

Report

Cabinet Member for Infrastructure and Assets

Part 1

Date: 2 January 2024

Subject Ringland Redevelopment land transfer

Purpose To seek approval from the Cabinet Member to dispose of the freehold of two parcels of land for Newport City Homes redevelopment of Ringland Centre

Author Head of People Policy and Transformation
Head of Housing and Communities

Ward Ringland

Summary Newport City Homes (NCH) are progressing with a scheme to redevelop Ringland Centre and wider area. In order to progress with the scheme as intended, NCH require the freehold of two parcels of land currently in Council ownership.

This report is to approve the disposal of two parcels of land to NCH to support the redevelopment.

Proposal To dispose of two parcels of land to Newport City Homes.

Action by Head of People, Policy and Transformation

Timetable Immediate

This report was prepared after consultation with:

- Head of Finance – Chief Finance Officer
- Head of Law and Standards – Monitoring Officer
- Head of Regeneration & Economic Development
- Newport Norse
- Newport City Homes
- Head of Environment and Public Protection

Signed

Background

Newport City Homes (NCH) have received planning permission for a significant redevelopment at Ringland, including 158 socially rented homes. The development will run for 4 to 5 years and will be adjacent to a variety of Newport City Council owned assets. The development has received funding from Social Housing Grant and Cardiff Capital Region.

This report deals with NCH's request to acquire two parcels of land currently used as an embankment to Ringland play area (appendix 2) and adjacent to the highway by Ringland Hub (appendix 1). The reason for NCH acquiring these parcels is primarily for mains drainage, car parking space, a service road, and bike storage. Access to the playground, highlighted in appendix 3, will be limited by the site hoarding, and as NCH are proposing drainage works alongside the playground, it is proposed that the playground is closed for the duration of the works. Because the land is classed as Public Open Space there was a statutory requirement to advertise the proposed disposal. This process is now complete and there were no objections or comments submitted.

The District Valuer has provided a market value for each parcel of land with a total estimated value of £6.5k which is payable to NCC. In lieu of additional payments for licence to occupy the land during the works, NCH will undertake works to provide new paths for the hub and MUGA, install new place equipment in Edward German play area when works commence as well as a range of reinstatement works. On completion, NCH will supply and install new play equipment, surfacing, fencing, and gates in the Ringland Play area. All play equipment will be equivalent to the current offer.

NCH are communicating with the local community through content of their website, consultation events and newsletters. Officers have also been in contact with Ward members to discuss the schemes and any concerns highlighted.

Risks

Risk	Impact of Risk if it occurs* (H/M/L)	Probability of risk occurring (H/M/L)	What is the Council doing or what has it done to avoid the risk or reduce its effect	Who is responsible for dealing with the risk?
Failure to dispose of the asset will hold up NCH redevelopment and place their funding at risk.	L	M	As outlined in this report.	Head of People Policy and Transformation, Newport Norse
Disruption to NCC services through the land disposal and redevelopment	L	L	Alternative playground arrangements to be made	Head of Environment and Public Protection

* Taking account of proposed mitigation measures

Links to Council Policies and Priorities

The proposal supports our Well-Being Objectives for community services and housing within the Corporate Plan 2022-2027.

Options Available

1. To dispose of two parcels of land to Newport City Homes to facilitate redevelopment plans.
2. Not to dispose of the land. This will impact on the scheme and potentially the development of socially rented homes.

Preferred Option and Why

To dispose of the two parcels of land to Newport City Homes.

Comments of Chief Financial Officer

The report describes the sale as necessary primarily for mains drainage, car parking space, a service road, and bike storage. The sale would result in a small £6.5k capital receipt to be utilised in affording future capital programme expenditure. It is recommended that the final agreement confirms the responsibility to maintain this infrastructure should rest with Newport City Homes, unless a commuted sum is agreed.

Comments of Monitoring Officer

The proposed action is in accordance with the Council's statutory powers under section 123 of the Local Government Act 1972 to dispose of land which is not required for operational purposes. In this case, the freehold of two parcels of land currently used as an embankment to Ringland play area and an area of land adjacent to the highway next to Ringland Hub. In accordance with s123, the Council has a duty to secure the best price reasonably obtainable on the open market for the freehold sale of both these parcels of land. The District Valuer has provided a market value for both parcels of land which NCH have agreed to pay. It is unlikely that land of this nature would be of interest to any other purchasers if placed on the open market. In addition, because the land is public open space, s123 requires statutory notices to be placed in local newspapers for two consecutive weeks, following which any objections received must be considered. The relevant notices have been published and have not resulted in any objections therefore the statutory requirements for the disposal of these parcels of land have been met. Selling both parcels of land as a package will facilitate NCH's redevelopment plans for the Ringland Centre and wider area, including the creation of socially rented homes.

Comments of Head of People Policy and Transformation

The regeneration of Ringland Centre and the addition of new socially rented homes would be beneficial for the local area and the city. Whilst this land is a public open space it is not regularly used for this purpose. The proposal is that it would be used for infrastructure and facilities for the new homes, including bike storage. The existing play equipment will be replaced, and reinstatement works undertaken in the surrounding area. It is noted that there were no objections received during the statutory consultation.

Scrutiny Committees

None

Fairness and Equality Impact Assessment

A Fairness and Equalities Impact Assessment has been completed, please see link below:

[FEIAs 2023-24 | Newport City Council](#)

Wellbeing of Future Generation (Wales) Act 2015

The proposals set out in the report would contribute to a number of the Well-being Goals set out in the Wellbeing of Future Generations (Wales) Act 2015. Relevant goals are "A more equal Wales", "A Wales of cohesive communities", "A Wales of vibrant culture and thriving Welsh language". The proposals would facilitate the redevelopment of the area, to invest in it and help to support a cohesive and sustainable community.

Consultation

Ward members have been made aware of the proposal and provided feedback which has been noted and officers will continue to work with NCH to ensure that residents are effectively engaged. NCH run regular consultations with residents and have a newsletter which provides pertinent updates. Members of the public also had the opportunity to respond to the advertisement.

Background Papers

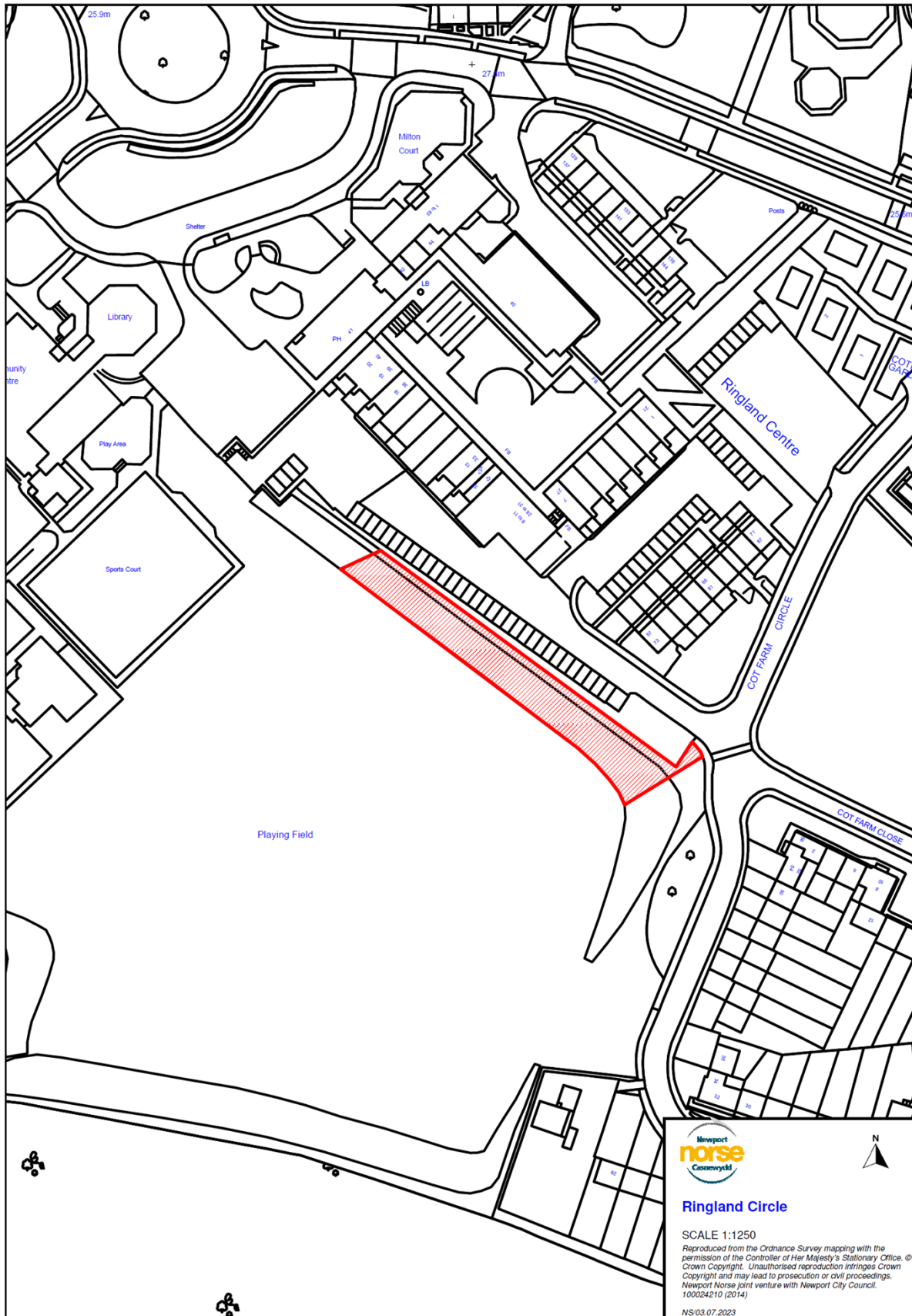
Plans attached.


Dated: 2 January 2024

Appendix 1

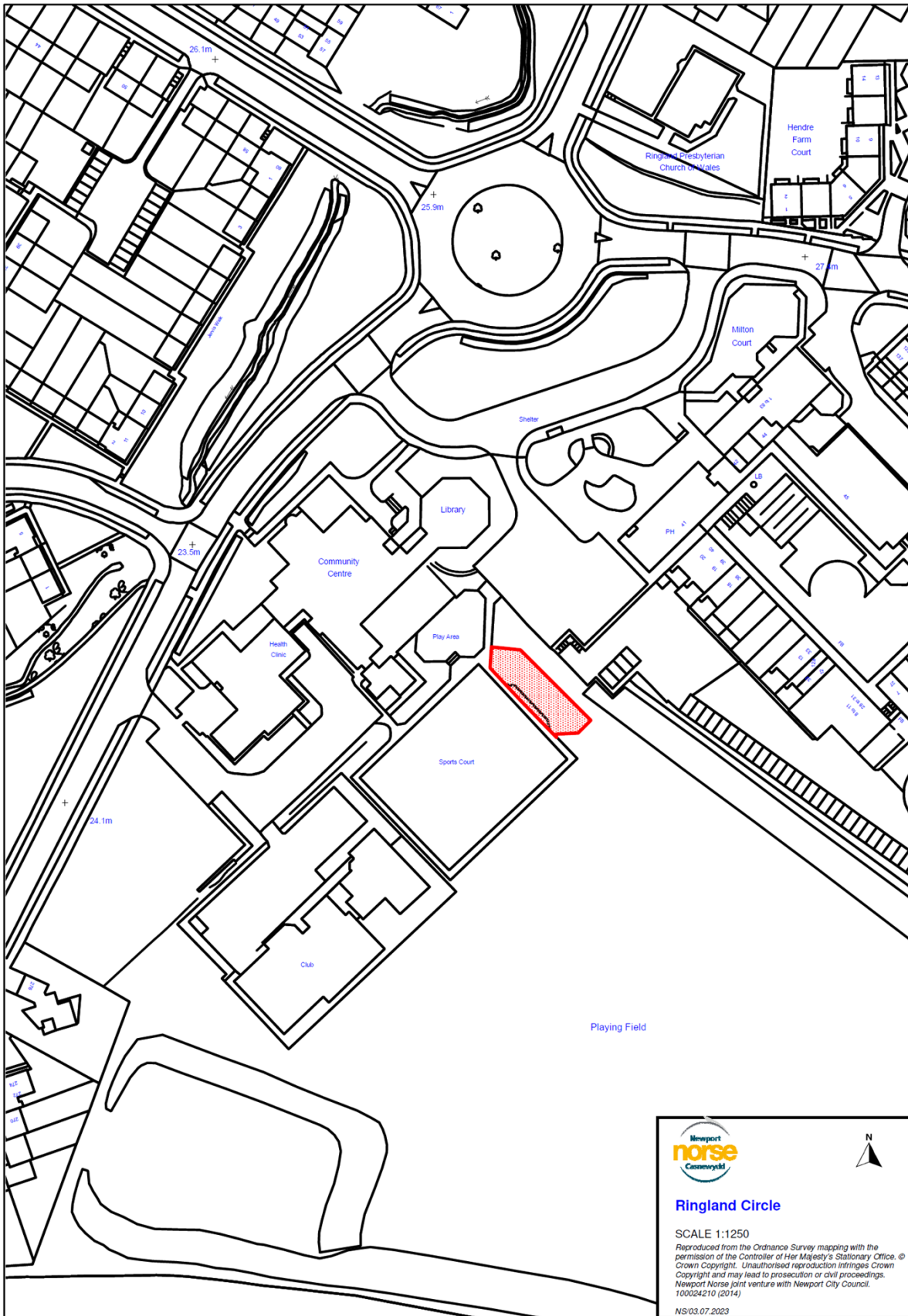


Appendix 2




Ringland Circle
SCALE 1:1250
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Appendix 3



Ringland Circle

SCALE 1:1250

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