
Cabinet Member (Business, Enterprise and Employment)

9th September 2013

Name of Cabinet Member:

Cabinet Member (Business Enterprise and Employment) - Councillor Kelly

Director Approving Submission of the report:

Executive Director, Place

Ward(s) affected:

Foleshill, Longford, Lower Stoke, Sherbourne, St. Michaels, Henley, Holbrooks, Wyken and Wainbody

Title:

Disposal of small surplus sites and buildings

Is this a key decision?

NO – Individual site disposal proceeds will be below the threshold for reporting to Cabinet.

Executive Summary:

Following a review of the Council's land holdings a number of sites and buildings have been identified for disposal. The identified sites may have the potential to be developed for one or two dwellings or as part of a wider development site, including commercial uses. The identified sites are too small to be included in the Coventry Strategic Housing Land Availability Assessment 2013 (SHLAA).

The sites identified are generally derelict, overgrown and do not have any strategic benefits for the Council to retain. The Council acting as planning authority is in principle supportive of the future development of the identified sites (mainly for residential development) subject to full consideration by the Council through the planning application process unless otherwise specified, and which may include planning obligations to mitigate of development.

It may be possible to secure additional value to certain sites, if the Council obtains outline planning consent, prior to disposal.

The preferred method of disposal will be via auction or tender to guarantee the capital receipts which will be received in this or the next financial year.

Council officers continue to review the Council's commercial portfolio for opportunities to identify land and buildings that do not adequately contribute to the Council's resources.

Recommendations:

The Cabinet Member (Business, Enterprise and Employment) is recommended to:

1. Approve the disposal of the sites identified in this report by auction or tender.
2. Prepare and submit an Outline Planning Application in respect of specific sites only.
3. Publish a car park closure notice on site number 9 and invite objections.
4. Delegate Authority to the Executive Director, Resources to complete the necessary legal documentation and collect the consideration for the sale.

List of Appendices included:

List of sites to be declared surplus

Other useful background papers:

N/A

Has it been or will it be considered by Scrutiny?

No

Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?

No

Will this report go to Council?

No

Report title: Disposal of small surplus sites and buildings

1. Context (or background)

- 1.1 Following a review of the Council's land holdings, a number of sites and buildings have been identified where there are no strategic reasons for the Council to continue to retain them.
- 1.2 The identified sites and buildings are a mix of operation/non-operational & poor performing assets and in some instances are derelict, overgrown and are being used for fly tipping and anti-social behaviour. Some sites have informal green space value and the sites subject to this review have been carefully considered for inclusion. The subsequent development of these sites may generate requirements for planning obligations to improve more formal green space in the vicinity.
- 1.3 Following advice from Planning Policy, some of the identified sites are too small to be included in the Coventry SHLAA (Strategic Housing Land Availability Assessment); however the sites do have development potential for a small number of infill, residential plots or as part of a wider development site unless stated.
- 1.4 Five of the plots of land identified being, Site Number 1 (land at 604-622 Stoney Stanton Road), Site Number 3 (land at Fairlands Park), Site Number 2 (land adj 206 Bell Green Road), Site Number 4 (land at Ribble Road) and Site Number 7 (Henley Road, Manor Farm House), further value may be added by securing outline planning permission prior to the sites being sold at auction or tender.
- 1.5 The preferred method of disposal is to either submit the sites into auction or by tender. There may be opportunities within this financial year to dispose of some of the sites however it is expected that the majority of the disposals will be concluded next financial year 2014/2015.
- 1.6 A list of the sites with site plans identified for disposal is attached as Appendix 1 to this report.
- 1.7 The Assistant Directors for Property Asset Management and City Centre Development Services have delegated authority to dispose of property at auction, in consultation with the Cabinet Member. Rather than submit separate reports for each disposal, one collective report has been produced.

2. Options considered and recommended proposal

- 2.1 **Disposal of the sites identified** – As specified earlier in the report, the sites do not form any strategic or operational purpose for the Council. The disposal of these sites, which are largely non-performing, will generate capital receipts for the financial years of 2013/2014 & 2014/2015.
- 2.2 **Continue status quo** – If the identified sites are not declared surplus and released for disposal then there is a lost opportunity to generate a capital receipt for assets serving no strategic or operational purpose. The sites will therefore continue to remain overgrown and derelict and incur intermittent expenditure in response to fly tipping or other local anti-social uses.
- 2.3 It is therefore recommended that the sites identified are declared surplus and are disposed via the auction or tender processes, where applicable. To realise additional value it is recommended that officers prepare and submit outline planning applications for residential for the plots of land at 604-622 Stoney Stanton Road, Fairlands Park, 206 Bell Green Road, Ribble Road and Henley Road

3. Results of consultation undertaken

3.1 Ward Councillors have been informed that where an identified site falls within their respective ward it is intended to be declared surplus and listed for disposal. Comments received from Ward Members are listed below together with proposed response to the points made.

3.2 **Holbrooks** – Request from Cllr Lancaster with regards to Site no 12 (appendix 1) Briscoe Road

Thank you for your email. As a governor at John Shelton I know there was some interest in the possibility of expanding the school by using this building, has any contact been made with the school? What would be the asking price?

Response: No formal application has been received from the school to take over this building. Before disposal is progressed the school will be canvassed about their desire to take over the property.

3.3 **St Michaels** – Response from Cllr O'Boyle with regards to Site no 14 (appendix 1) Priory Row Cottages –

Thank for the letter regarding the above properties. Are these the old offices used by CVOne a few years ago?

Response: These buildings are the former CVOne offices and have had only occasional use since. It is important to find a sensitive use for these buildings and the proposed method of disposal is tender with submission of proposals for re-use.

3.4 **Henley** – Response from Cllr Maton in relation to Sites 7, 10 and 11 (appendix 1) Land at Manor Farm House, Henlely Road, Properties at Binswood Avenue and Honillee Way.

Can you tell me what wider consultation you are doing on these sites and what the criteria for disposal are likely to be.

For instance the land around Manor Farm House and the House itself - the local community group and the Moat House Trust will be very interested in having a view on what happens to these assets.

Response: Wider consultation will come through the preparation of a planning application for this site. The proposed method of disposal is to seek planning permission prior to disposal by auction to tender.

3.5 **Wainbody** – Response from Cllr Gary Crookes in relation to land at Bransford Avenue, Cannon Park. The site has subsequently been withdrawn from this review and it is recommended to be appropriated from City Services & Development Portfolio to Streetscene & Greenspaces Portfolio.

Further to the letters previously forwarded to you and our telephone conversation, please find below my objections to the disposal of the above mentioned land:

- a) *it is not certain that the Council holds the title to this land;*
- b) *disposal and subsequent development would despoil the "open aspect" of the estate;*
- c) *there are a number of residential streets named "Greens" because of the properties fronting open spaces, the proposal would effectively remove a large part of Lichen Green's "Green;"*
- d) *the land is used for recreational purposes by local residents;*
- e) *the land is currently open to the street and residential frontages, consequent development would leave a much less inviting plot enclosed by rear garden fences;*

- f) *following the above the remaining enclosure could be a case of “designing in” anti-social behaviour;*
- g) *environmentally this plot provides a wildlife link from the Ivy Farm Lane, through Shultern Lane, Conservation Area and the Canley Garden Cemetery to the estate and the Millennium Wood beyond;*
- h) *any consequent development would remove the direct off street access for maintenance purposes and reduce it to crossing and/or driving along footpaths which could require TROs with associated costs leaving the land disposal at a cost not a benefit to the Council;*
- i) *loss of street frontage and vision could impact adversely on the maintenance regime and consequently on the area in general;*
- j) *disposal and consequent development could mean applying to set aside any covenant with associated legal and compensatory costs to local residents;*

I hope that these points with those raised by my constituents will be sufficient for this parcel of land to be excluded from inclusion within your report.

Response: This site has been withdrawn from consideration and will be transferred to public open space for future maintenance.

3.6 **Foleshill** – No Comments

3.7 **Wyken** – No Comments

3.8 **Sherbourne** – No Comments

3.9 **Longford** – No Comments

3.10 The proposals have also been discussed with the Cabinet Member for Business Enterprise and Employment on the Agenda Conference on Tuesday 27th August 2013.

3.11 Where sites or buildings are subject to planning applications for subsequent redevelopment there will be full public consultation as part of the planning process about the future use of the site or building in question.

3.12 Planning Policy have been consulted on the principle of redevelopment on the sites and properties identified, planning process and mitigation measures.

3.13 Parking services have been consulted on the release of Site number 9 – car park in Cromwell Street and its onward disposal is consistent with a separate review of car parks. An order to close the car park will need to be published and objections considered before disposal can take place.

4. Timetable for implementing this decision

4.1 Subject to Cabinet Member approval, the sites will be allocated for disposal over the financial years 2013/2014 & 2014/2015. Where specified earlier in the report, planning applications will be submitted for the sites at Land at 604-622 Stoney Stanton Road, Fairlands Park, 206 Bell Green Road, Ribble Road and Henley Road. Subject to approval, the sites will then be disposed at auction or by tender.

5. Comments from Director of Finance and Legal Services

5.1 Financial implications

Should the sites itemised in Appendix 1 be approved for disposal, proceeds are collectively estimated to generate in excess of £0.5m. The capital receipts will contribute towards corporate resources for the financial years of 2013/2014 & 2014/2015.

5.2 Legal implications

The Executive Director, Resources will complete the freehold conveyance/transfers of the sites identified in accordance with appropriate procedures and will collect the consideration for the disposal.

5.3 Officers have confirmed that the disposals at auction or tender will represent "Best Value" in accordance with the Council's requirements to obtain the best consideration reasonably obtainable pursuant to the provisions of Section 123 of the Local Government Act 1972.

6. Other implications

Property Implications

The proposed transactions will dispose of sites that do not serve any strategic use and are therefore surplus to requirements and will contribute towards corporate financial targets as specified in paragraph 5.1 above.

Site number 9 is an underused operational car park and its disposal can only take place after an order has been published to close the car park and any objections received, considered.

6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?

The capital receipts will contribute towards corporate resources whilst the disposal of sites will promote their development and support urban regeneration.

6.2 How is risk being managed?

The risks have been identified as per paragraph 2.2 with the loss of potential capital receipts.

6.3 What is the impact on the organisation?

The impact to the organisation will be minimal however it will generate additional work for officers within Finance & Legal Services Directorate in processing the sales contracts for the auction and dealing with the completion of the sales post-auction.

6.4 Equalities / EIA

An Equality Impact Assessment has not been undertaken as the proposal concerns the disposal of land for residential development and no group will be impacted.

6.5 Implications for (or impact on) the environment

The impact will be positive as overgrown, derelict sites will be redeveloped for residential dwellings that will be constructed to a minimum of Code for Sustainable Homes Level 3.

6.6 Implications for partner organisations?

There are no implications for any partner organisations.

Report author(s):**Name and job title:**

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| Director: Martin Yardley | Director | Place | 28/08/2013 | 28/08/2013 |
| Members: Cllr Lynnette Kelly | Cabinet Member (Business, Enterprise and Employment) | | 27/08/2013 | 27/08/2013 |

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Appendix 1

List of sites for disposal

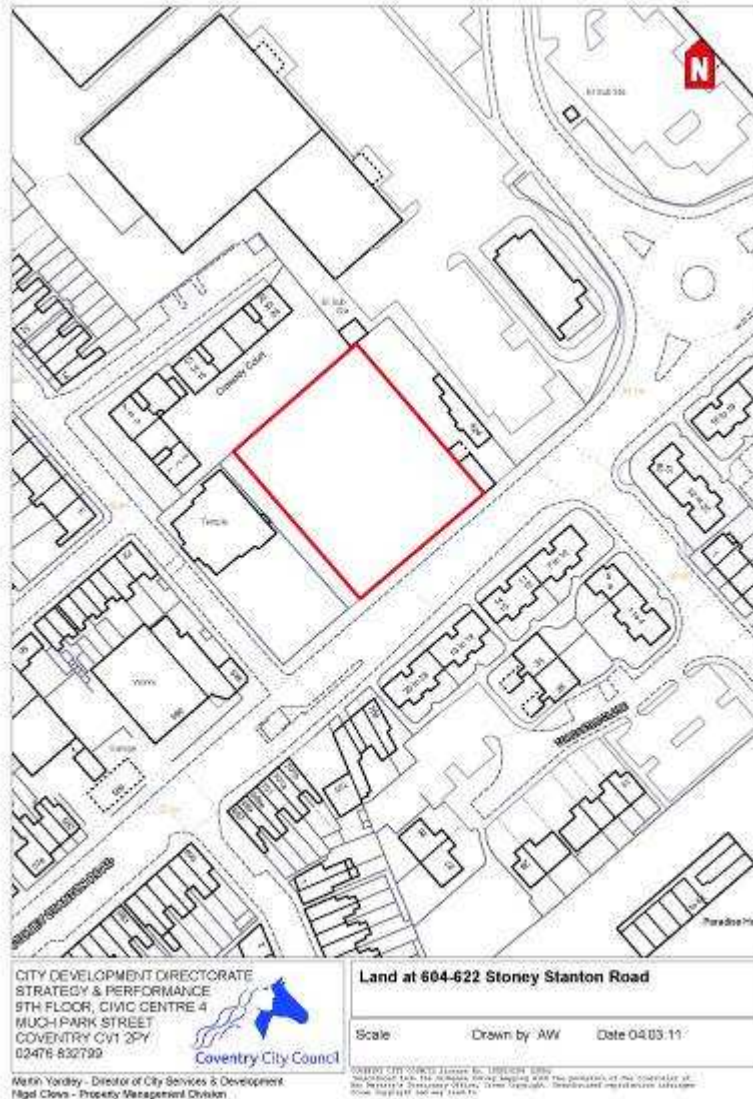
| Site Address | Local Ward | Size (Acres) | Potential Plots* (estimated) | Recommendation |
|--|-------------|--------------|------------------------------------|--|
| No 1: Land at 604-622 Stoney Stanton Road | St Michaels | 0.535 | 6 | Obtain approval to submit and secure outline planning permission for residential or commercial and then dispose either by auction/tender |
| No 2: Land adj 206 Bell Green Road | Longford | 0.188 | 2 | Obtain approval to submit and secure outline planning permission for residential and then dispose either by auction/tender |
| No 3: Land at Fairlands Park, Cannon Park | Wainbody | 0.749 | 1-3 (site in conservation area) | Obtain approval to submit and secure outline planning permission for residential and then dispose either by auction/tender |
| No 4: Land at Ribble Road, Gosford Green | Lower Stoke | 0.140 | 2 | Obtain approval to submit and secure outline planning permission for residential and then dispose either by auction/tender |
| No 5: Land North East of the Butts, Spon End | Sherbourne | 0.298 | Not applicable | Obtain approval to dispose by tender |
| No 6: Property at Harry Rose Road | Wyken | 0.195 | Not applicable. | Obtain approval to dispose either by auction/tender |
| No 7: Land and Property at Manor Farm House, Henley Road | Henley | 2.021 | Existing residential | Obtain approval to submit and secure outline planning permission for residential and then dispose either by auction/tender |
| No 8: Land at Newdigate Road | Foleshill | 0.130 | Not applicable | Obtain approval to dispose either by auction/tender |
| No 9: Car Park at Cromwell Street | Foleshill | 0.421 | Not applicable | Obtain approval to close car park and dispose either by auction/tender |
| No 10: Property at Honilee Way, Wood End | Henley | 0.267 | Existing Residential | Obtain approval to dispose either by auction/tender |
| No 11: Property at Binswood Close, Wood End | Henley | 0.498 | Existing residential | Obtain approval to dispose either by auction/tender |
| No 12: Former Holbrooks Library, Briscoe Road | Holbrooks | 0.272 | 1 or 2 | Obtain approval to dispose either by auction/tender |
| No 13: The Barley Lea House, Stoke Aldermoor | Lower Stoke | 0.272 | 2* subject to doctors lease | Obtain approval to dispose either by auction/tender |
| No 14: Priory Row Cottages | St Michaels | 0.051 | Not applicable | Obtain approval to dispose via tender |

Site No 1: Land at 604-622 Stoney Stanton Road

0.535 Acres comprising of informal open space, located between residential and commercial properties. The land was a former housing site however it has now become an area of informal open space. It is currently managed and maintained by City Development.

Recommendation

If approved, it is advised to prepare and submit an outline planning application for residential / commercial prior to disposal by auction or tender.



Site No 2: Land adjacent 206 Bell Green Road

0.188 acre site comprising informal open space/scrub land. Historically part of the site was occupied with residential dwellings. Site is adjacent to a larger area of other formal green space. It is currently managed and maintained by City Development.

Recommendation

If approved, it would be recommended to obtain outline planning permission for residential development.



| | |
|---|---|
| <p>CITY DEVELOPMENT DIRECTORATE STRATEGY & PERFORMANCE 9TH FLOOR, CIVIC CENTRE 4 MUCH PARK STREET COVENTRY CV1 2PY 02476 832799</p>  | <p>Land adj 206 Bell Green Road, Longford 0.188 Acres</p> |
| | <p>Scale: 500 Drawn by: AW Date: 17.07.2013</p> |

Martin Yardley - Director of City Services & Development
Nigel Clews - Property Management Division

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Site No 3: Fairlands Park, Cannon Park

0.749 acres comprising of dense overgrown scrub land. A restrictive covenant is required to be released to enable development however the principle for the release has already been discussed with the previous landowner who has in principle agreed to the release. The site is within a conservation area, suitable for 1 -3 plots subject to further design work.

Recommendation

If approved, discussions with adjacent care home operator to explore further opportunities to see if a more comprehensive site could be developed. It is recommended to obtain outline planning permission for residential development and disposed either by auction or tender.



Site No 4: Land at Ribble Road, Gosford Green

0.140 Acres surplus land associated with Social Services facility, previously used as playground. The land is now surplus to operation requirements and is a now an area of unused land left from the reconfiguration of the adjoining site.

Recommendation

If approved, it would be recommended to prepare either a design brief/ outline planning application and dispose either by auction or tender.



Site No 5: Land North East of the Butts, Spon End

0.298 acres comprising of informal open space, currently managed and maintained by City Development. There are some level differences, but the frontage to the road is fairly level.

Recommendation

Unlikely to be suitable for residential development, but could be offered as a commercial roadside opportunity.

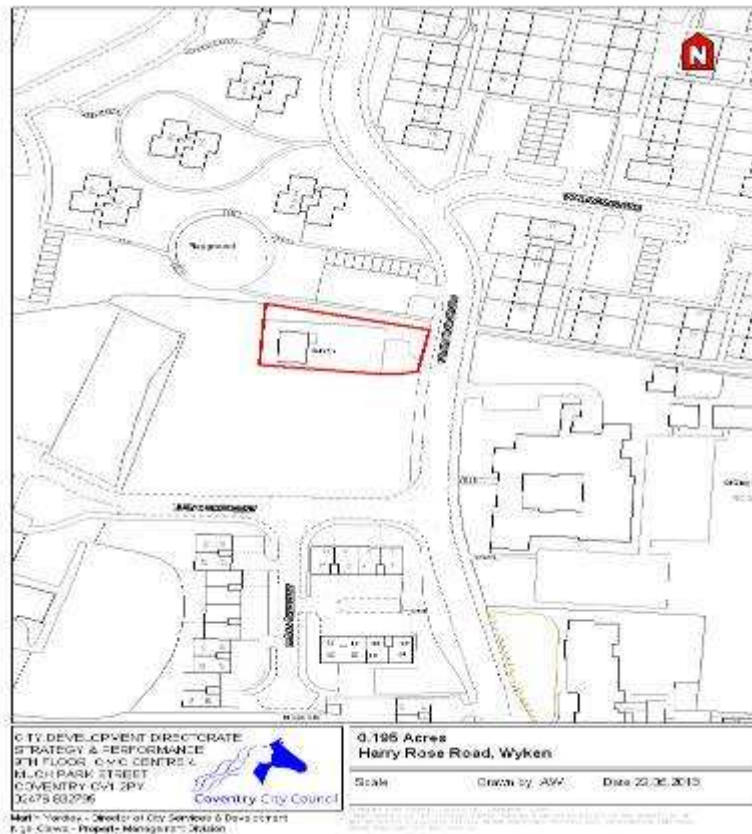


Site No 6: Harry Rose Road, Wyken

0.195 acres comprising of property currently let as a nursery on a long-lease from the 14th December 1972 expiring on the 13th December 2071.

Recommendation

It is recommended to list the site into auction as an investment opportunity.



Site No 7: Manor Farm House, Henley Road, Henley

1.16 acres comprising of land and property. The property is grade II listed and split into two residences with part let to tenant from the 5th December 1994 expiring on the 11th November 2078. The remainder of the property is currently vacant. The site is within the NDC Masterplan area and approval is sought from BKW for permission to dispose. Confirmation to dispose from BKW has been obtained verbally, however written confirmation is being sought from the stakeholders.

Recommendation

It is recommended that planning consent is obtained on the site, prior to disposal through tender as an investment opportunity. It is advised that the site to the rear is also investigated for future development potential.



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Henley Road, Manor Farm House
 2.021 Acres

Scale 1:1250 Drawn by AW Date 04.07.2013

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Site No 8: Land off Newdigate Road, Paradise, Upper Stoke

0.130 acre site that is vacant and derelict. Access is obtained from Newdigate Road, with local residents using the entrance of the site for bin storage. The site is non-operational and non income producing, it is used for anti- social behaviour with regular fly tipping occurring. As the site is within the City Development portfolio, there is on-going expenditure for the costs to resolve the anti-social behaviour and fly tipping.

Recommendation

If approved the land will be listed at auction.



Site No 9: Car Park, Cromwell Street, Paradise, Upper Stoke

0.421 Acres comprising of hard standing tarmac ground, within the portfolio of City Development and controlled by parking enforcement. The site is operational but non income producing; it is used for anti- social behaviour with fly tipping occurring. As the site is within the City Development portfolio, there is on-going expenditure for the costs to resolve the anti-social behaviour and fly tipping.

Recommendation

It is recommended that a car park closure notice is sought and providing that there are no objections, the site is either offered to adjoining industrial occupiers or at auction.

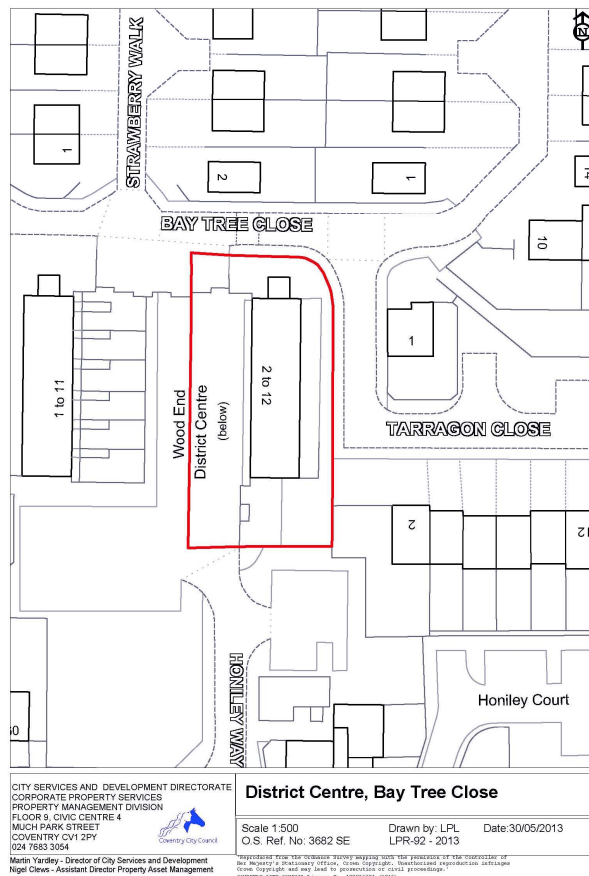


Site No 10: Land at Honiley Way, Wood End

0.267 Acres Vacant 3 storey residential block situated in the NDC area of Wood End, Henley. The Moat House Community Trust has confirmed this building is not of any interest to them for any use. The cost of demolition for this building is in the region of £40,000. The site is within the portfolio of City Development, Commercial Property Management. The site is within the NDC Masterplan area and approval is sought from BKW for permission to dispose. Confirmation to dispose from BKW has been obtained verbally written confirmation is being sought from the stakeholders

Recommendation

If approved, it is recommended the site is sold at auction.

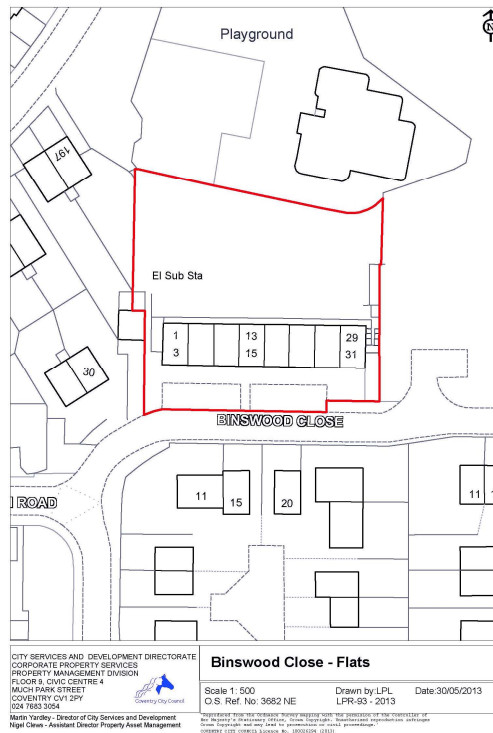


Site No 11: Binswood Close Flats, Wood End

0.498 Acres which consist of a block of 16 flats in Wood End, Henley, which is currently let on separate long-leases to the tenants. Substantial repairs are required in excess of £30,000 to refurbish the common parts. The flats and surrounding land are within the portfolio of City Development, Commercial Property Management. The site is adjacent to the NDC Masterplan area and approval is sought from BKW for permission to dispose accordingly.. Confirmation to dispose from BKW has been obtained verbally; written confirmation is being sought from the stakeholders.

Recommendation

If approved, it is recommended the site is sold at auction.

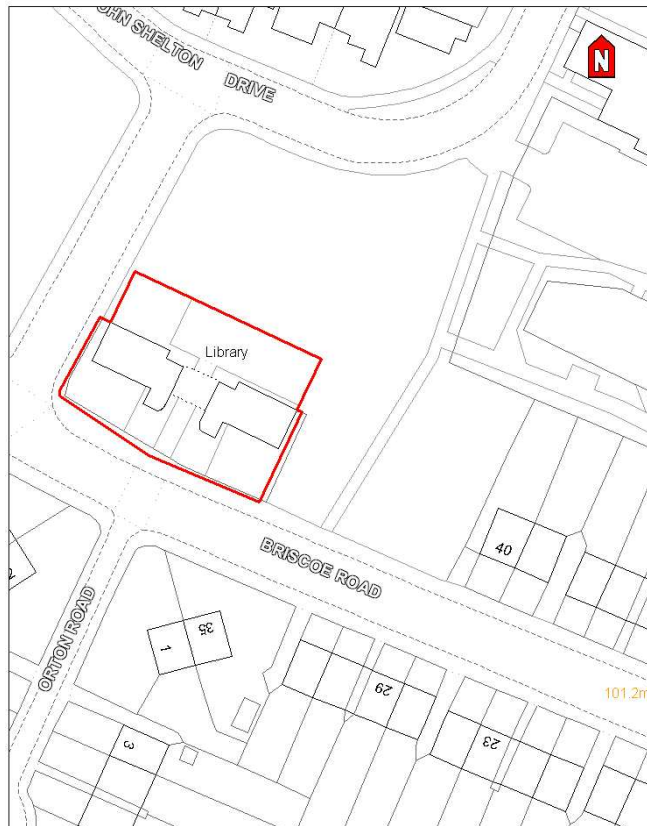


Site No 12: Briscoe Road, Former Holbrooks Library

A locally listed, single storey building, which previously accommodated Holbrooks Library, which is now vacant. The site is approximately 0.191 acres and is within the portfolio of City Development.

Recommendation

If approved it would be recommended to disposal at either auction or by tender.



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Coventry City Council
Martin Yardley - Director of City Services & Development
Nigel Clews - Property Management Division

Briscoe Road Former Library
0.191 Acres
Scale 1:500 Drawn by AW Date 02.07.2013

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Site No 13: The Barley Lea, Former Offices, Lower Stoke

A two storey office building, which formally accommodated the local neighbourhood housing office, which is now vacant. Part of the ground floor building is let to the PCT for use as a doctor's surgery however the tenant is currently holding over on the existing lease terms since 2008. The site is approximately 0.272 acres.

Recommendation

If approved the building will be disposed at auction.



Site No 14: Priory Row Cottages, St Michaels

0.051 Acres, the Grade II listed Priory Row cottages situated within Hill Top Conservation area are currently being used for the purposes of offices within the portfolio of City Development.

Recommendation

If approved and due to the sensitivities of the building, it would be advised to dispose of the building by tender, requesting that any prospective purchaser state their intention of use for the property.

