

## **Report to Cabinet**

**Subject:** Burton Road and Station Road regeneration sites

**Date:** 18 March 2021

**Author:** Head of Regeneration and Welfare

### **Wards Affected**

Carlton

### **Purpose**

To seek approval for the preferred delivery route to ensure the sites at Burton Road and Station Road are redeveloped for residential units as affordable housing and temporary accommodation.

### **Key Decision**

This is a key decision because it is likely to result in the Council incurring expenditure which is significant having regard to the budget for the service or function concerned.

### **Recommendation(s)**

#### **THAT Cabinet:**

- 1) Approves the redevelopment of Burton Road and Station Road as sites for the provision of Council owned affordable housing and temporary accommodation, as detailed in this report, subject to any necessary approvals, including planning permission and subject to the confirmation of grant funding and costs remaining within the approved budget.**
- 2) Delegates authority to the Chief Executive to approve a final design scheme for the sites at Burton Road and Station Road, to be submitted for planning permission, in consultation with the Leader of the Council.**
- 3) Approves the submission of an application to the Ministry of Housing, Communities and Local Government to waive the statutory**

**requirement to open a Housing Revenue Account for any affordable/social housing units constructed on the site**

- 4) Approves the submission of an application for necessary consents to charge affordable rent for the housing not retained as temporary accommodation units.**

## **1 Background**

### The Sites

- 1.1 **Burton Road:** The site shown on the plan at Appendix A comprising of nos. 23 – 29 (odds) Burton Road, Carlton is within a wider residential area. The redevelopment of the site has been assessed in detail through the business case (shown in Appendix C).
- 1.2 Initially, the Council purchased 23 Burton Road in 1978. Whilst the original documents cannot be located, there is a restriction on the registered title of the land preventing disposal unless in accordance with the Housing Act 1957 or some other Act or authority. It is therefore presumed that the site was purchased pursuant to powers under the then relevant Housing Act. Whilst this means that the proposal to develop the site to provide housing is permissible, if the Council decided to do something different with the site, for example sale on the private market, then approval may be required from the Secretary of State, due to the legislative restrictions.
- 1.3 Over time the row of shops adjacent to the Council owned land became derelict and became a cause of concern amongst local residents and Councillors, due to their dilapidated appearance. On 28 June 2018, the Council took the decision to acquire the adjacent shops, numbers 25, 27 and 29, with a view to demolishing the properties and redeveloping the entire site as affordable housing, in partnership with a Registered Provider.
- 1.4 An options appraisal was commissioned from David Lock Associates in March 2018 with reference to the sites ability to provide housing, and their assessment concluded that whilst the site could deliver new homes, due to specific issues with the site such as its topography and access issues, it was not viable for market housing, but would work for affordable housing. This recommendation was included in the 2018 Cabinet report and approval was given for section 106 funds for affordable housing to be used towards the costs (including legal costs) to acquire and demolish the properties on the site. The buildings were demolished in Spring 2019.

- 1.5 Since then, there have been revised drawings commissioned, based on developing the site out for flats for use as affordable housing/temporary accommodation. These have also been recently refined through the feasibility work undertaken by a contractor under the Scape Framework. This work has shown the site can deliver 7 x 2 bedroomed flats. Full details of the scheme development are appended to the business case at Appendix C.
- 1.6 **Station Road:** The site (shown on the plan at Appendix B) comprises of two parcels of land registered with the Land Registry. The redevelopment of this site has been assessed in detail through a draft business case (shown in Appendix C).
- 1.7 The southern part of the site has been owned by the Council since 1894. The site comprised of three buildings, which date back from 1885 – 1900 and a large yard in the centre. The site was formerly a Council depot (c.1950s-1970s), before being occupied by the Netherfield Gardeners Association and latterly Carlton Brass Band. In 2016, the Council applied for adverse possession of the northern part of the site and the Council is now the registered proprietor of the whole site. The buildings have subsequently been demolished in August 2020. Homes England have awarded the Council £174k of Starter Homes funding to develop the site out for affordable housing.
- 1.8 As the northern site has been registered to the Council under adverse possession, there is a note on that registered title that the land could be subject to any rights or covenants imposed before the land was registered in 2016 that are still subsisting and capable of enforcement. It is considered extremely unlikely that there are any such rights or covenants as the Council has occupied the land from at least the 1950s. However, this could be mitigated by taking out indemnity insurance to protect the Council against unknown rights or covenants should a claim be made in the future.
- 1.9 There has been a variety of options considered for this site to understand the best use of the site and to help inform the options appraisal for its long term use. The original proposal under consideration was for a mews type development designed for market sale, to help inform whether there was a commercial opportunity to be considered (i.e. build to sell or rent the properties). A revised set of options were then considered to focus on delivering affordable housing and / or temporary accommodation in the form of flats. This has been recently refined through working with a contractor as part of the feasibility stage of the Scape Framework. These plans have shown that 10 x 2 bedroomed flats can be provided across this site. Full details of the scheme development are appended to the business case at Appendix C.

#### Objectives and delivery options

- 1.10 As previously reported to Cabinet, Officers have been exploring delivery options for housing development and delivery, in line with the Corporate Plan priorities. Officers identified a number of objectives (as part of the business

case shown in Appendix C) to be considered when reviewing the delivery options for this site:

- Secure “best value” in the development of these sites considering the overall value derived including not simply economic factors but also wider considerations, such as wider corporate aims and social value;
- to meet the Gedling Plan priorities of redeveloping vacant or underused sites for new affordable homes and temporary accommodation; and
- encourage the wider regeneration of these areas.

1.11 Officers identified a number of general matters to be considered when reviewing the delivery options for these sites (outside from the site specific constraints identified):

- **Funding already secured for Station Road** – This was initially secured in 2015, and then two further proposals were submitted, resulting in an allocation of £174k. To date £47k has been received and £13k has been applied to finance the earlier stage of the site development. Confirmation has been received from Homes England that their Starter Homes funding can be used alongside S.106 commuted sums funding for the provision of affordable housing including temporary accommodation but the final approval of the amount is still awaited. If this scheme is not delivered, the Council would not be able to access this funding (£174k).
- **Lack of affordable housing** within the Borough to meet the local demands. Currently, there is a requirement for 629 properties, if everyone on the waiting list is to have access to an affordable house.
- **Meet housing needs** of those on the housing register – opportunity to deliver the type, size and tenure of housing required locally.
- **Temporary accommodation option appraisal** (considered by Cabinet in February 2021) identified the urgent need for the Council to acquire more units of temporary accommodation, to enable it to fulfil its statutory duty to homeless applicants as per the Housing Act 1996 and to reduce the strain on the temporary accommodation budget from placing people into bed and breakfast accommodation due to a lack of suitable alternatives.
- **Financial considerations**, there are a wide range of matters to be considered in detail as part of any business case, such as securing value for money, determining ongoing net revenue implications (where costs are covered as part of the income generated from the scheme including assumptions for appropriate rent levels) which demonstrate the affordability and ongoing viability of the scheme (see detailed sections later). Specific to this project include s.106 affordable housing funds (£801,400 as at 4 March 2021) available to the Council to be spent on delivering or improving affordable

housing within the Borough. Furthermore, the opportunity to reduce expenditure on B&B and nightly paid for accommodation should be taken into consideration.

- **Delivery within the confines of not having an established HRA** – advice from Savills in December 2020 makes it clear that these properties, if used as affordable housing, can be held within the general fund subject to approval being sought from Ministry of Housing, Communities and Local Government (MHCLG) for a waiver from holding the properties in a Housing Revenue Account (HRA). GBC closed its' HRA after it transferred its' housing stock to Gedling Homes in 2008. The advice from Savills was that the waiver is likely to be granted, so the Council could retain ownership and manage this affordable housing with the General Fund with MHCLG's approval, given it is only a small number of units. The implications for opening the HRA have not been considered and the business case would need to be revisited if the waiver is not granted, but professional advice implies that GBC would be granted the waiver, and with Cabinet approval, officers could approach MHCLG about this.
- **Opportunity for further funding** approval was given to apply for Investment Partner (IP) status with Homes England, to apply for funding under Homes England's Affordable Housing Programme (AHP). Advice from Homes England was that we first need to register as a provider of social housing, which was completed at the beginning of March 2021. The application for IP status is continuing and is required before Homes England would make payment under a completed funding contract. Recent meetings with Homes England to discuss the two sites have been well received and there may be further funding available.

1.12 There are a number of issues/risks that have also been taken into account and are thoroughly detailed in the business case:

- **Long term implications** of owning more properties, including how these are to be maintained and managed. This would only apply for properties in the Council ownership. This could be addressed through the detailed business planning for these delivery options but resource for ongoing management of the premises is included as part of the financial case.
- **Procurement and appointment of contractors** would be required if the sites were to be developed out by the Council. This would be handled internally and managed by an experienced project manager within the Economic Growth and Regeneration Team to ensure swift delivery within the allocated budgets.
- **Right to Buy (RTB)** – tenants of affordable housing provided by the

Council may be entitled to buy their property under the RTB scheme. An eligible tenant could exercise the RTB upon occupation if they have been a public sector tenant for three years or more. This could risk the financial sustainability of the scheme. However, when calculating the discount entitlement, the Council can off-set this with the costs of construction of the properties, including site acquisition and development, works of repair or maintenance that exceed £5,500 in the 15 years prior to the RTB application (“Cost Floor figure”). The discount cannot exceed the Cost Floor figure. Therefore if the Council adopt a policy for calculating the Cost Floor figure, it is unlikely that a tenant would exercise the RTB in the first 15 years after construction as they would not be entitled to any discount or the discount would be reduced.

- **Rent levels** – there is a statutory requirement that registered providers (such as the Council) will deliver social rent schemes. Social rent is calculated on a formula set by government and for Gedling equates to £90.60 plus £5 service charge per week. The permission of the Secretary of State for the MCHLG and/or Homes England is required to set any rent level above social rent and if that permission is not granted this may present a risk to scheme viability which is currently predicated on the LHA rent level (£126.58 per week), and the business case will need to be re-visited in that scenario. There may be opportunities for additional Homes England grant funding which may make the scheme more viable at a lower rent level but this will be subject to a funding bid. Rent level for any temporary accommodation is not limited to social rent.
- **Timescales** – there is growing pressure to deliver more affordable houses within the Borough, as well as having access to more temporary accommodation. There will be risks associated with taking these sites on, linked to meeting funders’ requirements, specific restrictions and timescales.

1.13 From the very beginning of this process, there have been various options for development of the two sites considered. These are explained in more detail in the section 3.3 of the appended business case and include:

- Dispose of the site(s)
- Development for other uses – commercial, retail and/or leisure purposes
- Residential development by the Council for market rent and / or sale units
- Residential development by the Council for Council-owned affordable housing / temporary accommodation

- Residential development for affordable housing in partnership with a Registered Provider

### Burton Road

1.14 In order to understand the delivery options available for the Burton Road site, it is worth noting the following matters:

- The acquisition of no. 23 restricts the site to housing unless a statutory approval process is followed
- 2018 Cabinet approval to acquire the adjacent shops, numbers 25, 27 and 29, with a view to demolishing the properties and redeveloping the entire site as affordable housing and for regeneration reasons, in partnership with a Registered Provider.
- An options appraisal was commissioned from David Lock Associates in March 2018 with reference to the sites ability to provide housing, and their assessment concluded that whilst the site could deliver new homes, due to specific constraints within the site such as its topography and access issues, it was not viable for market housing, but would work for affordable housing.
- 25, 27 and 29 were acquired in October 2018 for a total cost of £117,316.00, plus legal fees using s106 affordable housing funds (as per the previous Cabinet approval).
- February 2021 Cabinet report outlining the preference to build our own temporary accommodation units, such as on sites at Burton Road and Station Road.
- Recent discussions with Homes England suggest that there is likely to be further funding available for affordable housing on this site, as the Council is now a registered provider which would be subject to a future funding bid

1.15 On this basis, three delivery options have been discounted:

1. **Dispose of the site(s)** – the additional properties were bought for regeneration purposes and to deliver affordable houses, not for site assembly purposes to re-sale.
2. **Development for other uses – commercial, retail and/or leisure purposes** – the additional properties were bought for regeneration purposes and to deliver affordable houses. In any case, there are vacant shops across from this site which indicates there is a lack of demand for retail units in this location (and the Council would not want to be seen to be competing with the local centre). Furthermore, the site is very small for a leisure or a commercial use and was considered not suitable for such uses.
3. **Residential development by the Council for market rent and / or**

**sale units** – the additional properties were bought for regeneration purposes and to deliver affordable houses. However, financial modelling from David Local Associates suggested that the site was not viable for market rent or sale (which informed the 2018 Cabinet approval).

### Station Road

1.16 In order to understand the delivery options available for the Station Road site, it is worth noting the following matters:

- There are no legal restrictions for this site and so could deliver all house tenures and non-residential uses
- The council committed to delivering Starter Homes when a funding bid was submitted to Homes England (which was successful)
- Subsequent and recent discussions with Homes England suggest that there may be further funding available for affordable housing on this site, as the Council is now a registered provider which would be subject to a future funding bid.

1.17 On this basis, three delivery options have been discounted:

1. **Dispose of the site(s)** – there is an asset valuation for the site of £107,490 for the site based on a scheme for 4 terraced properties. However, Officers are discounting this option, as selling the land on the open market could mean that the Gedling Plan requirements of redeveloping vacant sites for affordable housing or temporary accommodation would not be met. The site is too small to warrant any affordable housing through the planning process and if it was sold for affordable housing, it would come under option 5 detailed below, (as it would be delivered by a housing provider).
2. **Development for other uses – commercial, retail and/or leisure purposes** –there are vacant shops in the local centre nearby which indicates there is a lack of demand for retail units in this location (and the Council would not want to be seen to be competing with the local centre). Furthermore, the site is very small for a leisure or a commercial use and was considered not suitable for such uses.
3. **Residential development by the Council for market rent and / or sale units** – David Lock Associates reviewed this option as part of the wider work that they did on both sites in 2018. There were two schemes proposed of market sale properties which suggested that there was a minimal amount of profit to be made from the schemes (up to £70k), but this did not account for any land value. Therefore, the potential for any capital receipt was very limited. On this basis and as this option would not delivery any affordable housing or temporary

accommodation (for the same reason as identified in option 1), this was ruled out.

## **2 Proposal**

2.1 As detailed above, there are a number of considerations on the preferred delivery route for these sites and there has been considerable work done previously to discount three of the five delivery options, leaving:

- Option 4: Residential development by the Council for Council-owned affordable housing / temporary accommodation
- Option 5: Residential development for affordable housing in partnership with a Registered Provider

2.2 Both options have been reviewed and comparisons drawn (see section 3.3 in the detailed business case) to understand which of the two remaining delivery options presents “best value” for the Council. Authorities are under a general Duty of Best Value to “make arrangements to secure continuous improvement in the way in which its functions are exercised, having regard to a combination of economy, efficiency and effectiveness.” Under the Duty of Best Value, therefore, authorities should consider overall value, including economic, environmental and social value, when reviewing service provision. These factors have been carefully reviewed, appraised and considered.

2.3 Overall, the two remaining delivery options both meet the corporate priorities of redeveloping vacant sites for affordable housing and temporary accommodation. However, at this current time, for these two specific sites, it is felt that having full control of the sites, their construction (so the detailed designs will meet the current requirements) and their long term management is the preferred route. It will provide optimum flexibility for the Council to respond to the changing demands for temporary accommodation over time and ensure that Officers are best placed to care for our most vulnerable residents in the Borough. The Council will be able to be more responsive and take control of any arising issues or needs, without being reliant upon a third party. There are ongoing risks and implications for doing this, but as the financial appraisal shows these costs can be accommodated within the income generated by renting the units, therefore without an ongoing revenue subsidy to the Council (providing we can charge at above social rents i.e. LHA rents in the proposed business case).

2.4 Officers are therefore seeking Cabinet approval to redevelop these two sites for affordable housing (rent levels to be agreed as part of the final detailed business case) and use as temporary accommodation. Officers will be working to finalise the design schemes for both sites and update the accompanying detailed business case in accordance with the final

assumptions to confirm the viability of the scheme. Alongside this, work will be undertaken to procure contractors to deliver the sites and the preparatory work to submit a planning application.

2.5 As further input is required in relation to the final design prior to an application for planning permission being submitted, a delegation is sought for the Chief Executive to approve the final designs and submit planning application in consultation with the Leader (once the detailed business case has been completed). There are a number of matters to be finalised before this can occur, which includes:

- **Type of affordable houses and rent levels:** the Council would need to agree rent levels for the properties with Homes England, and/or the Secretary of State if affordable rents are to be charged. A number of different rent levels have been used to feed into financial appraisal and this shows that the scheme is viable when the affordable rents, set at LHA rent levels, are charged (see section 3.1 of the business for more information). This will need to be confirmed in the business case before finalising the scheme
- **Opportunity for further funding:** As the Council has the opportunity to secure further funding from Homes England (since the Council has become a register provider), there is some work required to establish the levels of potential funding available (based on the cost of the final scheme and the type of affordable housing being delivered).
- **Right to Buy:** a key risk is the impact that a discounted sale price may have on the financial appraisal. Officers will be considering the option to implement a Cost Floor by adopting a corporate policy to calculate the charge. By adopting this policy, the financial impact of Right to Buy will be significantly reduced.

2.6 In order to progress with these sites as affordable housing, Officers will need to submit an application to the Ministry of Housing, Communities and Local Government to waive the statutory requirement to open a Housing Revenue Account for any affordable/social housing units constructed on the site and to set affordable rent levels. Officers are therefore seeking approval to commence this process, so that this does not delay the delivery of these sites once the final design and final business case have been completed.

2.7 As detailed in paragraph 2.5, the Council would need to agree rent levels for the properties with Homes England, and/or the Secretary of State if affordable rents are to be charged. Officers are therefore seeking approval to submit an application for necessary consents to charge affordable rent for the housing not retained as temporary accommodation units.

### **3 Alternative Options**

- 3.1 A number of options have been considered for the sites as summarised above and detailed in the attached draft business case. The decision could also be to do nothing with the sites, however, this would leave two areas of land undeveloped.
- 3.2 There are various options for how the sites can be redeveloped, as shown by the previous work undertaken. Officers will be preparing the final designs for the sites in order to meet as many of the objectives identified above, efficiently designed and to meet the budget already assigned to this project.

### **4 Financial Implications**

- 4.1 A capital budget of £2,647,000 for these sites has already been included within the capital programme for 2021/22, which was approved in by Budget Council in March 2021. This was approved on the basis of a separate report being presented to Cabinet for approval of the detailed scheme delivery and final business case prior to scheme progression. The estimated ongoing revenue implications of the scheme included in the Medium Term Financial Plan is a forecast net revenue income demonstrating the affordability of the scheme based on current assumptions, which will be confirmed when the final scheme costs and financing are established.
- 4.2 As stated in the Business Case (see Appendix C), financial modelling has been undertaken in order to assess the affordability of the scheme and was used to support the capital budget development bid. Currently, as part of this modelling, a number of assumptions have been made as follows:
- Borrowing is based on a 40-year period;
  - A general maintenance requirement of £500 per unit per year;
  - A contribution of £1,000 per unit per year to a sinking fund to cover major repairs and refurbishments;
  - Management/Letting fees of £750 per unit (this is equivalent to 0.5fte and is in addition to the management fees allocated as part of the temporary housing project);
  - Voids of 5%;
  - Uncollected rents of 5%;

- Inflation of 1% per annum has been included; and
- Rent levels have been varied as part of the sensitivity testing, and the table below demonstrates that Local Housing Allowance (LHA) rates as a minimum are financially viable in both the medium and the long term.

<b>Net Position using LHA Rents</b>			
<b>Financial Analysis</b>	<b>Burton Road</b>	<b>Station Road</b>	<b>Total</b>
5 Year Net Surplus	(£1,500)	(£32,200)	<b>(£33,700)</b>
40 Year Net Surplus	(£346,800)	(£736,500)	<b>(£1,083,300)</b>

- Affordable rents are also financially viable as they are higher than LHA rates, charging these would generate a greater surplus which could potentially be reinvested into future housing schemes;
- Based on the current capital project costs and funding and other business case assumptions, social rents do not offer an affordable financially viable scheme and would require an ongoing revenue subsidy which cannot be contained within the current budget.
- Funding sources options including Starter Homes Grant funding specifically allocated to the Station Road project, pending clarification, s.106 affordable housing funds and PWLB Borrowing. Any bid for additional Homes England funding will be considered in light of the grant conditions and potential implications for the affordability of the scheme.

## **5 Legal Implications**

- 5.1 The Council will need to comply with any powers used to acquire the sites. No. 23 Burton Road was acquired using powers under the Housing Act 1957. This means that that part of the Burton Road site must be used for the provision of housing or associated infrastructure except where consent of the Secretary of State has been obtained, unless the land was appropriated by the Council for another purpose. Numbers 25-29 (odds) Burton Road were acquired under section 120 of the Local Government Act 1972 which does not restrict how the site is developed or disposed of provided the land is used for purposes of any of the Council's functions or the benefit, improvement or development of the area. The powers used to

acquire the Station Road site are unknown and therefore there are no known restrictions which prohibit or dictate how that site is developed, whether for residential or commercial purposes.

- 5.2 Where funding has been utilised for a project (i.e. Homes England funding), the funds must be used for the purposes for which they were applied and in accordance with any conditions of the funding. In addition, any s.106 affordable housing funds for the provision of affordable housing must be used in accordance with the terms as set out in the particular section 106 agreement pursuant to which the funds have been paid. This applies to funds already secured and expended on acquisition and site preparation costs and any future funding that may be secured towards the development costs of the proposals.
- 5.3 The Council can provide housing under Part II of the Housing Act 1985 (HA 1985) and this power would be utilised to provide affordable/social housing. Section 74 of the Local Government and Housing Act 1989 imposes a duty on local housing authorities who provide housing under Part II of the HA 1985 to keep a housing revenue account (HRA). A HRA must be ring-fenced from the Council's General Fund and income and expenditure must balance. Further the Council would be required to set a budget and business plan for the HRA which would have a separate capital programme and debt. The Council would need to apply to the MHCLG to waive the requirement to open a HRA. In practice, this waiver is generally granted where a local authority provides fewer than 200 properties.
- 5.4 The Council would need to set rent levels for the affordable/social housing units in accordance with the rent levels determined by Government. The Council would need permission from the Secretary of State and Homes England to set rent levels at 'affordable rent' (rent not exceeding 80% of the local market rents) rather than the social rent level set by Government. Furthermore the Council as a provider of social housing would also be regulated by the Regulator of Social Housing and would need consent from the Regulator of Social Housing if it wished to enter into, and thereafter vary, a management agreement for the properties. The Council would also need to obtain consent from the Secretary of State to dispose of the affordable housing units, unless a general consent applied.
- 5.5 Tenants of the affordable units must be granted a secure tenancy by the Council that would attract the right to buy (RTB) under Part V the HA 1985. This means that eligible tenants could exercise their statutory RTB the unit they were occupying and the unit would no longer be available for use by the Council as affordable housing. The RTB would not apply to introductory tenancies, if introduced by the Council (probationary or trial tenancies granted to new tenants for a period up to 12 months). The take up of RTB for these properties may also be limited if the Council adopted a

policy to apply the Cost Floor figure, that being the costs expended on the properties (including site acquisition and development costs and repair and maintenance costs exceeding £5,500) by the Council in the preceding 15 year period, which may affect the discount entitlement.

- 5.6 The Council has a duty to provide eligible homeless households with temporary accommodation under Part VII of the Housing Act 1996. Accommodation acquired under section 120 of the Local Government Act 1972 can be utilised for the provision of temporary accommodation. The Council can also rely upon its powers under section 1 of the Localism Act 2011. Occupiers of any temporary accommodation units provided as part of the development scheme would be granted non-secure tenancies by the Council. These do not attract the RTB and the Council is free to determine what level of rent to set for these properties.
- 5.7 If the development scheme for the two sites is approved a contractor(s) will need to be procured to develop the sites and construct the residential accommodation. The contractor(s) must be procured in accordance with the Council's Contract Standing Orders and the Public Contracts Regulations 2015.
- 5.8 If the Council retains ownership and management of the affordable housing and temporary accommodation units the Council will need to ensure it complies with all relevant legislation and guidance in respect of residential lettings, such as rent levels set by Government, standards of the properties and health and safety checks. The ongoing process of maintenance and management of the units would need to take into account any statutory requirements and applicable guidance.

## **6 Equalities Implications**

- 6.1 An Equality Impact Assessment (EIA) has been completed and is included within Appendix D.
- 6.2 As shown in the EIA, a range of matters are being considered as part of the development of the final schemes. This includes accessibility and adaptations wherever possible.

## **7 Carbon Reduction/Environmental Sustainability Implications**

- 7.1 These are considered throughout the detailed drawings that will be commissioned and environment friendly measures will be incorporated wherever possible. Further options for this will be considered going forward.

## **8 Appendices**

Appendix A: Burton Road site plan

Appendix B: Station Road site plan

Appendix C: Detailed business case

Appendix D: Equalities Impact Assessment

## **9 Background Papers**

28 June 2018 Cabinet report

11 February 2021 Cabinet report

## **10 Reasons for Recommendations**

- 10.1 To deliver against the Corporate Plan objective of delivering more affordable homes within the Borough and to deliver the preferred option for reducing reliance on B and B and nightly paid for accommodation as previously reported to Cabinet.
- 10.2 To ensure Executive oversight of the final design scheme.
- 10.3 To ensure the process can be followed to allow the developments to take place without having the delay or expense of having to re-open a HRA.
- 10.4 To ensure the necessary consents are in place to charge affordable rent for the housing not retained as temporary accommodation units.

### **Statutory Officer approval**

**Approved by:**

**Date:**

**Chief Financial Officer**

16 March 2021

**Approved by:**

**Date:**

**Monitoring Officer**

16 March 2021

**Appendix A: Burton Road Site Plan**



Civic Centre, Arundel Hill Park, Arnold,  
 Nottinghamshire, NG6 8LU

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 Site

## Appendix B: Station Road Site Plan



**Gedling**  
Borough Council

One Centre, Arndale Hill Park, Arndale,  
Nottinghamshire, NG6 8LU

 Site

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