

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2764
Author:	Leon McLean
Department:	Development
Contact:	Leon McLean (Job Title: Partnership Officer, Email: leon.mclean@nottinghamcity.gov.uk, Phone: 01158765055)
Subject:	Capital budget spend on improvement to various Housing Revenue Account (HRA) shops
Total Value:	£179,000 (Type: Capital)
Decision Being Taken:	Delegate permission to the Housing Strategy & Partnerships Manager to commission the works to Housing Revenue Account parades identified in this report, using the £179,000 capital budget, in agreement with the portfolio holder. Agree delivery works to other site utilising any remaining monies

Reasons for the Decision(s)

The City Council, through the Housing Revenue Account (HRA), owns small parades of shops across the city which are / were within areas that predominantly serve Council homes. Within the HRA capital investment programme there is a budget of £179,000 for investment in shops owned across the city, that have received little or no recent investment.

Many of the shops owned by the Council within the HRA were built around the same time as our Council housing estates, and site visits and ward walks have identified that some parades are in a poor condition and require more than reactive day to day repairs.

This report seeks permission to use the HRA Shop Capital Funding to undertake necessary improvement works, to ensure shops remain in a decent and safe condition, that enables the parades to become places that citizens are keen to use, bringing economic benefits to the area.

A HRA Shops plan has been developed with colleagues within Property Services who are responsible for the day-to day management of the shops in order to provide a framework for investment decision. Key points of the framework consider:

1) Parades that are successful retail wise, but are physically in a poor state of general repair / look dilapidated
 2) Areas that have been subject to insurance claims for trips / falls
 3) Sites where disposal of premises is not a priority at this time, especially where rental yield is positive
 4) Sites suffering with long term void levels or suffering from ASB and vandalism

This methodology has identified two key sites for investment at this time:

Sneinton Road shopping parade (works to include):
 - Resurfacing of car park- Repair railings to front of parade- Removal of broken and uneven paving to resurface footpath to parade- Repoint and replace brickwork as required- Inspect and repoint & paint canopy and railings to parade amongst other works required to the parade

Beckhampton Road Shopping Parade (works to include)- Demolish and rebuild existing walls to shop frontages- Demolish and rebuild planter- Retarmac parade- Demolition of toilet block amongst other works required to the parade

Estimated cost of works to Sneinton: £40,000
 Estimated cost of works to Beckhampton: £111,000

Ward councillors and key stakeholders have been consulted on the proposals.
 Other sites are still to be considered for the remainder of the budget.
 It is proposed improvement works to sites will be undertaken by the Council's Commercial & Operations Department, subject to negotiations.

Other Options Considered:

Do nothing - This option was discounted as some parades are in a poor state and require investment, due to frost damage and crumbling brickwork, alongside uneven footpaths and car parking areas.

Background Papers:

None.

Published Works:

None.

Affected Wards:

Citywide

**Colleague / Councillor
Interests:**

None.

Consultations:

Date: 03/02/2017

Ward Councillors: Jon Collins, Brian Grocock, David Liversidge, David Smith

Councillors Grocock and Smith support this decision for Bestwood Park Councillors Collins and Liversidge support this decision for St Ann's

Date: 13/12/2016

Other:Michelle Graley - Neighbourhood Development Officer Dale Griffin - Neighbourhood Development Officer

Both NDO's agree and support the decision

Those not consulted are not directly affected by the decision.

**Crime and Disorder
Implications:**

No crime and disorder implications

Equality:

EIA not required. Reasons: Not required as no change to policy or procedure

**Social Value
Considerations:**

It is proposed work will be undertaken by the Commercial & Operations Department, working under the following contracts:

**Highway Framework Contract
CPU-765**

**Relates to Council Property
Assets:**

Yes

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

13/03/2017

Advice Sought:

Legal, Finance, Procurement, Property

Legal Advice: The proposals set out in the report raise no significant legal issues and are supported.
Advice provided by Malcolm Townroe (Legal Services Manager) on 12/02/2017.

Finance Advice: The proposals are to make improvements to parades of shops which are located on council housing estates and owned by the council via the Housing Revenue Account (HRA). The budget of £0.179m for HRA Shop Investment Strategy is already contained in the current Public Sector Housing Capital Programme which was approved at the February 2016 meeting of Executive Board. This decision will not increase the size of the existing Programme and overall the Housing Programme is fully funded.

Two sites have been identified for investment: £0.111m (Beckhampton) and £0.040m (Sneinton). Further suitable sites will need to be identified for the remainder of the budget (£0.028m) based on the framework described, this should help maximise shop rental income to the HRA.

Advice provided by Julie Dorrington (Senior Accountant (Housing Revenue Account)) on 21/02/2017.

Procurement Advice: As the works set out in the report are to be undertaken by the in-house delivery team there are no significant procurement issues.
Advice provided by Sue Oliver (Category Manager - Procurement) on 22/02/2017.

Property Advice: After completing initial site visits with the HRA team the proposed works will provide improvements to the shops and in turn provide local economic benefits as well as improving the areas within HRA control.

Advice provided by Philip Le Couteur (Estates Surveyor) on 13/02/2017.

Signatures

Jane Urquhart (Portfolio Holder for Planning and Housing)
SIGNED and Dated: 06/03/2017
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 06/03/2017