

Time started 4.30pm
Time ended 4.46pm

Urgent Leader of the Council Cabinet Member Meeting 7 February 2024

Present: Councillor Shanker (Chair)

In Attendance Councillor Smale
Louise Brown – Housing Development Manager
Fouzia Khalique – Housing Development Project Leader

01/23 Apologies

An apology for absence was received from Councillor Poulter.

02/23 Identification of Urgent Items to which Call-in will not apply

It was confirmed that consent had been granted from the Chair of the Executive Scrutiny Board for the matter under consideration as an urgent key decision (detailed at minute number 05/23) to be exempted from call-in.

The reason for urgency was that the deadline for submission of the bid to the One Public Estate Partnership lead authority, which was Derbyshire County Council, by 9 February 2024. This short application timeline was not consistent with the matter being considered by a scheduled meeting of Council Cabinet. The funding was only announced on 12 December 2023 and it had not been possible for a report to be prepared for the Council Cabinet meeting held on 10 January 2024 and the next scheduled meeting was 14 February 2024 which was after the deadline for submission of bids.

03/23 Declarations of interest

There were none.

04/23 Minutes of the meetings held on 28 February 2023

The minutes of the meetings held on 28 February 2023 were noted.

Urgent Decision – Key Decision

05/23 Finding Bid to Brownfield Land Release Fund 2

The Leader of the Council considered an urgent report of the Director of Communities which sought authority to bid for and accept potential funding from the Brownfield Land Release Fund 2. The funding would be used for a project to redevelop a vacant site on Rose Hill Street to provide affordable homes.

To set out that the project in question was deliverable and had an approved Outline Business Case, but still required planning and other statutory consents, and approval by Council Cabinet, before it could progress to Delivery stage.

An urgent decision was required because the current round opened for applications on 12 December 2023, and closes on 14 February 2024. Completed applications must be with the Council's One Public Estate Partnership lead authority, which is Derbyshire County Council, by 9 February 2024. This short application timeline was not consistent with the matter being considered by a scheduled meeting of Council Cabinet.

Options Considered

1. Other sites had been considered for potential BLRF bids, but none had been identified that had both significant abnormal costs of development, and the relatively high confidence in delivery that was a requirement for the fund. Rose Hill Street was the best candidate among sites in the Housing capital programme at this time.
2. The Council could decide not to bid, but this would be a missed opportunity to bring in Government funding to augment the Council's own Housing capital programme.

Decision

1. To authorise the Director of Finance (Section 151 Officer) to submit a bid of up to £300,000 to the Brownfield Land Release Fund 2.
2. To delegate approval to the Director of Finance (Section 151 Officer), following consultation with the Cabinet Member for Housing, Property and Regulatory services, to accept any funding that may be offered as a result of the bid and to enter into the funding agreement, subject to acceptable grant conditions.

Reasons

1. To attract external investment into a project to redevelop vacant Council-owned land in one of the most deprived areas of Derby, and to mitigate the abnormal costs of developing the site.
2. To support the development of high- quality affordable homes to address the very high levels of need for housing in the city, and the particular need for accessible homes that meet the needs of older and disabled people.

MINUTES END