
Cabinet Member for Business, Enterprise and Employment

19 October, 2015

Name of Cabinet Member:

Cabinet Member for Business Enterprise and Employment – Councillor Maton

Director Approving Submission of the report:

Executive Director of Place

Ward(s) affected:

Henley

Title:

Freehold Disposal: Land at Deedmore Road, Henley.

Is this a key decision?

No

Executive Summary:

Following a review of the Council's property holdings the land at Deedmore Road is no longer required for operational purposes it is intended that the site be disposed of for the construction of medium density residential dwellings.

This report seeks approval to dispose of the land to support the Council's capital receipts programme.

Recommendations:

The Cabinet Member is recommended to:

1. Authorise the freehold disposal of the land by tender process to generate a best value consideration for the financial year 2015/2016.
2. Delegate authority to the Assistant Director for City Centre and Development Services following consultation with Cabinet Member for Business Enterprise and Employment for any subsequent variation in terms.
3. Delegate authority to the Executive Director of Resources and in particular officers within Legal Services to complete the necessary legal documentation in this matter and collect the agreed purchase price.

List of Appendices included:

Appendix 1-Site Plan

Other useful background papers:

None

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

1. Context (or background)

- 1.1 The land at Deedmore Road is a substantial development site located approximately 5 miles to the north east of Coventry city centre, in Henley, Coventry. It has an area of approximately 4 acres (1.6 hectares), and would be suitable for a medium density residential development. The site is located outside the New Deal for Communities agreement area.
- 1.2 The main building on the site was recently the subject of fire damage and has now been demolished. The site is now cleared and ready for development.
- 1.3 The Planning Department has shortlisted this site in the draft Strategic Housing Land Availability Assessment (SHLAA), as a site which could potentially accommodate medium density dwellings, subject to satisfying policy SCL14 (loss of community provisions) in the 2001 Coventry Development Plan (CDP). Medium density development is identified in the Coventry development Plan as 30 – 50 dwellings per hectare. This means the site could accommodate between 39 and 80 dwellings. Due to development constraints on the site it is anticipated that the final number of houses built will be at the lower end of this range, subject to planning.
- 1.4 It is recommended that the site be marketed with outline planning permission for the development of affordable 2 – 3 bed medium density dwellings, suitable for first time buyers, to maximise the value of the site.
- 1.5 The site was identified within appendix 3 – list of existing office assets in the 2013 Cabinet and Council report 'Starting the Friargate Business District to Regenerate the City, Transform the Council and Deliver savings' as a site to help to fund the Friargate project.

2. Options considered and recommended proposal

- 2.1 **Authorise the freehold disposal** - Authorise the freehold disposal of the land by tender process to generate a potential best value consideration and hence support the Council's capital receipt programme for the financial year 2015/2016. Any best value consideration should be accepted as it will contribute towards corporate resources. The sale of the land will also contribute to the physical, social and economic regeneration of the area, through the development of residential dwellings, and provision of construction jobs in Coventry.
- 2.2 **Decline the freehold disposal**- If the proposal is declined, the Council would be left with on-going maintenance liabilities and potential site remediation expenses. The Council would also forgo a potential capital receipt obtainable from a tender sale, which would have been allocated for corporate resources.
- 2.3 **Recommendation** - It is recommended that the Cabinet Member authorise the freehold disposal of the property by tender to generate a potential best value consideration, and hence support the Council's capital receipt programme for the financial year 2015/2016.

3. Results of consultation undertaken

- 3.1 The sale is subject to a planning application or other consultations process.

4. Timetable for implementing this decision

- 4.1 Providing Cabinet Member approval is secured, it is expected that the capital receipt will be received within this financial year.

5. Comments from Executive Director of Resources

5.1 Financial implications

Para 1.5 identified the site as The Eburne Adult Education Centre, which was the occupier of the property before it was fire damaged and demolished. It formed part of the Council's office sites which can be disposed of to help fund the Friagate project. Therefore the capital receipt is to be ring fenced for this purpose.

5.2 Legal implications

Any financial consideration received for the freehold disposal of the land, will represent the best value reasonably obtainable by the Council to be verified by the Council's Valuation Panel. This will satisfy the Council's requirement to obtain best value under Section 123 of the Local Government Act 1972.

The Executive Director of Resources (officers within Legal Services) will complete the legal documentation in connection with the freehold disposal in accordance with appropriate procedures and will collect the agreed consideration upon completion of the disposal.

6. Other implications

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 receipt will contribute towards corporate resources and the sale will ensure that a vacant Council land is made fully operational and thus contributing to the physical, social and economic regeneration of the area.

6.2 How is risk being managed?

The risks have been identified in paragraph 2.2, the Council would have to forgo the capital receipt, which would have been allocated for corporate resources. The Council would also be left with on-going maintenance liabilities and possible site remediation expenses.

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 the Resources Directorate (Legal Services) in processing the freehold disposal of the property to the successful purchaser.

6.4 Equalities / EIA

An equality impact assessment has not been undertaken by officers as the proposal set out in this report does not constitute a change in service delivery policy or the exercise of a public function.

6.5 Implications for (or impact on) the environment

The property will be remediated from any contaminative sources, and made fully operational through the construction and occupation of residential dwellings.

6.6 Implications for partner organisations?

There are no partner implications

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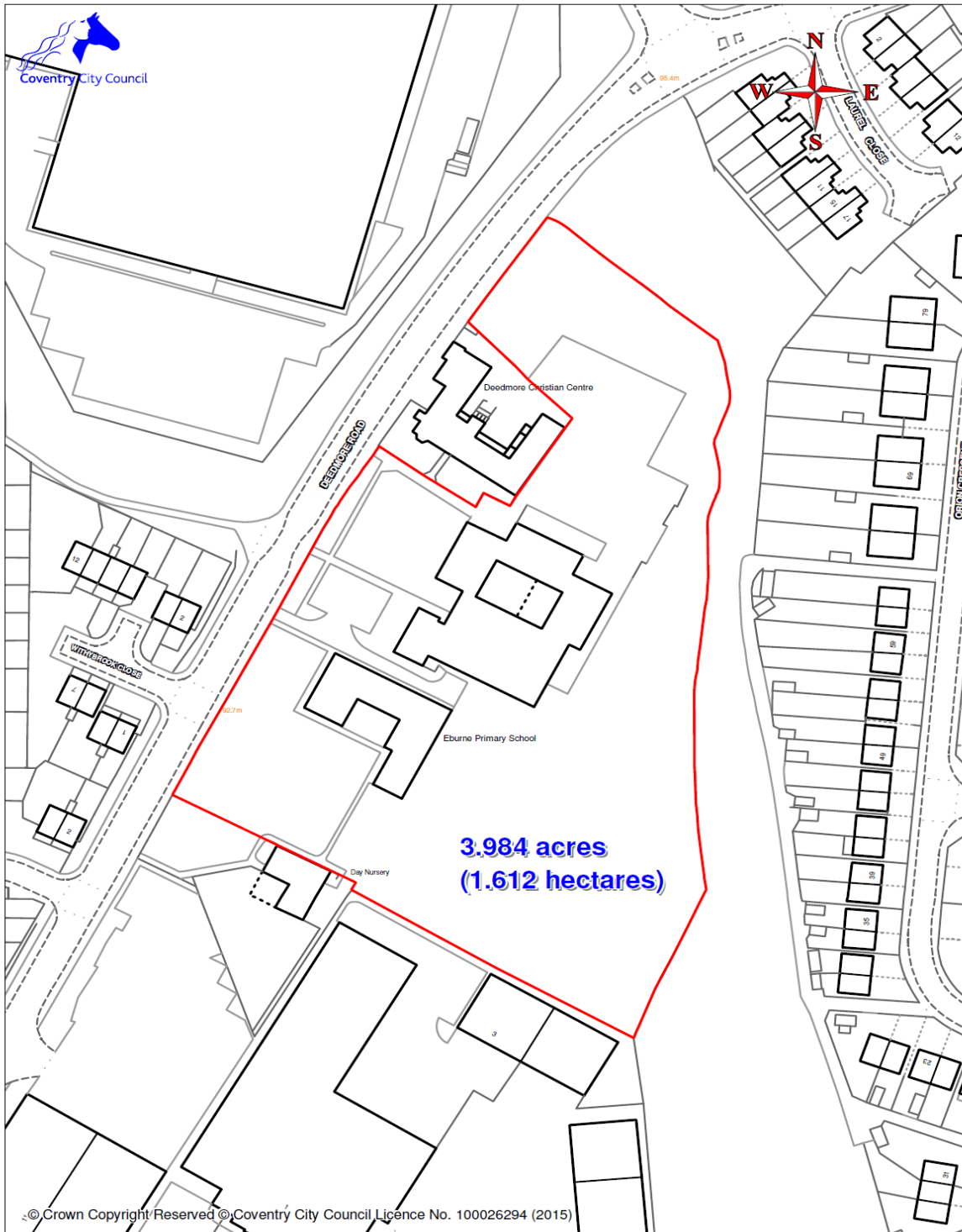
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Appendices

Eburne School, Deedmore Road, Coventry. Scale at A4 1:1250



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