

DATE OF DECISION: 10th March 2023

Officer	Post Designation
Jason Jones	Head of Regeneration

SUBJECT: Appropriation of Buildings and Sites for the provision of housing accommodation under Part II of the Housing Act 1985

Purpose: To regularise the previous appropriation of land and buildings for the purposes of Part II of the Housing Act 1985 under the provisions of Section 122 of the Local Government Act 1972

DECISION MADE:

To approve the appropriation of the buildings and sites identified in this report for the provision of housing accommodation under Part II of the Housing Act 1985

Signed:


Jason Jones Head of Regeneration

Reason(s) for decision:

To facilitate residential development in accordance with the Housing and Regeneration strategic aims and objectives for affordable housing and regeneration priorities in Carmarthenshire

IMPLICATIONS

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
YES	YES	YES	NONE	NONE	NONE	YES

1. Policy, Crime & Disorder and Equalities

The appropriation of the sites / buildings will enable the Authority to deliver its strategic goals and objectives in terms of affordable housing and regeneration priorities in Carmarthenshire and is in accordance with the Corporate Strategy.

2. Legal

Appropriation of land is permitted under the provisions of Section 122 of the Local Government Act 1972 and the specific process has been delegated to Jason Jones Head of Regeneration.

3. Finance

As stipulated in the main body of the report independent valuations have been obtained for these buildings / sites and monies have been transferred from the Housing Revenue Account to the Authority's general fund account based upon these valuations. These values form part of our capital receipts target.

6. Physical Assets

Director / Head of Service approval has already been obtained for the appropriation of these sites / buildings and the land has been transferred to the Housing Revenue Account (HRA) on the terrier system, the monies received from the HRA is included in the capital receipts schedule.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed:

Head of Regeneration

1. Scrutiny Committee

Not Applicable

2. Local Member(s)

Local Members are aware of developments on specific sites and will be consulted on any subsequent disposal.

3. Community / Town Council

Not Applicable

4. Relevant Partners

Not applicable

5. Staff Side Representatives and other Organisations

Not applicable

**EXECUTIVE BOARD PORTFOLIO
HOLDER(S) AWARE/CONSULTED
YES**

Some Portfolio Holders have changed since the original decision to appropriate these sites / buildings

**Section 100D Local Government Act, 1972 – Access to Information
List of Background Papers used in the preparation of this report:**

THERE ARE NONE

Title of Document	File Ref No.	Locations that the papers are available for public inspection

EXECUTIVE SUMMARY:

SUBJECT: Appropriation of Buildings and Sites for the provision of housing accommodation under Part II of the Housing Act 1985

To facilitate the Housing sections aspirations to achieve their affordable housing targets several sites and buildings have been appropriated from other Council departments portfolios for the provision of housing accommodation under Part II of the Housing Act 1985.

These buildings / sites have been declared surplus by the service users or through rationalisation of our office accommodation.

In accordance with the Authority's disposal policy this process requires the written agreement of the relevant Director or Head of Service and these agreements have been sought and obtained in relation to the below sites / buildings.

- Land at Glanmor Terrace, Burry Port
- 5-8 Spilman Street. Carmarthen
- Land at Plas Isaf, Llangennech
- Former Copperworks School
- Former Lakefield School
- 2 / 4 Coleshill Terrace, Llanelli
- Land adjacent Carmarthen Leisure Centre

To regularise these historical appropriations, it is considered prudent that an Executive Officer report is prepared to formally sign off the appropriations.

In all instances an independent valuation has been obtained for these buildings / sites and monies have been transferred from the Housing Revenue Account to the Authority's general fund account based upon these valuations. The categorisation of the land has also been changed to the Housing Revenue Account on our terrier records.

In addition to the foregoing sites 2 further land parcels are to be appropriated to for the provision of housing accommodation under Part II of the Housing Act 1985 (for potential future housing development), these being:

- Land at Cwm y Nant, Dafen
- Land at Llanfair, Llandovery

It is recommended that this report confirms the appropriation of these sites and buildings for the purposes of Part II of the Housing Act 1985 under the provisions of Section 122 of the Local Government Act 1972