

Report



Cabinet Member for Assets and Member Development

Part 1

Date: 12 July 2017

Subject Land at Charlotte Drive

Purpose To outline an opportunity to dispose of this asset, in support of wider redevelopment proposals.

Author Housing and Assets Manager

Ward Pillgwenlly

Summary Newport City Homes has been pursuing development proposals for an area of housing in Pillgwenlly. This programme will include physical improvements and environmental works, as well as new housing. Planning permission for the works has been obtained and it is hoped that work will start on site during 2017. Included within the proposals is the provision of three small flats on land partly owned by the Council. For the scheme to proceed, the Council will need to sell its freehold interest in the site.

Proposal Agree to dispose of the land on terms recommended by Newport Norse and agreed by the Head of Law and Regulation.

Action by Head of Regeneration, Investment and Housing

Timetable Immediate

This report was prepared after consultation with:

- Estates Team Leader, Newport Norse
- Estates Portfolio Officer, Newport Norse
- Property Services Manager, Newport Norse
- Director, Place, Newport City Council
- Head of Regeneration, Investment and Housing, Newport City Council
- Housing and Asset Manager
- Head of Finance – Chief Finance Officer
- Head of Law and Regulations – Monitoring Officer
- Head of People and Business Change

Signed

1. Background

- 1.1 Newport City Homes (NCH) has developed comprehensive proposals for major improvement works across a portion of Pillgwenlly. Planning permission has been granted for the physical works and a main contractor appointed. It is anticipated that work will commence during 2017.
- 1.2 Included within the proposals, is the construction of three one bedroomed flats on land partly owned by the Council, adjacent to Pill Primary school. The land to be transferred is shown hatched on the plan at Appendix 1.
- 1.3 As part of the accommodation works, NCH will undertake work to incorporate the redundant turning circle within the boundary of Pill Primary. In addition, NCH will undertake works, at its own expense, to improve the access to the school at this location. An indicative plan of work is attached at Appendix 2.
- 1.4 NCH has advised that, during its consultation process, residents highlighted the subject land suffers high levels of anti-social behaviour. The incorporation of this land into the scheme would complement wider regeneration objectives.
- 1.5 The proposed use has a recent planning permission and therefore no further planning permission is required.
- 1.6 Overage would not be appropriate in this transaction.

2. Financial Summary

	Year 1 (Current) £	Year 2 £	Year 3 £	Ongoing £	Notes including budgets heads affected
Costs					Management action and maintenance costs are largely on a reactive basis currently. These would be reduced or eliminated if the applicant takes over ownership of the land.
(Income)					
Net Costs (Savings) Net Impact on Budget					

3. Risks

Risk	Impact of Risk if it occurs* (H/M/L)	Probability of risk occurring (H/M/L)	What is the Council doing or what has it done to avoid the risk or reduce its effect	Who is responsible for dealing with the risk?
Failure to dispose of the asset will result in no capital receipt to the Council	M	M	Disposal programme will be monitored	Newport City Council and Newport Norse
Maintenance costs will be incurred	M	L	Seek to complete transfer expeditiously	Newport City Council and Newport Norse
School will not receive benefit of improvement works proposed	H	L	Transfer will be drafted appropriately	Newport City Council

* Taking account of proposed mitigation measures

4. Links to Council Policies and Priorities

- Corporate Asset Management Plan 2013-18 Service development plans
- Housing Strategy

5. Options Available and considered

- 5.1 Decline the request and continue to manage the land as currently.
- 5.2 Agree to dispose of the land on terms recommended by Newport Norse and agreed by the Head of Law and Regulation.

6. Preferred Option and Why

- 6.2 Agree to dispose of the land on terms recommended by Newport Norse and agreed by the Head of Law and Regulation.
- 6.3 This will release capital finance to invest and should relieve the Council of management and maintenance costs. It will also assist in delivering wider physical and economic regeneration benefits to the wider area.
- 6.4 It will assist with the supply of housing accommodation.

7. Comments of Chief Financial Officer

- 7.1 The proposed option will benefit the Council by generating a capital receipt of approximately £16k which can be reinvested in other capital programme priorities. Achieving a disposal as soon as possible is desirable in order to eliminate the burden of the potential revenue costs associated with surplus land such as antisocial behavior and arson.

8. Comments of Monitoring Officer

- 8.1 If the land in question is surplus to the Council's requirements, then it can be sold to NCH to facilitate this regeneration scheme, in accordance with the Council's general powers of disposal under Section 123 of the local Government act 1972. It is assumed that the combination of the capital receipt and the value of the accommodation works carried out to improve the success to Pill primary school will secure market value for the land being sold. In any event, the sale will facilitate a social housing regeneration scheme and, therefore, will secure wider social and economic benefits for the area in accordance with the Council's well-being objectives. The contract for the sale of the land will need to be conditional upon the accommodation works being completed satisfactorily and the land being used for the purposes of the regeneration project.

9. Comments of Head of People and Business Change

- 9.1 As the report indicates the Pillgwenlly ward ranks amongst the most deprived in Wales and experiences issues which impact on economic, social, cultural and environmental wellbeing. This includes relatively high levels of unemployment, ill-health and crime/anti-social behaviour. In addition to this the housing stock in Pillgwenlly includes a significant proportion of low-quality private sector rented accommodation as well as a high number of social housing units. NCH own over 500 homes in Pillgwenlly, and alongside other housing associations and partners on the One Newport Public Service Board, are committed to the regeneration of the area; providing quality housing, open space and civic amenities that support a safe, vibrant environment for the whole community. This is demonstrated through the £10m investment in Pillgwenlly which is not only about improving the condition of their existing homes and building a small number of new homes; its main focus is on improving the wider neighbourhood through changes to the public realm and creating accessibility and visibility to reduce crime and anti-social behaviour.
- 9.2 The proposed development of this site would play a part in providing additional high quality, well managed social housing by a key regeneration partner organisation. It should also contribute to a reduction in anti-social behaviour which is known to be an issue of concern in this immediate area but also for the wider Pillgwenlly community. Reduced ASB contributes to improved wellbeing and the vibrancy of the area. As such the proposal is supported and is considered to be in line with the sustainable development duty under the Wellbeing of Future Generations Act 2015 (e.g. preventative in nature, a long-term impact, based in involvement and collaboration/integration).

10. Comments of Cabinet Member

- 10.1 Cabinet Member has approved the report.

11. Comments of Ward Members - Pillgwenlly

- 11.1 None received.

12. Scrutiny Committees

- 12.1 N/A

13. Equalities Impact Assessment and the Equalities Act 2010

- 13.1 The Equality Act 2010 contains a Public Sector Equality Duty which came into force on 06 April 2011. The Act identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. The new single duty aims to integrate consideration of equality and good relations into the regular business of public authorities. Compliance with the duty is a legal obligation and is intended to result in better informed decision-making and policy development and services that are more effective for users. In exercising its functions, the Council must have due regard to the need to: eliminate unlawful discrimination, harassment, victimisation and other conduct that is prohibited by the Act; advance equality of opportunity between persons who share a protected characteristic and those who do not; and foster good relations between persons who

share a protected characteristic and those who do not. The Act is not overly prescriptive about the approach a public authority should take to ensure due regard, although it does set out that due regard to advancing equality involves: removing or minimising disadvantages suffered by people due to their protected characteristics; taking steps to meet the needs of people from protected groups where these differ from the need of other people; and encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

14. Children and Families (Wales) Measure

14.1 Although no targeted consultation takes place specifically aimed at children and young people, consultation on planning applications and appeals is open to all of our citizens regardless of their age. Depending on the scale of the proposed development, applications are publicised via letters to neighbouring occupiers, site notices, press notices and/or social media. People replying to consultations are not required to provide their age or any other personal data, and therefore this data is not held or recorded in any way, and responses are not separated out by age.

15. Wellbeing of Future Generations (Wales) Act 2015

15.1 The Well-being of Future Generations (Wales) Act 2015 ensures that public bodies across Wales, including local authorities, think about the long-term, work better with communities and each other, look to prevent problems and take a more joined-up approach. To achieve this, the Act puts in place 7 well-being goals -

- A globally responsive Wales
- A prosperous Wales
- A resilient Wales
- A healthier Wales
- A more equal Wales
- A Wales of cohesive communities
- A Wales of vibrant culture and thriving Welsh Language

15.2 This redevelopment scheme meets many of the goals set out in the Act, rather than it being a straightforward housing development, it incorporates rejuvenating the business area allowing the community to benefit from local services. The scheme also increases the level of affordable housing. Pillgwenlly ward is one of the most deprived in Wales with high levels of unemployment and diverse ethnic groups with up to 40 languages being spoken. This regeneration project addresses the public realm work to include renowned areas of anti-social behaviour and together with Gwent Police and Newport City Homes have identified the main problem areas and have agreed to address these. This is a community-led regeneration project.

16. Crime and Disorder Act 1998

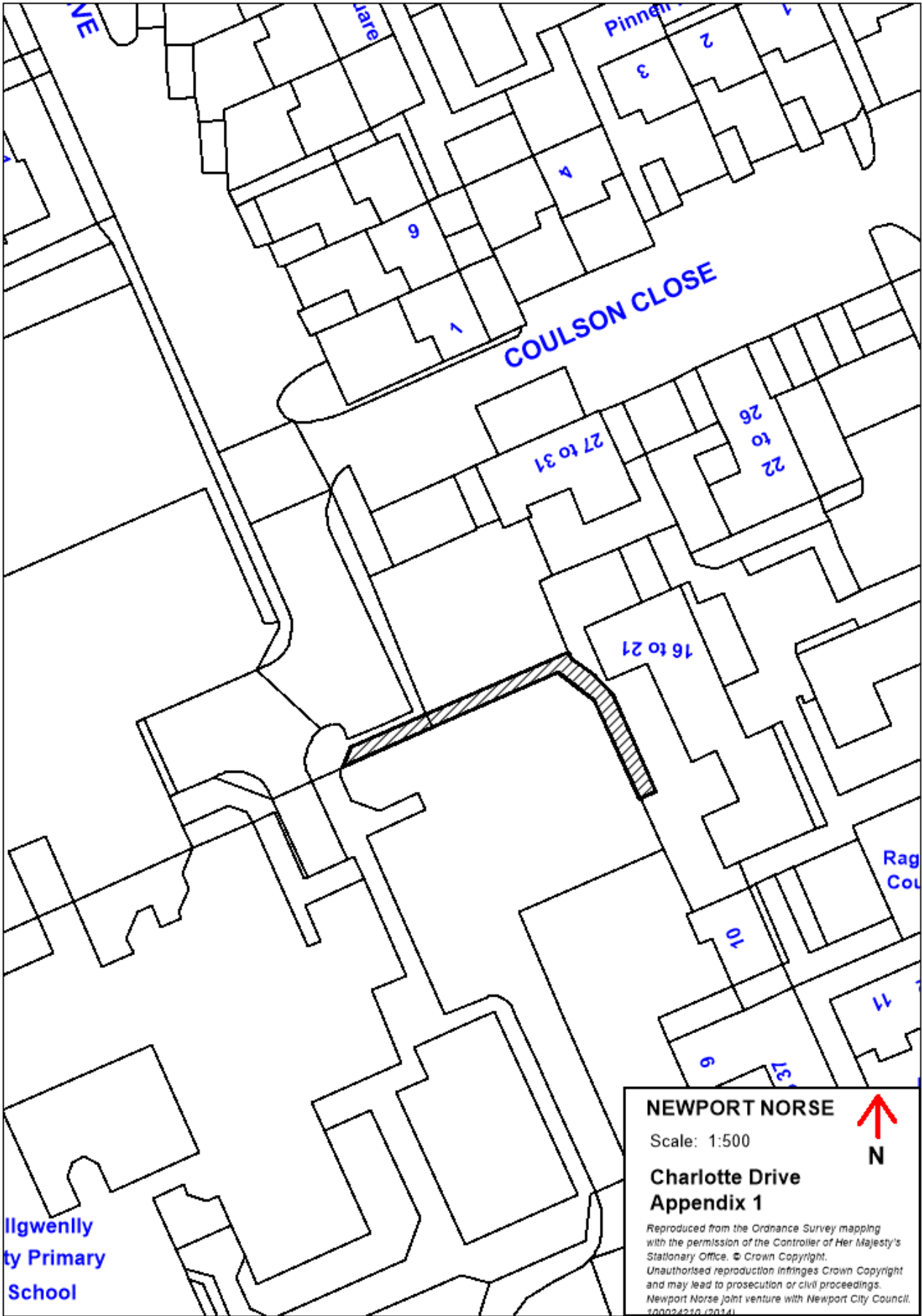
16.1 Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

16. Consultation

17.1 Comments received from wider consultation, including comments from elected members, are detailed in each application report in the attached schedule.

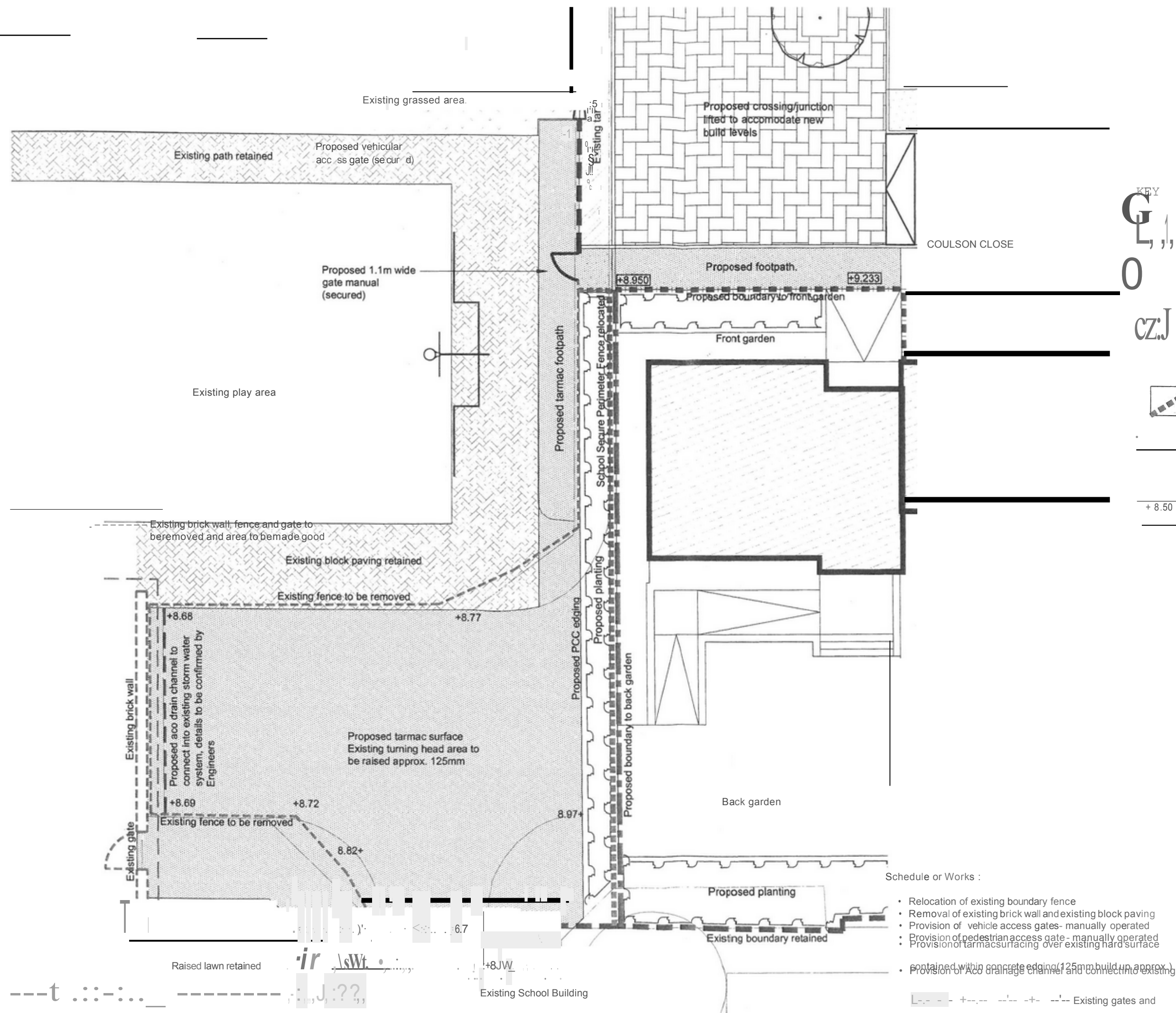
17. Background Papers

18.1 Site Plan



Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.

APPENDIX 2



- KEY**
- G** Existing boundary retained
 - L** Existing boundary to be removed
 - O** Proposed boundary to front garden
Brick wall and steel verticals 1.0 metre high with access gates
Refer to drawing 70154_LL(90)9406
 - CZ.J** Proposed boundary to back garden
Brick and steel verticals 1.8 metres high with access gates
Refer to drawing 70154_LL(90)9404
 - School Secure Perimeter Fence
Existing weld mesh fence to be relocated to new position with access gates from Charlotte Drive
 - Charlotte Drive
 - Existing block paving retained
 - + 8.50 Existing levels to be retained
 - Existing levels proposed

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Schedule of Works :

- Relocation of existing boundary fence
- Removal of existing brick wall and existing block paving
- Provision of vehicle access gates - manually operated
- Provision of pedestrian access gate - manually operated
- Provision of tarmac surfacing over existing hard surface

- Provision of Acc Drainage channel and connecting to existing
- contained within concrete edging (125mm build up approx.)
- Existing gates and

Landscape
 Boundary Treatment to School Perimeter
 School Secure Perimeter Fence
 relocated to

ensure security for existing car port

- storm water system.
- Allowance for lifting manhole covers.
- Provision of shrub planting (& associated soil / bark mulch) - allow breaking up and removal of hard surface / formations to depth of 600mm

FOR INFO

DATE: 07.04.16

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