

# Nottingham City Council Delegated Decision



**Nottingham**  
**City Council**

Reference Number:

3684

Author:

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Department:

Development and Growth

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Subject:

Pre-start work for new residential sites at Chingford, Bilborough, Beckhampton, Bestwood and Oakdene, St Anns

Total Value:

See exempt appendix (Type: Capital and Revenue)

Decision Being Taken:

1. To approve the expenditure of the pre-start costs associated with Chingford in Bilborough, as detailed in the exempt appendix, in the preparation of a new residential scheme for Council housing.
2. To approve the expenditure of the pre-start costs associated with the former Beckhampton Road playing field in Bestwood, as detailed in the exempt appendix in the preparation of a new residential scheme for Council housing.
3. To approve the expenditure of the pre-start costs associated with the former Oakdene Residential Care Home in St Anns, as detailed in the exempt appendix in the preparation of a new residential scheme for Council housing.
4. To approve the demolition of Oakdene, as detailed in the exempt appendix, further to Delegated Decision 3663 which declared the building surplus to Council requirements. To include the demolition of Oakdene in the Public Sector Housing Capital Programme for the value in the Exempt Appendix.
5. To delegate authority to the Director of Strategic Assets and Property to finalise the terms of the appropriation of the Oakdene site from the General Fund into the Housing Revenue Account (HRA), and transfer associated holding costs to the HRA.

**Reasons for the Decision(s)**

This approval seeks to allocate a budget for the Council to carry out essential pre-start works to three sites. The budget identified will take the schemes up to submission of planning permission/RIBA stage 3. Once it has been determined that there is a viable scheme, another approval will be brought to the Executive Board of the Council for full scheme approval, including appropriation of Chingford and Bestwood at market value. Once they are approved schemes, the pre-start costs will be incorporated into the overall capital budget for each scheme. Each of these schemes will utilise the Right to Buy (RTB) receipts which the Council retains and can only use towards the reprovision of new affordable homes. It is important that these schemes stay on programme to ensure timely expenditure of the RTB Replacement receipts, or some of the money would need to be returned to Government, with punitive interest.

**1. Chingford**

**1.1** Chingford is a large site in Bilborough of around 6 hectares. It is currently amenity land. The principle of developing this site for residential uses has been established throughout the preparation of the Local Plan, and it is identifiable at ref 25 in the Land and Planning Policies Document (LAPP).

**1.2** The site has been subject to a capacity study and it is anticipated that around 180 homes could be accommodated here. A decision was taken by the Building a Better Nottingham Steering Group (BABN) to develop the site for 100% affordable homes, to be owned by the Council, and managed by the City Council's ALMO, Nottingham City Homes (NCH).

**1.3** The design will seek to preserve around one third of the development site for Open Space, and to protect the views around the historic St. Martin's Church and Old Rectory. The Open Space retained will be transferred to communities to manage. The site is also adjacent to the Westbury School and the boundary will be carefully designed.

**1.4** The land will be appropriated from the General Fund to the HRA at market value. Pre-start works and site investigations will inform eventual transfer price.

**1.5** There are some site security costs which need to be covered by the HRA whilst the scheme is being developed. These are detailed in the exempt appendix.

**2. Beckhampton Road**

**2.1** Beckhampton Road is the former playing field of Padstow School site, which shut down over 10 years ago. It is a large site of 5.1 hectares. It is currently amenity land. The principle of developing this site for residential uses was established throughout the preparation of the Local Plan, when Sport England confirmed that the site was no longer needed in the area for sports uses. The Local Plan reference is PA6.

**2.2** The current intention is to retain around half of the site (the section nearest to the Southglade School and the Bala Drive/Beckhampton Road junction) for open space, and the half nearest to Eastglade Road would be developed for around 100 new Council homes. The intention is to transfer the open space to the Commercial & Operations Department to manage.

**2.3** The land will be appropriated from the General Fund into the HRA at market value.

**3. Oakdene**

**3.1** Oakdene is a former residential care home, which shut down in early 2019 as it was no longer fit for purpose. The site occupies a prominent position on the junction of St Anns Way and Woodborough Road, which is one of the main arterial routes out of the City Centre to the north.

**3.2** Early capacity studies indicate that around 48 one bedroom flats could be accommodated on the site, and this type of property is in the highest demand on the housing waiting list. BABN approved the concept of the site being developed for Council flats in July 2019.

**3.3** The existing day care centre is still situated on the site, and has been prepared for demolition. This approval will authorise the demolition being undertaken, and the site being appropriated from the Council's general fund into the HRA at market value. The HRA will also need to cover all of the associated holding costs.



**Other Options Considered:** 1. Not to carry out these works. It is not possible to deliver schemes of this size without significant pre-start works, including surveys, design work and planning fees. If the schemes were not delivered it would put at risk the delivery of the City Council's number 1 priority: to deliver 1,000 new social homes for rent, and would also result in having to return a large amount of receipts from Right to Buy sales to Government and losing the chance to reinvest them in the local area.

**Background Papers:** None

**Published Works:** None

**Affected Wards:** Bestwood, Bilborough, St Ann's

**Colleague / Councillor Interests:** None

**Any Information Exempt from publication:** Yes

**Exempt Information:**

**Description of what is exempt:** The financial details of the decision

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 contains commercially sensitive information relating to contract values and could prejudice future negotiations.

**Documents exempt from publication:** Exempt appendix C B and O pre-start v5.docx

**Consultations:** **Date: 17/10/2019**  
**Ward Councillors: David Liversidge, Sue Johnson, Wendy Smith, Georgia Power, Jay Hayes, Phil Jackson, Rebecca Langton, Chantal Lee, Audra Wynter**  
**No issues raised to date.**

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

**Crime and Disorder Implications:** **The demolition of Oakdene will have a positive impact on crime and the perception of crime, by removing an empty building and target for ASB.**

**Equality:** **EIA not required. Reasons: Does not propose any changes to policy or functions.**

**Relates to Council Property Assets:** **Yes**

**Decision Type:** **Portfolio Holder**

**Subject to Call In:** **Yes**

**Call In Expiry date:** **04/11/2019**

**Advice Sought:** **Legal, Finance, Property**

**Legal Advice:** **This decision gives rise to no significant legal difficulties.**  
**The Council's own Contract Procedure Rules and the Public Contracts Regulations will need to be followed in the procurements undertaken pursuant to it.**  
**The legal section will be able to assist with the procurements and any other matters arising.**  
**Advice provided by Brian Lewis Stewart (Solicitor) on 17/10/2019.**

**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 16/10/2019.**

**Property Advice:**

**Property colleagues are working closely with Regeneration and Housing colleagues to bring the subject sites forward for development for new build council housing whilst ensuring that appropriation of the sites to the Housing Revenue Account is at best consideration. Advice provided by Rodney Alan Martin (Development Manager) on 15/10/2019.**

**Signatures**

<b>Linda Woodings as Portfolio Holder (PH Housing, Planning and Heritage)</b>
<b>SIGNED and Dated: 25/10/2019</b>
<b>Chris Henning (Corporate Director for Development and Growth)</b>
<b>SIGNED and Dated: 21/10/2019</b>