

# **Management Committee**

## **18<sup>th</sup> April 2017**

### **Asset Management Plan**

### **Site Disposal Opportunities**

#### **For Decision**

Briefholder Cllr Jeff Cant – Finance and Assets

#### **Senior Leadership Team Contact:**

M Hamilton, Strategic Director

**Report Author:** Jon Morgan, Interim Senior Estates Surveyor

#### **Statutory Authority**

Legal Power to dispose of the land - s123 (2) and s 128 (1) Local Government Act 1972 and Circular 06/03 Local Government Act 1972 General Disposal Consent (England) 2003.

#### **Purpose of Report**

- 1.1 To agree the disposal of various sites that are surplus to requirements or with development potential.
- 1.2 To agree the sites for disposal will be considered in the first instance for the Accelerating Home Building programme where this is possible and relevant.

#### **Recommendations**

- 2 To agree this tranche of sites for disposal as listed in Section 4 in the report, following an Asset Management Plan asset review. Site locations are indicatively shown in Appendix A.
  - 2.1 To agree the sites for disposal will be considered in the first instance for the Accelerating Home Building programme where this is possible and relevant.
  - 2.3 To agree that the final agreement for the disposal of the sites will be delegated to Strategic Director (Martin Hamilton) in consultation with Finance and Asset Brief holder.

## Reason for Decision

- 3.1 To assist in the accelerated delivery of residential homes in the Borough.
- 3.2 To reduce expenditure on sites that are surplus to requirements and to bring forward possible sites for development; at the same time providing the Council with a capital receipt

## Background and Reason Decision Needed

- 4 The Asset Management Plan was produced and agreed by Management Committee in 2016 and as part of that Plan it was identified that there would be rolling reviews for different groups of assets.

These sites have been considered as part of an Asset Review of sites where these are underperforming or where there might be potential for development. A number have various constraints and so it is not possible, without further investigation, planning enquires, legal input and potentially market testing, to determine what development might be achieved, or what the sites might achieve financially.

Authority is requested to dispose of the following sites, the locations of which are shown indicatively in Appendix A. These sites are as follows:-

- i. Land at Park Road, Portland
- ii. Land at Reap Lane, Portland
- iii. Land at Croft Road, Portland
- iv. Land at 29 Artists Row, Portland
- v. Former public conveniences, Lord Clyde Car Park, Portland
- vi. Land at New Street, Portland
- vii. Land at Brandy Row, Portland
- viii. Land at Roman Road/Spa Road, Weymouth
- ix. Land at 52, 68, 70, & 74 Old Castle Road, Weymouth
- x. Land at 1A Chaffey's Avenue, Weymouth
- xi. Land at Knightsdale Road, Weymouth
- xii. Hetherley Road, Weymouth
- xiii. Land at Radipole Lane, Weymouth

These sites would be considered in the first instance for the Accelerating Home Building programme where this is possible and relevant. Otherwise the sites disposal will be by a method most appropriate for each either subject to planning consent or on an unconditional sale basis, seeking to then achieve best value reasonably obtainable.

The land at Radipole Lane, Weymouth was previously agreed for sale by Management Committee to a charity (for office and institutional development, or in default to then sell on the open market. However, the sale did not proceed to the charity, and due to changes in the supply of land for residential this site might now be considered for residential purposes. However, as such, it could also then be suitable for the Accelerating Home Building programme. This site is therefore included

now so that members agree to the first priority of consideration for that program, and then in default of that to consider for sale.

Due to the complexities of some of the sites it might be appropriate for the initial disposal of those to be part of an agreement with our partner PSP. This would be to allow then for funding or resources for more detailed works such as planning applications, site investigations or surveys which could be provided. Ultimately however the route for any of the site disposals would be dependant on the circumstances for each site, and delegated to the Strategic Director (Martin Hamilton) in conjunction with the Assets and Finance Brief holder.

## **Implications**

### **Corporate Plan**

- 5 The disposal of the properties is in accordance with the Councils adopted Assets Management Plan.

### **Financial**

- 6 The disposal of these sites will allow for a capital receipt, and also a reduction in current maintenance costs as well as officer time in their management. Dependant on if appropriate for the Accelerating Home Building programme or not, and if disposed of subject to planning permission or not, the actual receipt will vary considerably. It is not therefore currently possible to give any reasonable indication of the likely total capital receipt assuming all were sold unfortunately.

### **Legal**

- 7 Legal power to dispose of the land – s123 (2) and s 128(1) Local Government Act 1972 and Circular 06/03 Local Government Act 1972 General Disposal Consent (England) 2003

### **Equalities**

- 8 N/A

### **Environmental**

- 9 Any future development proposals would be subject to the full relevant planning requirement

### **Economic Development**

- 10 Is the proposal likely to lead to an increase in the level of skills needed in the local workforce? No.  
Is the proposal likely to lead to growth in local employment? Possibly for a temporary period were any sites to be redeveloped.

Is the proposal likely to lead to growth in the number of businesses? No  
If the overall economic implications are seen as negative what mitigating factors have been considered? N/A

### **Risk Management (including Health & Safety)**

11 The Borough Council will be relieved of all risks associated with the sites upon any sale completion.

### **Human Resources**

12 N/A

### **Consultation and Engagement**

13 N/A

### **Appendices**

Appendix A: Site locations for land at Portland and Weymouth

### **Background Papers**

N/A

### **Footnote**

Issues relating to financial, environmental, economic and equalities implications have been considered and any information relevant to the decision is included within the report.

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