

Management Committee

17th April 2018

Disposal of land and buildings fronting onto the High Street Fortuneswell Portland

For Decision

Portfolio Holder(s)/ Briefholder

Finance and Assets – Cllr Jeff Cant
Housing – Cllr Gill Taylor

Senior Leadership Team Contact:

M Hamilton, Strategic Director

Report Author:

Greg Northcote, Estate Manager

Statutory Authority

Legal Power to dispose of the land – s 111 and 123 (2) and s 128 (1) Local Government Act 1972 and Circular 06/03 Local Government Act 1972 General Disposal Consent (England) 2003. Legal power to acquire land

Purpose of Report

- 1 To update members on the outcome of the purchases of Nos 9 and 11 High Street Fortuneswell.
- 2 To review and agree the parcelling of the above properties with additional land in Council ownership for future disposal.
- 3 To agree the marketing proposals for the above property.

Recommendations

- 4 That members approve the marketing and sale of the land and buildings fronting onto the High Street Fortuneswell Portland and that authority to manage the disposal process be delegated to the Strategic Director (Martin Hamilton) in conjunction with the Briefholder for Finance and Assets and the Briefholder for Housing.

Reason for Decision

- 5 To enable the redevelopment of land and buildings that should improve the locality, provide new housing and generate a capital receipt for the Council to recover its previous expenditures.

Background and Reason Decision Needed

- 6 The Council acquired No 11 High Street Fortuneswell a semi-detached three storey house using compulsory purchase powers on 18th October 2016 by means of a General Vesting Declaration. The title was finally registered in December 2016.
- 7 The Council commissioned a valuation by the District Valuer prior to acquiring No 11 High Street. The valuation reported a value less than the cost already expended by the Council in shoring up and making safe No 11 High Street an action taken when the Building Control Section identified the building to be a dangerous structure. The Council have a registered charge over No 11 High Street and this may be discharged when monies are received on sale.
- 8 A Notice of Motion was presented at Full Council on 25th February 2016. Full Council set aside up to £250,000 to support housing provision in the locality. The Council subsequently acquired No 9 High Street Fortuneswell the adjacent semi-detached house by agreement from a lender in possession on 23rd January 2018. The Council acquired no 9 High Street because refurbishment of No 11 alone is not a viable option, confirmed in earlier reports by the District Valuer. The Council obtained a valuation prior to acquisition.
- 9 There after officers approached a local developer who owned adjacent property to investigate the possibility of a wider locality residential development and land assembly opportunity. The outcome of that approach was presented to members of the Regeneration and Asset Management Group in January 2018 and the Report is available as a Background Document.
- 10 Members of the Regeneration and Asset Management Group agreed with officers that the development of the High Street properties should be readily progressed and that doing so now does not prejudice any future proposal for development elsewhere on the Council's adjacent land.
- 11 Officers now recommend that the site (outlined in red on the attached Site Plan in the Appendix potentially subject to boundary changes) is openly marketed as a whole with rights granted for unallocated parking provision in the Hambro Car Park. The purchaser can be required to develop out the site as a whole within 2-3 years of purchase and be required to retain and enhance the adjacent pedestrian access and landscaped open space as a condition of the purchase.
- 12 Officers will if required commission an independent valuation to verify that the sale price represents market value. The sale maybe unconditional or subject to planning consent and is likely to take the form of a sale by informal tender or auction.

Implications

Corporate Plan

- 13 Increasing the number of new homes built within the borough.
- 14 Safeguarding and providing opportunities to enjoy the natural and built environment now and in the future.

Financial

- 15 The Council approved a Notice of Motion for £250,000 for this specific site. The price paid for No 9 High Street was £122,000. The proposed disposal will enable the Council to recover costs expended to date in respect of the acquisitions of both Nos 9 and 11 High Street and the recovery of costs of shoring No 11 High Street since 2009.

Equalities

- 16 Any future change of use will require planning consent.

Environmental

- 17 The development of the site will allow the removal of a dilapidated building.

Economic Development

- 18 N/A

Risk Management (including Health & Safety)

- 19 A continuation of the existing arrangements in place whereby No 11 High Street is kept secure and buttressed. Inspections to continue to ensure no unauthorised access.

Human Resources

- 20 There will be some officers' time utilised in progressing the proposed disposal of these properties.

Consultation and Engagement

- 21 Detailed in the Report.

Appendices

Appendix - Site Plan

Background Papers

Delegated Decision Report 9 High Street, Fortuneswell, Portland, Dorset. 12th December 2017.

Report to Regeneration and Asset Management Group 22nd Jan 2018. 7 – 9 High Street and Hambro Car Park, Fortuneswell

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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