

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3668
Author:	Fran Cropper
Department:	Development and Growth
Contact:	Fran Cropper (Job Title: Regeneration Team Leader, Email: fran.cropper@nottinghamcity.gov.uk, Phone: 01158763956)
Subject:	Additional Affordable Housing Acquisition at Padstow, Bestwood
Key Decision (decision valued at more than £1million):	Yes
Total Value:	See exempt appendix. (Type: Capital)
Decision Being Taken:	<ol style="list-style-type: none">1. To approve the acquisition of an additional 15 new homes on the former Padstow School site2. To amend the HRA capital programme to cover the development of an additional 15 new affordable housing units, to be built by the developer, owned by NCC, and managed by Nottingham City Homes (NCH) in line with the projected costs set out in the exempt appendix.3. To transfer the land on which the HRA properties will be built from the General Fund to the HRA, on terms to be agreed by the Director of Strategic Assets and Property.
Reasons for the Decision(s)	<p>On 17th September 2019, Executive Board approved the decision 'Residential development of the Padstow and Ridgeway sites, Bestwood'. This gave approval to begin a competitive procurement process on the two sites, which will result in approximately 350 new homes being built. The majority of these homes will be for open market sale, however the Council approved the acquisition of 93 of them for new Council housing. This approval is seeking to increase the number of homes for the Council from 95, to 108. The 15 additional properties will be located on the former Padstow School site, with no increase on the Ridgeway site.</p> <p>There is significant demand for affordable housing units and the homes that the Council acquire will be let through the Choice Based Lettings scheme.</p>

Other Options Considered:

1. Do nothing. This would result in 93 affordable housing units being acquired on the site, rather than 108. This option was rejected as it does not meet the Council's objective of increasing the affordable housing offer in this location.

Background Papers:

Published Works:

Executive Board Report, Residential development of the Padstow and Ridgeway sites, Bestwood. 17th September 2019.

Affected Wards:

Bestwood

Colleague / Councillor Interests:

None known.

Any Information Exempt from publication:

Yes

Exempt Information:

Description of what is exempt:

Exempt appendix detailing the financial information associated to the acquisitions.

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 would reveal the financial details of the new Council housing values: this could prejudice future commercial negotiations.

Documents exempt from publication:

Exempt Appendix Padstow add AH units v2.docx, 190926 - Padstow & Ridgeway Additional Finance Comments.pdf

Consultations:	Date: 26/09/2019
	Ward Councillors: Georgia Power, Jay Hayes, Audra Wynter
	Supportive of the proposal
	Those not consulted are not directly affected by the decision.
Crime and Disorder Implications:	None.
Equality:	EIA not required. Reasons: The approval does not contain proposals for new of changing policies, services or functions.
Social Value Considerations:	N/A
Relates to Council Property Assets:	Yes
Decision Type:	Leader's Key Decision
Subject to Call In:	No The call-in procedure does not apply to the proposed decision because the delay likely to be caused by the call in process would seriously prejudice the Council's or the public's interests. The Chair of the Overview and Scrutiny Committee (or Vice-Chair) in his/her absence has been consulted and agreed both that the decision proposed is reasonable in all circumstances and that it should be treated as a matter of urgency.
	Person Consulted: Cllr Anne Peach
	Consultation Date: 02/10/2019
	Exemption from call-in is necessary to enable a developer to be secured within the necessary timescales, and any delay would put the desired outcomes of the scheme at risk.
Advice Sought:	Legal, Finance, Procurement

Legal Advice: This report raises no new legal issues from those commented on in the report to Executive Board on 17th September 2019. Advice provided by Andrew James (Team Leader Contracts and Commercial) on 01/10/2019.

Finance Advice: This advice is exempt from publication and is contained within an exempt appendix.
Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 27/09/2019.

Procurement Advice: There are no procurement concerns with this decision; the developer for this scheme will be appointed subsequent to a formal tender procedure undertaken in compliance with the Council's Contract Procedure Rules. Advice provided by Jonathan Whitmarsh (Lead Procurement Officer) on 30/09/2019.

Property Advice: This report raises no new Property issues from those commented on in the report to Executive Board on 17th September 2019. Advice provided by Rodney Alan Martin (Development Manager) on 01/10/2019.

Signatures:

David Mellen (Leader/ PH Regeneration, Safety and Communications)
SIGNED and Dated: 04/10/2019
Chris Henning (Corporate Director for Development and Growth)
SIGNED and Dated: 04/10/2019