



Officer Decision Record

1. Subject and details of the matter (to include reasons for the decision)

In 2020, the Council submitted an application to fund enabling works to accelerate delivery on the Former Matthew Humberstone Playing Field site. The Accelerated Construction Funding (ACF) is a Homes England scheme, providing grant funding to works, enabling sites to be developer ready.

Cabinet approved a decision to accept Accelerated Construction funding on the 10 March 2021, for the former Matthew Humberstone Playing Field Site.

The Grant conditions provided by Homes England require the Council to agree to terms as follows.

- * Deliver the enabling project and spend funds by March 2022.
- * Deliver housing at pace (3.1 homes per calendar month)
- * Develop homes incorporating modern methods of construction – Sub Assembly and Components.

Funding the value of £490,600 has been approved by Homes England to deliver works compromising.

- * Develop a masterplan for 58 properties, alongside the proposed Extra Care facility which will be delivered on the site through a partnership arrangement with the CCG.
- * Delivery of a hybrid outline planning application.
- * Provision of vehicular access point to the site, and some spine roads dependent on funding.

* Provision of utilities design and connection to the site.

The local plan includes the site as an allocated site for housing.

As a former playing field, Sport England required sports field re-provision to replace the lost playing fields. During 2020, the Council worked with Sport England to agree a Grampian Condition on the site, to deliver up to 90 properties on the site prior to the reprovision being in place at the Clee Fields site. Cabinet approved a decision to fund the Clee Fields site in November 2020. Reprovision should be commissioned in May 2022, with development on site commencing in November 2022.

The milestone works programme is as follows.

Project Commences April 2021

Procurement of a Delivery Partner commences April 2021

Hybrid planning application submitted by July 2021

Planning approved by October 2021

Work commences on the site infrastructure/access October 2021

Infrastructure/access works complete March 2022

Start on site for housing November 2022.

2. Is it a Key Decision as defined in the Constitution?

No

3. Details of Decision

Cabinet made a decision on the 10 March 2021 to delegate authority to the Executive Director for Environment, Economy and Resources in consultation with the Portfolio Holder for Economic Development, Housing and Tourism to.

- a. Finalise the terms of the funding arrangement with Homes England and receive the funds.
- b. Commence related procurement exercises to deliver projects within the programme in accordance with the Public Contract Regulations 2015 and to make appropriate contract awards.

The decision is:

1. For the Executive Director for Environment, Economy and Resources to approve the final terms of the funding agreement with Homes England as summarised above.
2. For the Assistant Director Law, Governance and Assets to execute such agreement.

4. Is it an Urgent Decision? If yes, specify the reasons for urgency Urgent decisions will require sign off by the relevant scrutiny chair(s) as not subject to call in.

This is not an urgent decision.

5. Anticipated outcome(s)

Instruct programme/works to commence so we can meet the funding timeline to spend £490,600 by 31 March 2022. NELC in partnership with its Regeneration Partner ENGIE have developed a project plan that can deliver the project milestones set by Homes England.

6. Details of any alternative options considered and rejected by the officer when making the decision

This decision has been approved by Cabinet. Alternatives were considered at the time.

7. Background documents considered

Cabinet Paper: Accelerated Construction Funding – Former Matthew Humberstone School Playing Field.

<https://democracy.nelincs.gov.uk/wp-content/uploads/2020/06/5.-Accelerating-Construction-Funding-Former-Matthew-Humberstone-playing-field-site.pdf>

8. Does the taking of the decision include consideration of Exempt information? If yes, specify the relevant paragraph of Schedule 12A and the reasons

No

9. Details of any conflict of interest declared by any Cabinet Member who was consulted by the officer which relates to the decision (in respect of any declared conflict of interest, please provide a note of dispensation granted by the Council's Chief Executive)

None

10. Monitoring Officer Comments (Monitoring Officer or Deputy Monitoring Officer)

The above decision is consistent with the will of Cabinet and delegations made.

11. Section 151 Officer Comments (Deputy S151 Officer or nominee)

Acceptance of the grant funding will facilitate enabling works for housing development with no requirement from the Council if spend remains within the funding envelope.

The housing development itself will help generate capital receipts that can be reinvested in the Council's Capital Investment Programme, with Homes England being entitled to 36% of any sales income agreed, over and above the agreed value of the site.

12. Human Resource Comments (Strategic Workforce Lead or nominee)

There are no direct HR implications

13. Risk Assessment (in accordance with the Report Writing Guide)

LOW RISK;

- The conditions in the agreement cannot be delivered and the council are open to clawback.
- The sports re-provision is not delivered within the set timescales, leading to delays delivering housing at pace.
- The community may oppose any development on this land.
- Brexit/COVID-19 may delay delivery of tight timescales.

MITIGATION;

- The agreement has been considered in there is a low risk that the project will not be delivered. Project plans are in place to deliver the enabling and planning works.
- The project to re-provide sporting provision is due to complete in May 2022. Development of 80 properties on the site, gives sufficient time to deliver the reprovision project with slippage.
- Pre-planning engagement with the Community should help to alleviate any concerns at the start of the process before a planning application is submitted. Cabinet have already approved the site for housing when they approved the site to be allocated for housing.
- The Council will work with Homes England, to flag up any concerns at an early stage, where COVID-19/Brexit cause delays for example a shortage of materials to complete the works before November 2021.

14. Decision Maker(s):

Name: Mark Nearney

Title: Assistant Director Housing,
Highways and Transport

Signed: approved via email

Dated: 31st March 2021

**15. Consultation carried out with
Portfolio Holder(s):**

Name: Councillor Callum Procter

Title: Portfolio Holder for Economic
Development, Housing and Tourism

Signed: approved via email

Dated: 31st March 2021

**16. If the decision is urgent then
consultation should be carried out
with the relevant Scrutiny
Chair/Mayor/Deputy Mayor**

Name: N/A

Title: N/A

Signed: N/A

Dated: N/A

APPENDIX 1 – EMAIL APPROVAL

From: Cllr Callum Procter (NELC) <Callum.Procter@nelincs.gov.uk>
Sent: 31 March 2021 16:35
To: Jacqui Wells (Engie) <Jacqui.Wells@nelincs.gov.uk>
Cc: Mark Nearney (NELC) <Mark.Nearney@nelincs.gov.uk>
Subject: Re: ODR - Matthew Humberstonsone Accelerated Construction Grant Funding Agreement

Has my full approval

Kind regards
Cllr Procter

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From: Jacqui Wells (Engie) <Jacqui.Wells@nelincs.gov.uk>
Sent: Wednesday, March 31, 2021 1:01:30 PM
To: Cllr Callum Procter (NELC) <Callum.Procter@nelincs.gov.uk>
Cc: Mark Nearney (NELC) <Mark.Nearney@nelincs.gov.uk>
Subject: ODR - Matthew Humberstonsone Accelerated Construction Grant Funding Agreement

Dear Cllr Procter

Please find attached an officer decision record (ODR) for your approval.

The decision required is to approve the decision to enter into an agreement with Homes England to accept the funding. Cabinet approved a decision to accept the funding, along with the attached conditions on the 10 March 2021.

Mark is supportive of the decision.

If you have any queries or concerns, please do not hesitate to contact me.

Kind regards

Jacqui Wells CIHM CMgr MCMi | Housing Programme Manager
☐☐ +44 (0) 1472 324775 / +44 (0) 07919290614
Municipal Offices, Grimsby, DN31 1HU

From: Mark Nearney (NELC) <Mark.Nearney@nelincs.gov.uk>
Sent: 31 March 2021 12:31
To: Jacqui Wells (Engie) <Jacqui.Wells@nelincs.gov.uk>
Subject: RE: ODR ACF Matthew Humberstone KT Updated

Please send it to Cllr,

I am in support.

You will need to send both mine and Cllrs confirmation emails to Dem Services to be complaint.

Ta

Mark Nearney, Assistant Director of Housing, Highways and Planning
North East Lincolnshire Council