

Report to Cabinet

29 September 2021

Subject:	Appropriation of 34/36 Bridge Street West Bromwich B70 9HN, General Fund into Housing Revenue Account
Cabinet Member:	Councillor Iqbal Padda, Cabinet Member for Regeneration and Growth
Director:	Tammy Stokes Interim Director for Regeneration and Growth
Key Decision:	Yes
Contact Officer:	Lee Constable Strategic Lead – Strategic Assets & Land lee_constable@sandwell.gov.uk

1 Recommendations

- 1.1 That approval be given to declare 34/36 Bridge Street, West Bromwich, B70 9HN, formerly known as The Willows, surplus to the current council services provision under General Fund (Site plan identification reference SAM/06980/005).
- 1.2 That subject to 1.1 above, that the Director -Regeneration and Growth be authorised to appropriate the land and premises shown for identification purposes as Appendix A from the general fund to the housing revenue account at a value of £210,000.
- 1.3 That the Director – Housing be authorised to manage and let the premises as referred to in 1.1 above as part of the council’s housing stock



1.4 That the Director of Finance is authorised to make the appropriate adjustments to the Capital Financing Requirement of the General Fund and the Housing Revenue Account to reflect the appropriation as set out at 1.2.

2 Reasons for Recommendations

2.1 The purpose to this report is to authorise the appropriation of the property identified under section one of the report to accommodate subsequent use by housing as part of the housing stock within the remit of the housing revenue account

2.2 The property will then be refurbished to provide a specially adapted large dwelling to meet urgent housing need.

3 How does this deliver objectives of the Corporate Plan?

	Best start in life for children and young people
	People live well and age well
	Strong resilient communities
	Quality homes in thriving neighbourhoods The proposal will make much better use of a council asset to provide a much-needed renovated property for a disabled resident. Planning consent has been granted and subject to consent work will commence quickly.
	A strong and inclusive economy
	A connected and accessible Sandwell



4 Context and Key Issues

- 4.1 The Willows is currently within the general fund allocation. The property is to be appropriated into the HRA account. Housing and Strategic Asset and Land are to obtain approval from Cabinet for the appropriation.
- 4.2 Currently unoccupied but previously used as temporary bedsit accommodation, the two existing dwellings have provided various care and housing provision over the years. Notwithstanding this the property still sits in the General Fund accounts. Given the proposed use it is appropriate to move it to the HRA.
- 4.3 The proposed project is being undertaken by Urban Design and Building Services on behalf of Housing. The project consists of the conversion of an existing property formerly known as 'The Willows', 34/36 Bridge Street, West Bromwich, B70 9HN, to create a suitable dwelling to house a large family with specific disabled housing requirements. The family consists of 7 adults 5 of which are disabled adult children that require urgent accommodation suitable to their needs.
- 4.4 This report seeks approval from Cabinet for the required appropriation.
- 4.5 This will support the Council's ambition to provide new homes and accessibility to meet a full range of housing needs.

5 Alternative Options

- 5.1 Do nothing. The building is currently under used. There is an opportunity to make better use of this asset.
- 5.2 Sell the Building. This would prevent the council from providing much needed social housing in the West Bromwich area. A sale would also mean the council losing influence on how this building, which is within a residential area is managed. A sale of the building increases the risk of future anti-social activity.



6 Implications

Resources:	The property has an asset valuation as at 31 March 2020 of £210,000.
Legal and Governance:	Section 122 of the local Government act 1972 allows a council to appropriate land that belongs to the council which is no longer required for the purposes it was acquired for and subsequently held. A title check has taken place and no issues have been identified that prevent the recommendations outlined in this report taking place.
Risk:	A family has been identified to make use of the new building. The family have specific housing needs due to various disabilities.
Equality:	An equality impact assessment (initial screening) has been completed and no issues preventing the recommendations in this report found.
Health and Wellbeing:	The re purposing of the dwellings will have a positive impact on health and wellbeing.
Social Value	This will provide urgent housing requirement based a specific need.

7. Appendices

Site identification Plan attached and marked Ref SAM/06980/005.

8. Background Papers

None

