

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	2834
Author:	Matt Gregory
Department:	Development
Contact:	Matt Gregory (Job Title: 2502673, Email: matt.gregory@nottinghamcity.gov.uk, Phone: 0115 876 3981)
Subject:	Homes and Communities Agency (HCA) Capacity Fund Grant
Total Value:	£855,000 (Type: Revenue)
Decision Being Taken:	<p>Approval to accept HCA grant funding (Large Sites and Housing Zones Capacity Fund) in line with Grant Conditions. (Set out in attached Capacity Fund Guidance).</p> <p>The Grant will be distributed amongst the local authorities who were party to the bid (see box below). Approval is sought to spend the City Council's share of the funding in line with the City Council's procurement procedures, and for any contract award decisions to be delegated to the Corporate Director of Development and Growth.</p>
Reasons for the Decision(s)	<p>The funding is the result of a competitive bidding process. The HCA invited bids from local planning authorities to apply for revenue funding to accelerate the delivery of new housing on large sites or on clusters of sites.</p> <p>A bid was submitted on behalf of the Greater Nottingham Joint Planning Advisory Board, for which the City Council is the Accountable Body, and the award is for £855,000. The City Council's indicative share of this (subject to partner agreement) is around £210,000. The sites targeted within the City area include Waterside, Padstowe and a cluster of sites along the River Leen corridor. Governance of the programme will be through the Joint Planning Advisory Board.</p> <p>The grant is revenue funding, and the bid sets out the uses to which it will be put, which include the development of Business Cases and supporting studies that will facilitate development, Ground Contamination Studies, Flood Risk Assessment and Mitigation Study, Site Assembly and Relocation Strategy Development, Viability, Stakeholder Negotiation, Feasibility Study, Housing Market Analysis and Sales Strategy.</p> <p>Other partners to the bid are Ashfield District Council, Broxtowe Borough Council, Erewash Borough Council, Gedling Borough Council and Rushcliffe Borough Council.</p>
Briefing notes documents:	CAPACITY_FUND_GUIDANCE_FINAL.pdf

Other Options Considered:	<p>Two alternative options were considered (a) do not make a bid, and (b) make a City only bid. Option (a) was dismissed as it would mean the City Council losing out on significant regeneration funding. Option (b) was dismissed as informal advice from the HCA indicated that the Department of Communities and Local Government were particularly looking for partnership bids, and a partnership bid was significantly more likely to be successful than a bid from the City Council alone. It also assists in cementing the partnership working across the Greater Nottingham area.</p>
Background Papers:	<p>Map showing sites included in the Bid (attached). HCA offer letter (attached).</p>
Unpublished background papers:	<p>2017 03 07 - Capacity Funding Letter Greater Notts.pdf, HCA Large Sites and Housing Zones Capacity Fund.pdf</p>
Published Works:	<p>None.</p>
Affected Wards:	<p>Bestwood, Bridge, Dales, Leen Valley</p>
Colleague / Councillor Interests:	<p>None.</p>
Consultations:	<p>Date: 15/12/2016 Other City Council Bodies: Greater Nottingham Joint Planning Advisory Board Submission of bid to HCA noted.</p>
	<p>Those not consulted are not directly affected by the decision.</p>
Crime and Disorder Implications:	<p>None.</p>
Equality:	<p>EIA not required. Reasons: Not a policy decision. The funding will accelerate development on sites which are already included in the Nottingham City Land and Planning Policy document (Local Plan part 2) which has been subject to a separate EIA.</p>
Social Value Considerations:	<p>The purpose of the funding allocated to Nottingham City is to procure studies from consultants, which will accelerate the delivery of housing on development sites which are allocated in the Local Pan. The acceleration of housing delivery will bring significant social benefit in terms of meeting identified housing needs in Nottingham City.</p>
Relates to Council Property Assets:	<p>Yes</p>

Decision Type:	Portfolio Holder
Subject to Call In:	Yes
Call In Expiry date:	15/05/2017
Advice Sought:	Legal, Finance, Procurement, Property
Legal Advice:	The grant funding from HCA for this scheme will be subject to grant conditions and the City Council must ensure it complies with the grant conditions in respect to its share of the funding. The City Council is the accountable body for the grant funding as lead partner. In consequence the City Council will be accountable to the HCA for the delivery partners' compliance with the grant funding agreement. The City Council should put in place agreements with its delivery partners which include appropriate monitoring, reporting and claw back provisions to ensure it can discharge its responsibilities as accountable body. Advice provided by Andrew James (Team Leader Contracts and Commercial) on 27/03/2017.
Finance Advice:	The bid was made by the Greater Nottingham Joint Planning Advisory Board and Nottingham City Council is acting as the Lead Partner for the bid. The total HCA grant of £855,000 will be allocated to Nottingham City Council upfront in one amount. The funding will be held in a reserve until such time as the allocations are required and these will be made as detailed in the original grant bid (attached to this decision). It is the responsibility of the Planning Service to ensure that the grant requirements are met, appropriate records are maintained and monitored and that the allocation of funding meets Nottingham City Council's Financial Regulations. Advice provided by Susan Tytherleigh (Senior Finance Manager) on 22/03/2017.
Procurement Advice:	There are no significant Procurement concerns set out within the report. Should any procurement(s) be required as a result of the proposals set out within the report these should be carried out in conjunction with the Procurement Team and in line with Contract Procedure Rules and the Public Contracts Regulations. Advice provided by Sue Oliver (Category Manager - Procurement) on 27/03/2017.
Property Advice:	The receipt of grant funding from the HCA (Large Sites and Housing Zones Capacity Fund) raises no issue from a Property perspective. It is considered that the proposed uses of the funding will achieve the desired outcome of accelerating housing delivery in respect of the sites identified within the bid; works including viability studies, market reviews and works to inform on perceived risks, will improve the desirability of the sites to the market. Advice provided by Emma Wilcock (Senior Estates Surveyor) on 22/03/2017.
Signatures	Jane Urquhart (Portfolio Holder for Planning and Housing)
	SIGNED and Dated: 08/05/2017
	David Bishop (Deputy CE, CD for Development and Growth)
	SIGNED and Dated: 27/04/2017