



DERBY CITY COUNCIL

**LEADER OF THE COUNCIL –  
URGENT DECISION MEETING  
19 August 2008**

# ITEM 4

Report of the Corporate Director of Corporate  
and Adult Services

## Castleward Phase 1 – Land adjacent to 8 Canal Street

### SUMMARY

1. To obtain specific approval to allow a property within the Castleward Phase 1 area to be acquired and to add the expenditure to the capital programme because funds from *emda* cannot be used directly as originally envisaged.

### RECOMMENDATION

2. To approve the arrangements detailed within this report

### SUPPORTING INFORMATION

- 3.1 In February, 2008, Cabinet approved the principle of acquiring four other properties for the first phase of the Castleward redevelopment area following an agreement with English Partnerships being agreed for them to fund these acquisitions and for this to be added to the capital programme for 2007/08. A subsequent delegated non-key decision report on 14 July 2008 authorised acquisition of this property on similar terms to those set out below, but assumed that it would be funded through a direct payment to the solicitors. This authorisation is now required because it has transpired that we need to make the initial payment, then reclaim it from the scheme's funders.
- 3.2 The Terms agreed are set out within the attached confidential report.
- 3.3 The purchase will be funded by *emda*, but the amount required to complete will be initially paid from the Council's Modernisation Fund. This will be reclaimed from *emda* and drawn down from them within 30 days of the acquisition of the property.
- 3.4 This forms part of the Castleward redevelopment proposals which have been considered previously in an overall context, so acquisition is necessary as one of the steps necessary to implement the approved general approach.

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<b>Background papers:</b>	Draft funding agreement and non-key decision
<b>List of appendices:</b>	Appendix 1 – Implications

<b>IMPLICATIONS</b>
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**Financial**

- 1.1 The funding agreement has almost been completed. To achieve this acquisition now, we could arrange to put our solicitors in funds from our Modernisation Fund and reimburse this when we receive payment from *emda*.

**Legal**

- 2.1 As set out in the report.

**Personnel**

- 3.1 None.

**Equalities Impact**

- 4.1 None.

**Corporate objectives and priorities for change**

- 5.1 This contributes to the objectives reported in the previous reports.