

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

Reference Number:

3216

Author:

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Department:

Development and Growth

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Subject:

Provision of driveways to Council homes

Total Value:

£65,000 (Type: Capital)

Decision Being Taken:

To create a budget of £65,000 for the pilot of the provision of off-street drive-ways to Council homes within the Public Sector Housing (HRA) Capital Programme in the Aspley and Clifton areas.

To create a service charges for driveways to recover construction and maintenance costs from tenants as detailed below.

**Reasons for the Decision(s)**

**Car ownership and use has increased significantly over time in the City, despite a national-leading public transport system. This is increasing the problem of street and amenity land parking on many Council estates. This can cause a nuisance or danger in some areas and is high on the list of resident complaints and dis-satisfaction.**

**Council garage blocks are not being used as they were for a number of reasons; modern cars often won't fit, concerns about security, cost or an inconvenient location. The provision of a driveway/ hard standing, generally to the front garden of properties, could help to alleviate the problem. Clearly installation comes at a cost and this will need to be recovered from tenants who seek to have a driveway installed.**

**A pilot is to be undertaken to assess demand and the willingness to pay for the provision. The sum of £65,000 will fund the installation of 20 new driveways constructed of permeable block paving, dropped kerbs and planning fees. The pilot will be undertaken in the Aspley, Clifton North and Clifton South wards**

**The weekly cost to tenants will be £5.00 for a basic driveway or £6.00 for a driveway and gates. This income will be used to pay back the investment and cover routine maintenance.**

**Nottingham City Homes is devising a selection criteria and process that will be adopted for the pilot. A new driveway programme also needs to consider what tenants will need in the next 20 years. The biggest change during this time will be the phased replacement of petrol and diesel cars with fully electric and plug-in hybrid vehicles. Options are being explored on how best to respond to this future-proofing requirement.**

**Each installation of a driveway will be subject to Nottingham City Homes obtaining a Section 184 Highways Act 1980 Licence permission from the Council's Highways Department, and where relevant, planning permission.**

**Following the pilot, evaluation will be undertaken and a recommendation will be made for a further roll-out of driveway installations or not to continue.**

**Other Options Considered:**

- (1) Do Nothing - Not realistic. This option was rejected because parking on estates is a problem and a range of solutions need to be considered, including more driveway provision.**
- (2) Install driveways, but don't charge - Not viable. This option was rejected because the Housing Revenue Account cannot afford the cost of installing driveways without a recharge to fund the installation cost, fees and on-going maintenance and replacement. Other priorities such as fire safety work in blocks must take precedence.**
- (3) Install more communal parking on amenity land - This option was rejected because it has already been explored and delivered where feasible, but individual parking spaces within the curtilage of homes are also required.**

**Background Papers:**

**None**

<b>Published Works:</b>	None
<b>Affected Wards:</b>	Aspley, Clifton North, Clifton South
<b>Colleague / Councillor Interests:</b>	None
<b>Consultations:</b>	<p><b>Date: 07/02/2018</b></p> <p><b>Ward Councillors: Graham Chapman, Chris Gibson, Carole Mcculloch, Pat Ferguson, Josh Cook, Patience Ifediora, Corall Jenkins, Andrew Rule, Steve Young</b></p> <p><b>Support has been expressed from Councillors in both Aspely and Clifton South Wards.</b></p>
	<p><b>Date: 31/01/2018</b></p> <p><b>Other: Mark Lawson - Executive Assistant, Nottingham City Homes</b></p> <p><b>Nottingham City Homes supports the piloting of new driveway provision to determine demand. Whilst tenant satisfaction is at an all-time high, parking is still a cause of dissatisfaction for many.</b></p> <p><b>A range of solutions need to be considered and balanced against the cost of implementation. This pilot will help us to understand demand and appetite for a "pay-for" driveway solution.</b></p>
	<b>Those not consulted are not directly affected by the decision.</b>
<b>Crime and Disorder Implications:</b>	None
<b>Equality:</b>	<b>EIA not required. Reasons: No change to policy or procedure</b>
<b>Relates to Council Property Assets:</b>	Yes
<b>Decision Type:</b>	Portfolio Holder
<b>Subject to Call In:</b>	Yes
<b>Call In Expiry date:</b>	31/07/2018
<b>Advice Sought:</b>	Legal, Finance, Procurement, Property

**Legal Advice:** Before any works are undertaken, all necessary applications will need to be made by the tenant and/or NCH for the approval of a licence under Section 184 Highways Act 1980 or for planning permission, as advised by Nottingham City Council Highways . The applications have to be made to the Highways Department of Nottingham City Council. This may mean that incidental works could be required in addition to the intended works. There is no legal reason why the decision cannot be approved but approval to carry out works in each case must be sought first of all from the Highways department as outlined here. Advice provided by Jacqueline Kay Heffron (Senior Solicitor) on 28/06/2018.

**Finance Advice:** The decision is to approve an additional budget of £0.065m for the construction of driveways to 20 council houses within the pilot area. The budget will need to be included in the Public Sector Housing Capital Programme and will be funded by transfer of underspent Empty Homes budget (as that project is now complete). There is no impact on the Council's MTFP as no additional budget is required.

The decision also seeks approval for the establishment of two new service charges for tenants with the new driveways (£5/week) and for driveways and gates (£6/week). The services charged are estimated to be sufficient to recover the cost of the investment, maintenance etc and will be reviewed upon completion of the pilot. Advice provided by Julie Dorrington (Senior Accountant (Housing Revenue Account)) on 11/06/2018.

**Property Advice:** This self funding scheme to provide off street driveways in areas with a particular parking problem is supported. The provision of an off street driveway to a property will increase the market value of the property but not by the cost of the driveway. Advice provided by Rodney Alan Martin (Senior Surveyor) on 03/07/2018.

**Procurement Advice:** As this decision seeks approval solely to release funding; and on the understanding that the works will be managed and delivered by Nottingham City Homes under their agreement with the Council, and that any procurement activity undertaken by them will be carried out in accordance with their own procedure rules and, where necessary, in compliance with the Public Contracts Regulations, there are no significant procurement implications. Advice provided by Jonathan Whitmarsh (Lead Procurement Officer) on 06/06/2018.

**Signatures**

Jane Urquhart (PH for Housing and Planning)
SIGNED and Dated: 23/07/2018
David Bishop (Deputy CE, CD for Development and Growth)
SIGNED and Dated: 23/07/2018