

REPORT TO LAND AND ASSET MANAGEMENT COMMITTEE

Subject:	Appropriation of Various Properties to the Housing Revenue Account
Director:	<p>Director - Housing and Communities - Alan Caddick</p> <p>Executive Director - Neighbourhoods – Dr. Alison Knight</p> <p>Executive Director – Resources – Darren Carter</p> <p>Director – Regeneration and Growth Amy Harhoff</p> <p>Director of Law and Governance and Monitoring Officer – Surjit Tour</p>
Contribution towards Vision 2030:	 
Key Decision:	Yes
Forward Plan (28-day notice) Reference:	(SMBC07/01/2019)
Cabinet Member Approval and Date:	9 th January 2019
Director Approval:	3 rd January 2019
Reason for Urgency:	Not applicable
Exempt Information Ref:	Not applicable
Ward Councillor (s) Consulted (if applicable):	None

Scrutiny Consultation Considered?	Scrutiny have not been consulted.
Contact Officer(s):	Paul Evans Asset Manager paul_evans@sandwell.gov.uk

DECISION RECOMMENDATIONS

That Cabinet be recommended to:

1. Declare the following properties surplus to the council services identified:
 - (a) 5 Dagger Lane, West Bromwich, B71 4 BB surplus to the requirements of Parks and Countryside; Site plan identification reference SAM/13860/006
 - (b) Greenwood Avenue, Oldbury, B68 8JE surplus to the requirements of Children's Strategic Commissioning. Site plan identification reference SAM/20700/006
 - (c) 25 Woodland Drive, Smethwick, B66 1 JF, surplus to the requirements of Children services. Site plan identification reference SAM/54340/004
 - (d) The Harry Mitchell Lodge, Smethwick, B67 7DH, surplus to the requirements of Neighbourhood Services. Site plan identification reference SAM/07800/001
 - (e) The Heath Lane Cemetery lodge, West Bromwich B71 2BG, surplus to the requirements of Bereavement services. Site plan identification reference SAM/23400/006
 - (f) 57 Edgbaston Road, Smethwick, B66 4LG, surplus to the requirements of Housing and Communities. Site plan identification reference SAM/16120/002
 - (g) The Riddins Mound Training and Enterprise centre, former SAPA Play centre and associated garage block, Applewood Grove , Cradley Heath Cradley Heath B64 6EW surplus to the requirements of property services. Site plan identification reference SAM/01605/044
2. Subject to 1 above authorise the Director – Regeneration and Growth to appropriate the land and premises shown for identification purposes as appendix A from the general fund to housing revenue account;

3. The Director – Housing and Communities be authorised to manage and let the premises as part of the Council's housing stock;
4. The Executive Director – Resources to adjust the accounts accordingly.

1 PURPOSE OF THE REPORT

- The purpose of this report is to authorise the appropriation of land identified under section one of the recommendations of this report to accommodate subsequent use by Housing and Communities as part of the housing stock.
- The recommendations in this report will see seven council buildings brought back into use, with an additional 33 housing units created.

2 IMPLICATION FOR THE COUNCIL'S AMBITION

- The proposals in this report contribute to achieving the Council's ambitions as follows:
 - Ambition 8 – Our distinctive towns and neighbourhoods are successful Centres of community life, leisure and entertainment where people increasingly choose to bring up their families – the opportunity to bring a vacant and underutilised asset back into use contributes to a better environment for residents of Sandwell.
 - Ambition 7 – We now have many new homes to meet a full range of housing needs in attractive neighborhoods and close to key transport routes – It will provide the opportunity to bring this asset back into use and to provide a good quality and attractive home for the residents of Sandwell.

3 BACKGROUND AND MAIN CONSIDERATIONS

- 5 Dagger Lane, West Bromwich is a house that was used to provide a service tenancy. It is no longer required for such a purpose and is therefore surplus to the requirements of the service.
- Greenwood Avenue, Oldbury is a former Government building transferred to the council, which until recently was used as office accommodation to support the network of children centres in the borough. It is no longer

required for such use and is therefore surplus to the requirements of the service.

- 25 Woodland Drive, Smethwick is a town house that was until recently used as a children's play centre by Sandwell adventure play association (Sapa) who have now ceased activities.
- The Harry Mitchell lodge, Smethwick is a house located next to the leisure centre. No longer in use as a service property it is therefore surplus to the requirements of the service
- Heath lane cemetery Lodge, West Bromwich. Until recently this property was in use as a service tenancy. The property is now surplus to the requirements of the service.
- 57 Edgbaston Road, Smethwick. A large detached house that was in use for homeless persons accommodation, nine units that does not comply with modern accommodation standards
- The Riddins Mound training and enterprise centre, Applewood Grove, Cradley Heath comprises 28 individual office units with a Sapa Play centre on the ground floor and five garage units adjacent. The offices are over twenty years old and have ceased to become a viable commercial offer. The SAPA facility on the ground floor has recently closed.

4 CURRENT POSITION

- 4.1 5 Dagger lane, West Bromwich. The property has been surveyed by housing services. The proposal is to refurbish the house and rent it for social housing accommodation.
- 4.2 Greenwood Avenue, Oldbury. Plans have been drawn up to convert the building to provide of four units of accommodation for temporary housing needs.
- 4.3 25 Woodland Drive, Smethwick. The proposal is to return the town house to social housing accommodation and to explore the option to build a second house on the site.
- 4.4 Harry Mitchell Lodge, Smethwick. The proposal is to modernise the property for the purposes of providing a house to rent for social housing.
- 4.5 Heath Lane cemetery lodge, has been surveyed and the proposal is to improve the house for the purposes of providing a house to be rented as social housing.

- 4.6 57 Edgbaston Road, Smethwick. Proposals have been drawn up to convert the house into five self-contained flats for social rent.
- 4.7 The Riddins Mould training centre, Applewood Grove, Cradley Heath would be converted to provide a minimum of 22 flats to provide temporary accommodation with a two further bungalows for social rent.

5 CONSULTATION (CUSTOMERS AND OTHER STAKEHOLDERS)

- 5.1 There has been no consultation with customers and/or stakeholders.

6 ALTERNATIVE OPTIONS

- 6.1 The Council could dispose of the land and premises on the open market but in doing so would lose the opportunity to increase the council's housing stock.

7 STRATEGIC RESOURCE IMPLICATIONS

- 7.1 The Executive Director – Resources has confirmed that the current Asset Valuation of the land and premises referred to in this report is as follows:

• 5 Dagger Lane, West Bromwich	£126,000
• Greenwood Avenue, Oldbury	£170,000
• 25 Woodland Drive, Smethwick	£100,000
• The Harry Mitchell Lodge, Smethwick	£100,000
• The Heath lane cemetery lodge, west Bromwich	£157,000
• Edgbaston Road, Smethwick	£140,000
• The Riddins Mound Training Centre, Cradley Heath	£500,000

8 LEGAL AND GOVERNANCE CONSIDERATIONS

- 8.1 Section 122 of the Local Government Act 1972 the Council may appropriate land which belongs to the council and which is no

longer required for the purpose for which it was acquired and is subsequently held.

- 8.2 A check of title of each property has been completed. No issues that would prevent the proposals identified for each property has been found.

9 EQUALITY IMPACT ASSESSMENT

- 9.1 It has not been necessary to undertake an equality impact assessment as the report is merely seeking authority to appropriate land and premises owned by the Council from the use for which it was acquired and is subsequently held to alternative use within the Council.

10 DATA PROTECTION IMPACT ASSESSMENT

- 10.1 There are no specific data protection measures to consider, all data relating to the matter is maintained in accordance with the Data Protection measures previously implemented by the Council.

11 CRIME AND DISORDER AND RISK ASSESSMENT

- 11.1 Crime and disorder implications will be considered as part of the alternative use of the premises by service area concerned.
- 11.2 Bringing each property back into productive use should reduce the opportunity for crime and disorder activity to take place.

12 SUSTAINABILITY OF PROPOSALS

- 12.1 The benefit to the wider community is the utilisation of an empty properties and bringing it back into use.
- 12.2 The appropriation of the property to the Council's housing stock is a welcome addition to provide greater opportunities for housing Sandwell residents.

13 HEALTH AND WELLBEING IMPLICATIONS (INCLUDING SOCIAL VALUE)

- 13.1 By bringing empty properties back into use and refurbishing them to the required standard will result in a positive impact on not only the occupants but the residents within the locale.

14 IMPACT ON ANY COUNCIL MANAGED PROPERTY OR LAND

- 14.1 This report is in line with Council's asset management strategy to make a greater use of underutilised assets. Appropriating the premises to the HRA assists in accommodating a more efficient and effective asset portfolio.

15 CONCLUSIONS AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

- 15.1 The main reasons for seeking to appropriate the land/properties in question is to ensure they are brought back into economic beneficial use.



Alan Caddick
Director – Housing and Communities