

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:

3707

Author:

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Department:

Development and Growth

Contact:

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Subject:

Demolition and clearance of garage sites across the city - Phase 1

Total Value:

£128,197 (Type: Capital)

Decision Being Taken:

- 1) To authorise the demolition and clearance of the 6 poor quality garages sites detailed in Appendix 1.
- 2) To approve that following the demolition of garage sites, vacant areas will be turned into designated car parking spaces or left clear for future building development opportunities, as detailed in Appendix 1.
- 3) To note that car parking or vacant land will continue to be managed by Nottingham City Homes (NCH) to minimise anti-social behaviour and manage and fly tipping issues this may present.

Reasons for the Decision(s) Nottingham City Homes (NCH) continually review Nottingham City Council Housing stock as its managing agent. As part of the on-going review, consideration has been given to garage sites city wide. NCH Housing Services teams have carried out a survey of sites and developed a list of sites for demolition that are no longer sustainable.

Of the sites reviewed across the city, 20 sites have been highlighted for clearance. The review has considered let-ability, security, anti-social behaviour and general nuisance such as fly tipping, local parking concerns and how these had impacted on the local area. Sites earmarked for demolition have been discussed at various forums attended by local ward Councillors including:

- Tenant and residents meetings
- Ward walks
- Area committee cluster meetings

Demolition will take place in phases and this decision is for the first phase. Sites highlighted for clearance are set-out in Appendix one. Each phase will be subject to necessary approvals.

NCH will provide a quarterly performance / progress update to Housing Strategy & Partnerships upon approval being given. This demolition programme is expected to be completed by the end of financial year 2019/20. Budgetary provision has been set aside within the Garage / Outbuildings - CITYWIDE HRA Capital budget to complete the works.

Tenants of garages sites earmarked for demolition will be offered an alternative garage, within the close vicinity where possible.

Briefing notes documents: Garage demolition - P1.xlsx

Other Options Considered: Doing nothing was rejected as there is a lack of adequate parking space in some areas of the city and very little communal land available.

Continuing to manage all existing garage sites, repairing damaged stock and upgrading security to sites was rejected as this is not cost effective going forward.

Background Papers: None

Published Works: None

Affected Wards: Aspley, St Ann's

Colleague / Councillor Interests: None

Consultations: Date: 28/06/2019
Ward Councillors: Graham Chapman, David Liversidge, Sue Johnson
All local Ward Councillors have been consulted and are in agreement with proposals.

Date: 12/07/2019

Other:Will Morrith - City Housing Manager - Nottingham City Homes
Nottingham City Homes continues to review the usage and future viability of garages sites across the city. In partnership with local community groups and Ward Councillors, this most recent list of sites for demolition has been produced to tackle derelict or problematic sites in our neighbourhoods.
The future proposals for sites also meet the expectations or groups and Ward Councillors.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

No crime and disorder implications identified

Equality:

EIA not required. Reasons: No change to policy or procedure

Relates to Council Property Assets:

Yes

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

18/11/2019

Advice Sought:

Legal, Finance, Property

Legal Advice:

Prior to any demolition taking place steps will need to be taken to ensure that any existing tenancies have been terminated and any third party goods removed from the units. Otherwise the proposal to demolish the garages raises no significant legal issues and, on the basis of the rationale outlined, is supported. Advice provided by Malcolm Townroe (Director of Legal and Governance) on 31/10/2019.

Finance Advice:

This decision does not increase the Public Sector Housing Capital Programme. This is due to the proposed expenditure being contained within the current approved capital budget for 'Garage / Outbuilding - Citywide' . The expenditure incurred as part of this approval is to be funded from the Major Repairs Reserve.
Advice provided by Tom Straw (Senior Accountant - Capital Programmes) on 24/10/2019.

Property Advice:

The proposed garage demolition programme will address the problems generated by derelict / disused garages and provide sites, where required, for safer parking areas. Sites not suitable or required for parking will be made available for future housing development. Provision is to be put in place to manage these sites pending development. The proposals set out in this report are supported. Advice provided by Rodney Alan Martin (Development Manager) on 25/10/2019.

Signatures

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| Linda Woodings as Portfolio Holder (PH Housing, Planning and Heritage) |
| SIGNED and Dated: 08/11/2019 |
| Chris Henning (Corporate Director for Development and Growth) |
| SIGNED and Dated: 06/11/2019 |