

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

Reference Number:

3185

Author:

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Department:

Development and Growth

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Subject:

Amendments to the new housing developments at Marlstones, the former Clifton Miners' Welfare and Tunstall Drive.

Key Decision (decision valued at more than £1million):

Yes

Total Value:

See exempt appendix. (Type: Capital)

Decision Being Taken:

To approve amendments to the scheme designs at the former Clifton Miners' Welfare Club site (the Meadows) and Marlstones (Bulwell) and Tunstall Drive (Basford). This will result in 50 homes being built, which is an additional 10 homes over the original approval in a Leaders' Key Decision in August 2017.

To approve the additional funding required, as outlined in the exempt appendix, and amend the figures within the HRA capital programme accordingly.

**Reasons for the Decision(s)**

The redevelopment of these three sites will contribute towards achieving the Council's pledge to build 2,500 new homes to rent or buy that are affordable for Nottingham people.

In August 2017 a Leaders' Key Decision was approved to redevelop the three sites for 40 units. Extensive site investigations, contractor cost plans and a change in planning legislation relating to flood risk management have led to significant changes to all three site designs:

**Marlstones**  
The original approval for Marlstones was for 8 two bedroom houses and 2 four bedroom houses. This new proposal is for 6 two bedroom houses, 5 three bedroom houses and 2 four bedroom houses; totalling 13 units.

This site was redesigned to accommodate an additional three units, and also to minimise the amount of site remediation required. Topographical surveys highlighted the need for more retaining structures than were originally anticipated. At the north east of the site there are significant level differences and the new design helps to mitigate the need for such a high level of retaining structure.

**Clifton Miners' Welfare**  
The original approval for Clifton Miners' Welfare was for 18 bungalows. This will now be 20 two bedroom houses. Since the original approval was gained there was a change in planning legislation relating to flood risk areas which meant that bungalows, which often house less mobile residents, were no longer acceptable. Houses are acceptable, but on the proviso from the Environment Agency that there were flood defence works involving retaining structures to the South, East and West of the site. This is far in excess of works originally anticipated and cost estimated.

**Tunstall Drive**  
Tunstall Drive original approval was for 12 two bedroom houses. It is now proposed that this will be for 12 flats and 5 houses; totalling 17 units. The cost plans received from contractors on the original design was higher than the approved budget and did not prove good value for money, therefore a redesign was done. The City Council's new build programme does not include flat provision usually. However, there are 180 tenants who are 'under occupying' (living in accommodation that is bigger than they need) who live in the NG5 postcode area, and 14 of those actually live on the Heathfield Estate. In this instance, developing attractive, well managed flats creates a unique opportunity to vacate some much needed family housing in the vicinity.

The total number of units across the three sites will be 50 units.  
The budget, and the capital programme, will need to be amended to allow for the additional build costs to fund the additional units, abnormal costs and change in unit type. The financial details are outlined in the exempt appendix.

**Other Options Considered:**

Do nothing. This was rejected as the Council is committed to delivering new Council housing and improving neighbourhoods. The sites should be developed quickly to help meet the Council Plan target for housing numbers.

Develop as per original approval. This was rejected as the designs did not maximise the development potential of the sites, and did not provide value for money schemes. The bungalow scheme at Clifton Miners' Welfare was no longer deliverable due to changes in planning legislation relating to flood risk management.

**Background Papers:**

**Published Works:**

**Leaders' Key Decision 2922, Redevelopment of land at Tunstall Drive, the former Clifton Miners' Welfare club site and Marlstones to provide 40 to 42 new Council homes. August 2017.**

**DD 2584: Sale of 2.22 acres of land at Tunstall Drive, Old Basford, Nottingham. September 2016.**

**DD 2701: Purchase of the site of the former Clifton Miners' Welfare Social Club for housing development.**

**Affected Wards:**

**Basford, Bridge, Bulwell**

**Colleague / Councillor Interests:**

**None.**

**Any Information Exempt from publication:**

**Yes**

**Exempt Information:**

**Description of what is exempt:**

**Value of the decision and financial information.**

**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 could prejudice contract negotiations.**

**Documents exempt from publication:**

**Exempt Appendix Amended Tunstall MS and CMW v3.docx**

**Consultations:**

**Date: 23/05/2018**

**Ward Councillors: Michael Edwards, John Hartshorne, Ginny Klein, Cat Arnold, Nicola Heaton, Jackie Morris, Linda Woodings, Nick Raine**

**All comfortable with the proposals. Cllr Morris indicated she would have preferred a bungalow scheme.**

**Date: 18/05/2018**

**Other: Councillor Jane Urquhart, Portfolio Holder for Planning and Housing**

**Signicant consultation on these three sites has been had with the Portfolio Holder and Councillor Urquhart is supportive of the proposed schemes.**

**Those not consulted are not directly affected by the decision.**

**Crime and Disorder Implications:**

**None.**

**Equality:**

**EIA not required. Reasons: This decision does not include proposals for new or changing policies, services or functions.**

**Decision Type:**

**Leader's Key Decision**

**Subject to Call In:**

**Yes**

**Call In Expiry date:**

**22/06/2018**

**Advice Sought:**

**Legal, Finance**

**Legal Advice:**

**The revised proposals set out in the report raise no new legal concerns but regard should still be had the the advice given in the original Leader's Key Decision. Advice provided by Malcolm Townroe (Director of Legal and Governance) on 01/06/2018.**

**Finance Advice:**

**This advice is exempt from publication and is contained within an exempt appendix.  
Advice provided by Julie Dorrington (Senior Accountant (Housing Revenue Account)) on 24/05/2018.**

**Signatures:**

**Jon Collins (Leader of the Council)  
SIGNED and Dated: 15/06/2018  
David Bishop (Deputy CE, CD for Development and Growth)  
SIGNED and Dated: 15/06/2018**