

Decisions taken by the Property / Regeneration Briefing on Monday, 8 February 2021

Agenda Item No	Topic	Decision
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Part A – Items considered in public

A4	Appropriation of Land - HRA Development Sites	<p style="text-align: center;"><u>Salford City Council - Record of Decision</u></p> <p>I, Paul Dennett, City Mayor, in exercise of the powers contained within the City Council’s constitution do hereby:</p> <ol style="list-style-type: none"> Note the outcome of the advertising of the intention to appropriate, for planning purposes pursuant to section 122 of the Local Government Act 1972 and section 227 Town and Country Planning Act 1990, land at Brassington Avenue, Ryall Avenue South, Ordsall and The Green, Clifton (“Sites”) that are currently held for housing purposes; and Approve the appropriation of the sites for planning purposes to facilitate development by the Council pursuant to recently granted planning consents for affordable housing provision on the sites, as the sites are no longer required to be held for their current purpose. <p>The Reasons are the three sites concerned comprise previously developed, vacant and underused land held for housing purposes. Homes England funding has been secured for the provision of affordable housing units on the Sites and planning consent has recently been approved for a mix of houses and apartments across the Sites that will provide 104 homes for affordable rent.</p> <p>As the sites are all currently open to public access and may be impacted to varying degree by adverse third party rights as set out in the report, approval is sought for the appropriation of the land for planning purposes pursuant to section 122 of the Local Government Act 1972 and section 227 Town and Country Planning Act 1990, as the sites are no longer required to be held for housing purposes.</p> <p>Land held for planning purposes is deemed to be held for development, redevelopment or improvement,</p>
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		<p>which is likely to contribute to the economic, social or environmental well-being of the area or for a purpose which was necessary in the interests of the proper planning of the area in which the land is situated. If the sites are held for planning purposes, any potential third party rights affecting the sites may be capable of being overridden pursuant to section 203 Housing and Planning Act 2016.</p> <p>Assessment of Risk is Low</p> <p>The source of funding: There are no direct financial implications of this appropriation of land, but there is a low risk of future compensation claims arising from the potential interference with third party rights which would have to be met by the City Council from within its Capital Programme.</p> <p>Legal Advice obtained: Kathryn Lawrence, Bevan Brittan LLP</p> <p>Financial Advice obtained: Alex Archer, Finance Manager</p> <p>Procurement Advice obtained: Yes n/a</p> <p>Climate Change obtained: Yes n/a</p> <p>HR Advice obtained: Yes n/a</p> <p>The following documents have been used to assist the decision process Public briefing report submitted to Property/Regeneration Briefing on 8 February 2020</p>

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		<p>Contact Officer: John Nugent (Property Services) Tel No 0161 779 6072</p> <p>This decision is not subject to consideration by another Lead Member/Director</p> <p>The appropriate Scrutiny Panel to call-in the decision is the Growth and Prosperity Scrutiny Panel.</p> <p>Signed: Paul Dennett City Mayor Date: 8 February 2021_</p> <p>-</p> <hr/> <p>This decision was published on Monday 8 February 2021. This decision will come in force at 4.00 pm on Monday 15 February 2021 unless it is called-in in accordance with the Decision Making Process Rules.</p>

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A5	Greater Manchester Regional Heat and Energy Decarbonisation Delivery Scheme - Grant Funding Bid	<p align="center"><u>Salford City Council - Record of Decision</u></p> <p>I, Paul Dennett, City Mayor, in exercise of the powers contained within the City Council's constitution do hereby:</p> <ol style="list-style-type: none"> 1. Approve Salford City Council's continued participation in the 'Supporting Greater Manchester Regional Heat and Energy Decarbonisation Delivery' Scheme bid which includes proposals for 11 rooftop solar PV and 12 Air Source Heat Pumps installations across 21 Salford City Council owned sites. 2. Approve the acceptance and signing of a Grant Funding Agreement, once it has been received and in line with the bid made to the funder. <p>The Reasons are Salford City Council has been part of a consortium bid, led by the Greater Manchester Combined Authority (GMCA), for Government funding to install deliver installation of heat decarbonization and energy generation technologies across the public estate. The intended outcome of this project is to decarbonise the heating and increase local renewable energy generation, as well as stimulate the spend within the green economy. The outcomes from the proposed project will also contribute towards Greater Manchester's target of becoming a carbon-neutral city region by 2038.</p> <p>Assessment of Risk is:</p> <p>The main risks to the proposal are as follows:-</p> <ol style="list-style-type: none"> 1. Procurement of necessary specialist contractors to deliver the installations <p>Mitigation: Initial discussions have taken place with Procurement and the Procure Plus framework to</p>

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		<p>identify a compliant route to market with the right technical experience to deliver on site.</p> <p>2. Disruption to Council Services during site works</p> <p>Mitigation: Detailed review of the surveys to identify possible disruptions, installation duration, key usage of sites and implement mitigation. The impact of COVID 19 will also need to be factored in but could mean reduced usage of buildings.</p> <p>3. Failure to obtain Planning Permission.</p> <p>Mitigation: Discussions with Planning have been started to make them aware of the volume and nature of applications.</p> <p>Low</p> <p>The source of funding: Public Sector Decarbonisation Funding - Grant</p> <p>Legal Advice obtained: Tony Hatton, Principal Solicitor</p> <p>Financial Advice obtained: Natalie Birchall, Finance Officer</p> <p>Procurement Advice obtained: Heather Stanton, Category Manager</p> <p>Climate Change obtained: Mike Hemingway, Principal officer, Climate Change</p> <p>HR Advice obtained: Yes n/a</p>

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		<p>The following documents have been used to assist the decision process:</p> <ul style="list-style-type: none"> • Five year environment plan for Greater Manchester • Salford’s Climate Change Strategy - Creating a city prepared for the future • Report submitted to Property/Regeneration Briefing on 8 February 2020 <p>Contact Officer: Hayley Nixon - Commercial Project Manager Tel No 0161 686 7413</p> <p>This decision is not subject to consideration by another Lead Member/Director</p> <p>The appropriate Scrutiny Panel to call-in the decision is the Growth and Prosperity Scrutiny Panel.</p> <p>Signed: Paul Dennett City Mayor Date: 8 February 2021_</p>

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