

## SWT Executive Addendum

Wednesday, 15th June, 2022,  
6.15 pm

**Somerset West  
and Taunton**

**Members:** Federica Smith-Roberts (Chair), Derek Perry (Vice-Chair), Benet Allen, Chris Booth, Dixie Darch, Caroline Ellis, Mike Rigby, Francesca Smith, Andrew Sully and Sarah Wakefield

### Addendum

**10. North Taunton Woolaway Project - Vacant Possession of Site**

(Pages 3 - 4)

This addendum includes information on Section 24



**ANDREW PRITCHARD  
CHIEF EXECUTIVE**

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## **ADDENDUM TO REPORT**

# **Somerset West and Taunton Council**

**Executive: 15 June 2022**

## **North Taunton Woolaway Project - Vacant Possession of Site**

**This matter is the responsibility of Executive Councillor Member Francesca Smith**

**Report Author: Jane Windebank – Development Manager, Development and  
Regeneration**

**Chris Brown – Assistant Director, Development and Regeneration**

### **1 Executive Summary / Purpose of this Addendum**

- 1.1. To amend a couple of minor errors which were in the North Taunton Woolaway Project - Vacant Possession Site Report. The numbered paragraphs should be replaced by the corrected numbered paragraphs contained within this Addendum.
- 1.2. To include an additional paragraph Unitary Council Financial Implications and S24 Direction Implications.

### **2. Amendments to Report (numbered as in NTWP Report 15 June 2022)**

- 4.1 In total the Council have decanted one hundred and six (106) out of the one hundred and sixty-seven (167) tenants and purchased sixteen (16) of the twenty-two (22) private homes within the Project area. A breakdown of the properties is set out below in Table 2:
- 4.7 The purchase of the private dwellings within Phase C(i) and D have been agreed and details contained in confidential Appendix 2. The detail is confidential under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972, namely information relating to the financial or business affairs of any particular person (including the authority holding that information). The purchase of these properties is strategic to the regeneration scheme. The other alternative would be purchase using a Compulsory Purchase Order but this would have an adverse effect on the Project due to the timescales involved. Further, the owners are willing to sell which would mean the use of CPO powers would not be a last resort (one of the requirements of guidance on the use of CPO powers). The budget for purchasing private properties within Phases B-D was agreed by Council 3<sup>rd</sup> December 2019 and 3<sup>rd</sup> December 2020.

### **7. Finance / Resource Implications**

- 7.3 **Unitary Council Financial Implications and S24 Direction Implications**

Consideration of the implications for the new Somerset Council unitary authority which takes effect from April 2023 is set out in section 6 above. Completion of contracts between 16 June 2022 and 31 March 2023 will need to be assessed to consider whether this is covered by the parameters of the Section 24 Direction issued by Government on 10 May 2022. If the consideration involved exceeds relevant S24 thresholds then consent is required from Somerset County Council's Executive before entering a contract.

Somerset County Council's Executive is considering proposals for General Consent and a Specific Consent process at its' meeting on 15 June 2022. If the proposals are agreed as presented by SCC's Executive, the completion of the purchases proposed in this Report are expected to be covered by the General Consent as the proposal is within the Housing Revenue Account already approved budget and business plan, meaning no further specific consent would be required and contracts can be lawfully completed. Officers will check following the meetings of this Executive and SCC's Executive – both on 15 June – to ensure S24 Direction compliance is maintained in line with each Council's approved resolutions.

### Contact Officers

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