that a Compulsory Purchase Order is made in respect of 21 Sneinton Boulevard, NG2 4DF under the powers contained in section 17 of the Housing Act 1985 for the reasons outlined in the attached draft Statement of Reasons. To agree to commit £51,000 for the acquisition of the derelict property, noting that the cost is ultimately financed from the disposal proceeds.
Reasons for the Decision(s)	Please see the draft Statement of Reasons which is attached to this decision. Overview:- The property has been empty for over 7 years. The owner once lived in the property but is now resident elsewhere, since 1997 the City Council's Empty Homes Officer has contacted the owner both by letter and in person at her current residence. Although early indications were that she would empty the property and sell it, no significant progress has been made. There is a strong demand for housing in Nottingham and empty properties provide an ideal source of, often, affordable housing which will help to relieve pressure on the demand for housing.
Briefing notes documents:	21 Sneinton Boulevard Statement of Reason 2015.doc, Appendix to Statement of Reason - 21 Sneinton Boulevard - Plan.pdf, Photo - 21 Sneinton Boulevard.jpg
Other Options Considered:	Contact has been made with the owner numerous times with no significant outcomes. Options for the owner remain - renovation and re-occupation or letting to a tenant. The property could also be sold on the open market.

Background Papers:	1. Valuation report
Unpublished background papers:	21 Sneinton Boulevard Valuation Report.pdf
Published Works:	
Affected Wards:	Dales
Colleague / Councillor Interests:	
Consultations:	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	The property is clearly empty and detracts from the street scene. No noticeable repairs have been carried out since it became empty.
Equality:	EIA not required. Reasons: The decision only affects the owner of the property.
Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	25/11/2015
Advice Sought:	Legal, Finance
Legal Advice:	The justification for making the Order is set out in the attached draft Statement of Reasons which will accompany the Order subject to any amendments which the Legal Services manager may feel appropriate to reflect factual or other circumstantial changes) The statement of Reasons addresses the relevant statutory tests, Guidance and Human Rights issues and concludes that compulsory purchase is justifiable in this case. The owner and other persons with an interest in the land (if any) have the right to Challenge the Order and if they do so then this will result in a public inquiry. Advice provided by Ann Barrett (Team Leader) on 21/10/2015.

Finance Advice:

The cost of acquiring the property as set out in this decision is estimated to be £51,000. The decision is for the property to be acquired with the intention of an immediate sale, via auction, for renovation and occupation.

There is no provision in the capital programme for the purchase and an addition will be required. Vesting the property in the Council's ownership would mean that compensation to the former owner would be made following disposal, with the compensation coming from the sale proceeds.

If the sale as described above does not proceed a further decision will be required in relation to the way forward, probably to refurbishment and disposal. The costs of purchase and refurbishment will be reimbursed from sale proceeds.

The net proceeds, either before or after refurbishment and after other appropriate costs have been deducted, will be paid to the current owner of the property.

The cost to the City Council will therefore be the interest incurred between the incidence of purchase and refurbishment and the eventual sale; a maximum of around £51 per month, although attempts would be made to recover these costs from the sale proceeds. In the unlikely event that the property is not sold the refurbished property would be included in the HRA's stock for rent.

Advice provided by Claire Gavagan (Finance Business Partner (Communities)) on 16/10/2015.

The cost of acquiring this property will initially be funded from the Councils own resources and is expected be reimbursed by the sale proceeds which will be received as a capital receipt, therefore, it is expected that there will be no overall net effect on the capital programme. Once renovations have taken place there is a risk that the property may not sell or may not realise the sale proceeds needed to cover the costs, this is currently considered unlikely, however if this did occur the property could be transferred to the HRA for rental.

Advice provided by Tina Adams (Capital and taxation Manager) on 16/10/2015.

Signatures

Jane Urquhart (Portfolio Holder for Planning and Housing)
SIGNED and Dated: 17/11/2015
Andrew Vaughan (Corporate Director Commercial and Operations)
SIGNED and Dated: 04/11/2015