

Report of the Portfolio Holders for Housing and Resources and Personnel Policy**OPPORTUNITY TO DEVELOP FIVE NEW HOMES AND ONE REFURBISHED HOME****1. Purpose of Report**

To seek approval to construct five new homes on land adjacent to 51 Ilkeston Road, Bramcote NG9 3JP, as specified by Planning consent 21/00038/REG3, and to refurbish Farm Cottage at the site to bring it back into use for Social Rent as one home.

2. Recommendation

Cabinet is asked to RESOLVE that the production of six dwellings at the Farm Cottage site, as detailed in the report, be approved.

3. Detail

The Council obtained Planning consent 21/00038/REG3 in June 2021 to develop five dwellings on the land either side of Farm Cottage, Ilkeston Road NG9 3JP. The scheme comprises three houses and one block of two apartments. All to be traditionally built of brick, under tiled roofs. An LABC 12-year warranty against major construction defects will come with these homes.

Following a tendering exercise in 2021 a main Contractor was appointed but the scheme was then placed on hold by Cabinet. The Planning consent will expire on 03 June 2024 so we are requesting that the scheme restarts. The Contractor who won the original tender has recently confirmed his willingness to carry out the work at a price slightly adjusted for inflation.

A detached four-bedroomed six-person house built to accessible standard is planned next to a pair of three-bedroomed five-person houses. On the other side of the existing cottage there will be a two-storey detached building containing two one-bedroomed two-person apartments.

If approved, the houses would be managed by the Council and accounted for in the Housing Revenue Account (HRA). The homes would be let on secure tenancies at Social Rent levels. The designs feature air-source heat pumps and meet Nationally Described Space Standards (NDSS) in line with the Council's policy for new-build homes.

Located between the sites of the proposed flats and houses is Farm Cottage. This long-term empty building needs prompt attention. A full structural survey has been commissioned with the results of the survey informing the options for future use. It is proposed to refurbish the cottage to the best insulation standards possible for this type of building.

This work should include an air source heat pump and Photo-Voltaic roof panels. The Council will aim to achieve EPC Level C in the cottage. The refurbishment process could inform the approach to de-carbonising the many properties of similar age and construction that are in the Council's housing stock.

APPENDIX 1 contains a map of the area and aerial photograph of the site. **APPENDIX 2** is a confidential appendix containing further commercially sensitive financial information.

4. Key Decision

This is a key decision.

5. Financial Implications

The comments from the Head of Finance Services were as follows:

There is currently budgetary provision for the proposed scheme. If Members were minded to approve the revised proposal, the extra cost would be recognised in the Capital Programme in 2024/25.

6. Legal Implications

The comments from the Monitoring Officer / Head of Legal Services were as follows:

When making decisions in relation to the management or procurement of assets, the Council must act in accordance with its statutory duties and responsibilities. Under Section 120 of Local Government Act 1972, the Council is obliged to ensure that the management of its assets are for the benefit of the Borough. Section 17 of the Housing Act 1985 provides the principal power to (a) acquire land as a site for the erection of houses, (b) acquire houses, or buildings which may be made suitable as houses, together with any land occupied with the houses or buildings, (c) acquire land proposed to be used for the purpose of providing facilities in connection with housing accommodation, and (d) acquire land in order to carry out on it works for the purpose of, or connected with, the alteration, enlarging, repair or improvement of an adjoining house. Pursuant to Section 9 of the Housing Act 1985 the Council may provide housing accommodation by acquiring houses. Section 24 of the Housing Act 1985 Act provides that the Council acting as a housing authority may make such reasonable charges as they may determine for the tenancy or occupation of their houses.

Legal services will provide advice and assistance at each stage of the conveyancing process.

7. Human Resources Implications

Not applicable.

8. Union Comments

Not applicable.

9. Climate Change Implications

These are considered within the report.

10. Data Protection Compliance Implications

The appendix to this report contains OFFICIAL(SENSITIVE) information as detailed in Section 12A of the Local Government Act 1972. It is therefore included in the private section of this agenda. There are no Data Protection issues in relation to this report.

11. Equality Impact Assessment

N/A.

12. Background papers

Nil.

REFERENCE

APPENDIX 1

