

RECORD OF OFFICER DECISION

Local Government (Executive Arrangements) (Meetings and Access to Information)
(England) Regulations 2012.

Type of decision: Material decision

Decision Date: 10 June 2022

Decision Maker: Executive director of development and city services

Decision status: Is Key Decision?: No

Is subject to call in? No

Decision details:

The council's brownfield sites Revolving Fund is funded via Norwich's Towns Fund programme, and seeks to acquire stalled and derelict sites and enable their development in cases where the market fails to do so.

In February 2022 Cabinet agreed to delegate acquisition of sites to the Executive director of development and city services, noting that CPO may be pursued where a negotiated acquisition proves unsuccessful.

Avison Young have been appointed to provide expert advice on property valuation, delivery options and Compulsory Purchase Order (CPO) for sites identified by the Revolving Fund. They are acting on the council's behalf in engagement with the site owners and commencing negotiation on acquisitions for an initial tranche of sites (the phase 1 sites). These are covered in detail in two reports:

- Revolving Fund Acquisition & Delivery Strategy
- Revolving Fund Property Cost Estimates

The Executive director of development and city services has taken the following decisions:

1. To authorise Avison Young to explicitly refer to CPO in negotiations with the owners of identified phase 1 sites.
2. To approve in principle the use of the Council's compulsory purchase powers to acquire third party rights and interests for sites identified in phase 1, subject to further due diligence and recognising that ultimately, a decision to CPO a property will require a formal approval process.

3. To progress any other preparatory work prior the making of any compulsory purchase order including appropriate land referencing work, as necessary to deliver the principles of the Norwich Revolving Fund.

Reason for decision:

To improve the outcome of negotiations by demonstrating the council's commitment to acquiring stalled sites, and to permit preparatory work on CPO preparation to commence.

Alternative Options:

With regard to (2) and (3) above, seeking Cabinet approval for in principle use of CPO for phase 1 sites is an alternative approach. Following consultation with the Head of legal and procurement, it was decided that an officer decision was appropriate in this case.

Declarations of Interest:

None

Reports considered by the decision maker:

None

Any background documents considered:

- Revolving Fund Acquisition & Delivery Strategy
- Revolving Fund Property Cost Estimates

Publication date:

13 June 2022