

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:

2957

Author:

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Department:

Development

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Subject:

Stonebridge Regeneration Environmental Improvements

Total Value:

£400,000 (Type: Capital)

Decision Being Taken:

- 1) To approve the use of £400,000 capital funding to finance an additional phase of environmental works to 28 properties (10 Council tenants £190k and 18 Owner Occupiers £210k) on Stonebridge Park and to provide additional parking provision off Selbourne Gardens. The works will be procured and managed by Nottingham City Homes who are undertaking services and works under the scheme of delegation Schedule 2 of partnering agreement between Nottingham City Council and Nottingham City Homes.
- 2) To delegate authority to the Director of Strategic Asset and Property Management to agree terms in respect of the disposal of land and the granting of rights of way to owner occupiers where required to facilitate the provision of hard standings as part of the environmental improvements.
- 3) To delegate authority to the Director of Legal and Democratic Services to complete any necessary legal documentation required for the purposes of finalising the disposal of any land required for the purposes of hard standings and/or the granting of rights of way.
- 4) To delegate authority to the Director of Legal and Democratic Services to complete Licence agreements with owner occupiers allowing Nottingham City Council and its agents and licensees to access their land to carry out the works.

Reasons for the Decision(s) As part of the masterplanning for the regeneration of Stonebridge Park it was recognised that the retained properties should be improved to help them integrate with the surrounding new houses. In accordance with this, environmental improvements have already been completed to properties which immediately surround the previous phases of new build completed by ASRA Housing and Keepmoat Homes. This additional phase of environmental improvements will include Pym Walk (10-16), Beacon Hill Rise (1-6), Limmen Gardens (2 12 evens) and 25 - 33 Flewitt Gardens. The works will include new boundary fencing, hardstandings (where possible) and new sheds. The detailed drawings and designs will be commissioned and works will be contract managed by NCH, their fees are included in the costs.

Other Options Considered: To do nothing - This has been discounted as it is not consistent with the aims of the regeneration programme for the area.

Background Papers: None.

Published Works:
1) Portfolio Holder Decision ref 1581 - 24/07/2014
2) Portfolio Holder Decision ref 0711 - 21/03/2013
3) Portfolio Holder Decision 0358 - 26/07/2012

Affected Wards: St Ann's

Colleague / Councillor Interests: None.

Consultations:
Date: 28/06/2017
Ward Councillors: Jon Collins, David Liversidge, Sue Johnson
Consultation undertaken with the ward councillors has identified the priority areas for this next phase of works.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications: One of the main aims of the regeneration scheme is to reduce anti-social behaviour and crime in the area. The environmental improvements will include the provision of off street parking and will define boundaries helping to identify clear ownership of unused spaces.

Equality: EIA not required. Reasons: An EIA is not required as the decision does not relate to new or changing policies, services or functions.

Decision Type: Portfolio Holder

Subject to Call In: Yes

Call In Expiry date: 06/10/2017

Advice Sought: Legal, Finance, Property

Legal Advice: The proposals set out in the report raise no significant legal issues but will require a certain level of transactional legal work with the private owners. In instances where the private owners have mortgages, depending on the rights negotiated, their lenders may also wish to be involved in the transaction. If this is the case it is inevitable that there will be delays and that there may well be request for payment of legal costs incurred.

Advice provided by Malcolm Townroe (Director of Legal and Governance) on 19/09/2017.

Finance Advice: In July 2014 Portfolio Holder decision 1581 approved a budget of £0.937m to deliver environmental improvements as part of the regeneration of Stonebridge Park, of this amount £0.547m is unspent within the Public Sector Housing Capital Programme.

This decision is to approve the next stage of Stonebridge works described in the body of the report, a total of £0.400m, of which £0.190m is works to council houses and £0.210m is to privately owned properties. Works to privately owned properties cannot be charged to the Public Sector Housing Capital Programme as this is for works to council owned homes, therefore £0.210 will be transferred to the General Fund Capital Programme.

The profile of the expenditure is £0.100m in 2017/18 and £0.300m in 2018/19.

The scheme is already approved within the Capital Programme and does not require any additional resources. The works to council houses will be funded by the capital receipts from the sale of land or other assets owned by the Housing Revenue Account (HRA) and the works to privately owned homes will be funded by a combination of capital receipts and repaid housing renewal grants.

Advice provided by Julie Dorrington (Senior Accountant (Housing Revenue Account)) on 07/09/2017.

Property Advice: Property will ensure appropriate terms are agreed in respect of the disposal of land, the granting of Rights of Way and the entering in to of licence agreements with owner occupiers as required to facilitate the proposed environmental improvement works.

Advice provided by Rodney Alan Martin (Senior Surveyor) on 23/08/2017.

Signatures

Jane Urquhart (PH for Planning, Housing and Heritage)

SIGNED and Dated: 28/09/2017

David Bishop (Deputy CE, CD for Development and Growth)

SIGNED and Dated: 26/09/2017