

Report to Cabinet

15 December 2021

Subject:	The Appropriation of Flat 148 Tower Road, Oldbury B69 1PE
Cabinet Member:	Cabinet Member for Regeneration and Growth - Councillor Iqbal Padda
Director:	Tony McGovern Director for Regeneration and Growth
Key Decision:	Yes
Contact Officer:	Principal Lead – Commercial Property Stefan Hemming stefan_hemming@sandwell.gov.uk

1 Recommendations







- 1.1 That approval be given to declare the premises known as flat 148 Tower Road, Oldbury B69 1PE, as identified on site plan identification reference SAM/48660/008, surplus to the requirements of Property Services.
- 1.2 Subject to 1 above, authorise the Director – Regeneration and Growth to appropriate the premises from the general fund to the housing revenue account.
- 1.3 Authorise the Director – Housing to manage and let the premises as part of the council’s housing stock.
- 1.4 Authorise the Director – Finance to make the appropriate adjustments to the Capital Financing Requirements to reflect the appropriation between the General Fund and HRA.



2 Reasons for Recommendations

2.1 The purpose of this report is to authorise the appropriation of the premise 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.

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 appropriation will make better use of a council asset to provide much needed residential accommodation.
	A strong and inclusive economy
	A connected and accessible Sandwell

4 Context and Key Issues

4.1 The flat was previously included as part of a commercial lease for the shop premises at 144 Tower Road, Oldbury. Currently the commercial property market does not support demand for this type of hybrid accommodation.

4.2.1 Returning the property to housing stock will assist in meeting demand for flatted residential accommodation.



5 Alternative Options

- 5.1 Currently the commercial property market does not lend itself to this type of hybrid accommodation where a commercial premise with residential accommodation are let by way of a single lease. The Council can continue as per the original letting but the property will be more difficult to market as a commercial lease.
- 5.2 The premises can be appropriated to housing stock to provide residential accommodation in the Tividale area where there is a demand for flatted accommodation.

6 Implications

Resources:	The flat has an asset valuation of £60,500, which will be transferred to the housing revenue account.
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.
Risk:	If the flat remains empty it may attract anti-social behaviour. As a social housing property, it will be let quickly because there is demand for this type of housing.
Equality:	An Equality Impact Assessment form has been completed and no equality issues were identified (appendix B).
Health and Wellbeing:	Not applicable to this report.
Social Value	Not applicable to this report.

7. Appendices

- 7.1 Site plan reference SAM/48660/008 appendix A.
- 7.2 Equality Impact Assessment appendix B.



8. Background Papers

8.1 None.

