

Report of the Deputy Chief Executive

FISHPOND COTTAGE, 51 ILKESTON ROAD, BRAMCOTE AND THE USE OF SURROUNDING LAND FOR REDEVELOPMENT1. Purpose of report

To seek Committee approval for one of two options to develop Fishpond Cottage, 51 Ilkeston Road, Bramcote for social housing.

2. Current position

Fishpond Cottage, 51 Ilkeston Road, Bramcote (also known as Farm Cottage) is a 19th century detached cottage owned by the Council (see appendix 1). In 2017 the Policy and Resources Committee approved the sale of Fishpond Cottage and the redevelopment of the garden land and adjacent grassed area with dementia friendly bungalows. This approval has not been progressed and committee has the opportunity to consider an alternative option to maximise the development of the site.

4. Current options for the site (see appendix 2 for more detail)

Option 1 - as per the 2017 approval i.e. sell the cottage and seek to redevelop part of the garden land and adjacent grassed area. The area that can be developed and the proposed mix has changed since the original report – see appendix 1 and 2,

Option 2 - Demolish the cottage (subject to planning) and seek to redevelop the whole site, whilst salvaging the cottages historic fixtures and fittings with a view to these being represented or reused in the adjacent Bramcote Hills Park,

5. Financial implications

The 2020/21 capital programme includes £600,000 for the provision of new build housing on the Fishpond Cottage site. Once a preferred option has been agreed, an estimate of the costs and required financing will be produced and approval sought from the Finance and Committee should this require a change in the budget.

Recommendation

Committee is asked to RESOLVE that one of the following 2 options be approved:

1) Option 1

a) Fishpond Cottage be sold as per Policy and Resources Committee approval dated 13 July 2017 (subject to revising the cottage boundary) with a delegation made to the Deputy Chief Executive, following consultation with the Chair of the Housing Committee, to agree the terms and conditions of the sale,

b) A consultation exercise be undertaken to seek local resident's views on developing the rest of the site for a mixture of 3 bed houses and 1 bed flats,

c) Following this event, a delegation be made to the Deputy Chief Executive, in consultation with the chair of housing, to submit a planning application,

2) Option 2

d) A consultation exercise be undertaken to seek local residents' views on developing the site including the proposed demolition of Fishpond Cottage,

e) Following this event, a delegation be made to the Deputy Chief Executive, in consultation with the Chair of the Housing Committee, to submit a planning application.

Background papers: Nil