

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:

2701

Author:

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Department:

Development

Contact:

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Subject:

Purchase of the site of the former Clifton Miners' Welfare Social Club for housing development

Total Value:

See exempt appendix (Type: Capital)

Decision Being Taken:

To approve the purchase of the freehold interest in the former Clifton Miners' Welfare Social Club land at Ainsworth Drive in the Meadows on the terms set out in the exempt appendix, using Housing Revenue Account resources, for the purpose of developing new Council housing on the site.

To approve the addition of the purchase of the Clifton Miners Welfare site to the Public Sector Housing Capital Programme for the value within the Exempt Appendix.

To delegate authority to the Director of Strategic Assets and Property to agree any variations to the terms and conditions of acquisition.

Reasons for the Decision(s) The acquisition of the cleared site of the former Clifton Miners' Welfare Social Club is an opportunity for the City Council to develop high quality Council housing to meet housing need and contribute to the regeneration of the Meadows neighbourhood. This development would complement other current and planned regeneration projects in the area. A detailed scheme for this site has not been approved yet but it is anticipated that 18 to 19 bungalows could be delivered on the site. It is recommended that the purchase is made subject to contract only and not conditional on planning or further site investigation. The risk associated with this has been mitigated as the vendor has provided a recent ground investigation report and the advice of planning colleagues has been sought on the development potential of the site. Any remaining risk is outweighed by the risk of losing the opportunity.

The Council has accumulated an increasing amount of 1-4-1 Right To Buy replacement funding which can be used to meet up to 30% of the costs of developing new Council housing, including the cost of purchasing land. If this funding is not spent within a certain period it will have to be repaid with interest. Buying parcels of land such as this for housing development will help to ensure that these funds are not lost.

The purchase of the site for development will ensure that it does not remain vacant for a long period, so mitigating the risk of the site generating anti-social behaviour.

Other Options Considered: Not to purchase the land. This was rejected as the purchase of the land will provide an opportunity to develop new Council housing to meet housing need and to utilise 1-4-1 RTB replacement funding which might otherwise have to be repaid.

Background Papers: None

Published Works: Executive Board report and minutes 20/9/2011 - Housing Revenue Account Self Financing Programme - future implications for council housing stock

Affected Wards: Bridge

Colleague / Councillor Interests: None

Any Information Exempt from publication: Yes

Exempt Information:

Description of what is exempt:

The appendix contains details of the terms of the purchase of the land.

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

3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information).

The public interest in maintaining the exemption outweighs the public interest in disclosing the information because it relates to negotiation over land valuations, disclosure of which may prejudice the Council's position.

Documents exempt from publication:

Exempt Appendix - Purchase of the former Clifton Miners' Welfare Social Club.docx

Consultations:

Date: 21/09/2016

Ward Councillors: Michael Edwards, Nicola Heaton

The Bridge ward Councillors were consulted and have no comments on the decision.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

The purchase of this vacant site for development will mitigate the risk that it will generate anti-social behaviour.

Equality:

EIA not required. Reasons: The development of new Council homes through the HRA programme is covered by a wider HRA development programme EIA

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

17/01/2017

Advice Sought:

Legal, Finance, Property, Other: Adisa Djan(adisa.djan@nottinghamcity.gov.uk)

Legal Advice: The proposed acquisition raises no significant legal issues and is supported. The legal work associated with the transaction will be undertaken by the inhouse legal team who will take all such steps as are necessary to protect the Council's position. Advice provided by Malcolm Townroe (Legal Services Manager) on 02/12/2016.

Finance Advice: This advice is exempt from publication and is contained within an exempt appendix.
Advice provided by Julie Dorrington (Finance Analyst (Housing)) on 29/11/2016.

Other Advice: The proposed acquisition raises no significant equality issues beyond those highlighted in the Equality Impact Assessment. What will be important is the allocation of homes to ensure a diverse community is created. Advice provided by Adisa Djan (Equalities and Diversity Consultant) on 05/01/2017.

Property Advice: The terms set out in the exempt appendix have been negotiated by Property and reflect the Council's position as a Special Purchaser. The Council are currently developing an adjoining site for new Council Homes and have time limited funding available to invest in the subject site.

The risk associated with acquiring the site subject to contract only is mitigated as the vendor has supplied the Council with a recently undertaken Phase II exploratory ground investigation report and the advice of planning colleagues has been sort in respect of the sites potential for housing development. Advice provided by Rodney Alan Martin (Senior Surveyor) on 04/11/2016.

Signatures
Jane Urquhart (Portfolio Holder for Planning and Housing)
SIGNED and Dated: 09/01/2017
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 09/01/2017