
Subject:	APPROPRIATION OF ASSETS – LAND AT POULTON CLOSE, ST RADIGUND’S, DOVER
Meeting and Date:	Cabinet – 4 April 2022
Report of:	Helen Lamb, Head of Finance and Investment
Portfolio Holder:	Councillor Derek Murphy, Portfolio Holder for Social Housing and Port Health
Decision Type:	Key
Classification:	Unrestricted

Purpose of the report: To appropriate land at Poulton Close, St Radigund’s, Dover to be held for the purposes of Part II of the Housing Act 1985.

Recommendation: It is recommended that:

- i) Cabinet agrees that the property currently held for the purposes of section 120 of the Local Government Act 1972 be appropriated for the Purposes of Part II of the Housing Act 1985 pursuant to section 19 (1) of the Housing Act 1985.
- ii) The relevant accounting transactions are undertaken during the 2022/23 financial year to reflect the appropriation of assets from the General Fund (GF) to the Housing Revenue Account (HRA)
- iii) The Strategic Director (Operations and Commercial) is authorised to approve the precise areas of land to be appropriated and to make the appropriation.

1. Summary

This report seeks to obtain approval to appropriate assets from the General Fund (GF) to the Housing Revenue Account (HRA) to be held for the purposes of the Housing Act 1985, to support the delivery of new Affordable Housing.

2. Introduction and Background

- 2.1 Cabinet have previously approved the progression of a project to provide 24 units of interim housing on a site at Poulton Close. The project has progressed to a stage where there is certainty of delivery, and it is now an appropriate time to seek approval for appropriation of the land, ahead of a planned start on site in Summer 2022.
- 2.2 The area of land in question is vacant land, adjacent to the St Radigunds Community Centre. It has not been used for any purpose in recent years, and is an overgrown, brownfield site.
- 2.3 The area of land was previously leased to the St Radigunds Community Centre, who have surrendered the land back to the Council.
- 2.4 As identified in previous Cabinet Reports relating to the proposed Poulton Close development, there is an acute need for interim housing in the District, to ensure that the need for nightly paid or B+B accommodation for residents in emergency housing need can be minimised. The properties proposed at the development include studio flats, 1 bed flats, 2 bed flats, 3 bed flats and wheelchair accessible flats.

2.5 The area of land would be appropriated under Section 19(1) of the Housing Act 1985, which provides that “A local housing authority may appropriate for the purposes of this Part any land for the time being vested in them or at their disposal; and the authority have the same powers in relation to land so appropriated as they have in relation to land acquired by them for the purposes of this Part.”

3. **Identification of Options**

3.1 Not to appropriate the land from the General Fund to the Housing Revenue Account.

3.2 To appropriate the land to ensure it can be used for housing development, in accordance with Part II of the Housing Act 1985.

4. **Evaluation of Options**

4.1 This is not recommended, as this would prevent the interim housing development from going ahead.

4.2 This is the recommended option, as it would allow for the delivery of 24 units of interim housing, to be let at social rents.

5. **Resource Implications**

5.1 The appropriation of non-housing assets to housing purposes requires Capital Financing Requirement (CFR) adjustments between the HRA and the General Fund. The value of the transfer will be agreed with the Council’s Principal Valuer at the point of transfer and will be reflected in that year’s Statement of Accounts.

6. **Climate Change and Environmental Implications**

6.1 This is currently a brownfield site.

6.2 As detailed in previous Cabinet reports, the proposed properties to be constructed on the site in question have been designed, and will be constructed, with interventions to minimise environmental impacts. As with all new Council development, the priority is to both reduce the environmental impact of the building and to reduce fuel poverty for the future residents.

7. **Corporate Implications**

7.1 Comment from the Director of Finance (linked to the MTFP): Accountancy have been consulted in the writing of this report and have no further comment to add AC

7.2 Comment from the Solicitor to the Council: The Solicitor to the Council has been consulted in the preparation of this report and has no further comments to make. HR

7.3 Comment from the Equalities Officer: This report does not specifically highlight any equality implications, however in discharging their duties members are required to comply with the public sector equality duty as set out in Section 149 of the Equality Act 2010 <http://www.legislation.gov.uk/ukpga/2010/15/section/149> KMc

8. **Appendices**

Appendix 1 – Plan of Poulton Close, Dover

9. **Background Papers**

Cabinet – 4th October 2021 – Update on development at Poulton Close, Dover

Cabinet – 14th May 2018 – Development of Interim Housing

Cabinet 2nd October 2017 – Development of Interim Housing

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