

#### **Appendix 4: General Fund sites for early appropriation**

To support delivery of 1000 new Council homes, a number of land and property assets currently held within the General Fund have been considered for inclusion within the programme. To deliver new Council homes on these sites, the assets would need to be formally appropriated to the HRA and the following sites are proposed for imminent appropriation, with Cabinet approval sought accordingly.

##### Addison Road, Maltby

The Addison Road site currently accommodates the former Addison Road Day Care Centre. Approval to relocate the existing service provision and to decommission the buildings was obtained via the May 2018 Cabinet and Commissioner's Decision Making Meeting report; The Transformation of Services and Support for People with a Learning Disability, and the buildings were formally closed February 2022. The site was declared surplus to service requirements in May 2022 and expressions of interest were sought from internal Council services in advance of disposal. The Housing Service subsequently expressed interest in repurposing the site to build new Council homes.

The site is incurring significant ongoing revenue costs for the General Fund and requires prompt disposal. To immediately address the holding costs, a contractor will be procured to demolish the structures as soon as possible, following which further procurement will take place to identify a construction contractor to build out the site for circa. 30 new Council homes. Appropriation to the HRA will take place following demolition of the structures and completion of further works to confirm feasibility for housing development, estimated spring 2023.

##### Larch Road, Maltby

The Larch Road site currently accommodates the former Park Hill Lodge residential care home. Approval to close the building was obtained via the November 2021 Cabinet report; The Location of Parkhill Lodge Residential Services – Outcome of Consultation and Subsequent Recommendations, and the building was closed early 2020. The site was declared as surplus to service requirements in May 2022 and expressions of interest were sought from internal Council services in advance of disposal. The Housing Service subsequently expressed interest in repurposing the site to build new Council homes. The site is included within the Council's Local Plan (reference: H66).

The site is incurring ongoing revenue costs for the General Fund and requires disposal. To address the holding costs, a contractor will be procured to demolish the structures, following which further procurement will take place to identify a construction contractor to build out the site for circa. 20 new Council homes. Timings may allow the demolition to take place as part of the construction contract. Appropriation to the HRA will take place following demolition of the structures and completion of further works to confirm feasibility for housing development, estimated spring 2023.

#### Ship Inn (Dun Street), Swinton

The land at Dun Street was previously cleared through Housing Market Renewal, being the site of the former Ship Inn public house, and which has now stood vacant for a number of years. Whilst considered to be a Housing site owing to the prior clearance through Housing Market Renewal, the site is on the General Fund asset register and appropriation is required to enable HRA-led development. Development through the HRA is likely to see the site bring forward two to five new homes, subject to the property-type mix to be agreed. Appropriation to the HRA will take place following further works to confirm feasibility for housing development, estimated spring 2023.

#### Warden Street, Canklow

A site also previously cleared through Housing Market Renewal, and which has similarly stood vacant for a considerable period of time, the land is now subject to joint development proposal for a new Adult Day Care Centre (report approved by Cabinet 17 October 2022) and circa 25 new apartments for older people, subject to further consultation. Whilst considered to be a Housing site owing to the prior clearance through Housing Market Renewal, the site is on the General Fund asset register and appropriation is required to enable HRA-led development. Only the southern end of the site will be utilised for Council housing and will therefore be subject to appropriation from General Fund to the HRA. Appropriation of this part of the site is proposed to take place spring 2023. The remainder of the site will be retained within the General Fund to support delivery of the new day care centre.