

Individual Executive Decision Notice

Report title	Harrowby Road, Fordhouses – Council New Build Project – SCP 2.	
Decision designation	GREEN	
Cabinet member with lead responsibility	Councillor Peter Bilson City Housing and Assets	
Wards affected	Bushbury North	
Accountable director	Lesley Roberts, Housing	
Originating service	Housing	
Accountable employee(s)	Karen Beasley Tel Email	Housing Development Officer 01902 554893 Karen.beasley@wolverhampton.gov.uk
Report to be/has been considered by	n/a	

Summary

To seek approval to enter into an agreement under Section 51A of the Water Industry Act 1991 with Severn Trent for the laying of service pipes and connections to water mains for the two, new Council owned two bedroom houses development at Harrowby Road, Fordhouses (plan attached).

Recommendation(s) for action or decision:

That the Cabinet Member for City Housing and Assets, in consultation with the Strategic Director, City Housing approves the agreement and an Authorised Officer, Legal Services completes the signing of the agreement.

Signature

Date:

Signature

Date:

1.0 Background

1.1 A report was taken to Cabinet (Resources) Panel on 15 December 2015 and approval was given to commence a housing development project to build 21 new Council owned units across a number of sites (SCP 2). Planning permission was granted in November 2016 for the construction of two, two bedroom houses at Harrowby Road, Fordhouses delivered by United Living (strategic construction partner) on behalf of the City Council and Wolverhampton Homes.

1.2 Work commenced on site in February 2017 with a programme of 28 weeks to deliver the new units giving an anticipated handover date of September 2017. The properties will be managed by Wolverhampton Homes and will be advertised through Homes in the City (Wolverhampton Homes' Choice Based Lettings scheme). A detailed handover pack has been designed to provide each incoming tenant with relevant information relating to their new home to ensure the moving in process is as smooth as possible.

2.0 Proposal

2.1 In order to provide mains water to the newly constructed units, Severn Trent Water Limited require a section 51a agreement to be signed by the City Council (landowner), allowing United Living and it's sub-contractor, Aim Utilities, to self- lay the service pipes and make the relevant connections to each of the new units.

2.2 The agreement is to be signed by the authorised signatory of the Lead Solicitor, Legal Services and the cost of £214.27 plus VAT be paid by United Living as part of the scheme costs as agreed by Cabinet (Resources) Panel in December 2015.

3.0 Financial implications

3.1 The cost of the section 51a agreement will be met from the approved £3 million HRA capital budget for this housing development project (SCP 2).

[Finance Code: 19052017/H]

4.0 Legal implications

4.1 The Section 51A Agreement will be scrutinised and approved by the Councils' Legal Services before it is entered into. On completion it will allow the pipes to be vested in Severn Trent.

[Legal Code: TS/18052017/W]

5.0 Equalities implications

- 5.1 The scheme could be said to advance equalities because the project provides targeted accommodation for vulnerable people.

6.0 Environmental implications

- 6.1 This new build scheme will deliver much needed council housing to a vacant derelict site that was subject to fly tipping.

7.0 Human resources implications

- 7.1 There are no specific human resources implications arising from this proposal.

8.0 Corporate landlord implications

- 8.1 There are no Corporate Landlord implications.

9.0 Schedule of background papers

- Cabinet (Resources) Panel Report 15 December 2015 – Improving the City Housing Offer: Strategic Construction Partnership - Newbuild Council housing phase two.



Harrowby Road

