

DISPOSAL OF LAND

EXECUTIVE MEMBER: Councillor E Woodburn
LEAD OFFICER: Pat Graham Head of Development Operations
REPORT AUTHOR: Chris Lloyd Contracts and Property Manager

The delivery of the Strategic Asset Management Plan (SAMP) will ensure that the Council actively manages its assets for the benefit of the organisation and the wider community.

In particular the capital receipt will be applied to support provision of services.

WHY HAS THIS REPORT COME TO THE EXECUTIVE? (eg Key Decision, Policy recommendation for Full Council, at request of Council, etc.)

This is a key decision requiring a recommendation to Full Council.

RECOMMENDATION:

Executive is asked to consider the recommendation made to dispose of Bankyard Road development site, and recommend that Full Council approves the disposal.

1. INTRODUCTION

- 1.1 In accordance with the Council disposal policy a number of small areas of land have been re-advertised in the press for sale through invitation of sealed bids. The bids were received and opened on 9 June 2010.
- 1.2 Under Contract Standing Orders (21.2.2) the Chief Executive in consultation with the Chairman (Leader) and the Portfolio Holder has delegated powers to deal with land transactions where the freehold value is more than £20,000 and less than £100,000. Approval to sell has therefore been separately sought for the areas of land in this category.

2. ARGUMENT

- 2.1 Under Contract standing order 21.2.3 where the freehold value of land or property is £100,000 or more the authority of the Full Council is required for approval of the disposal.
- 2.2 The property to which this authority relates is Bankyard Road Parton.

3. CONCLUSIONS

- 4. On the basis that the disposal accords with the Council Policy, and that value for money has been demonstrated through competitive bids Executive is asked to agree to the disposal and to seek the Authority of Full Council to proceed with the disposal.

5. WHAT ARE THE LEGAL, FINANCIAL AND HUMAN RESOURCES IMPLICATIONS?

- 5.1 If the disposal is approved contracts for will be drawn up, the capital receipt will be used to support Council Services.

6. HOW WILL THE PROPOSALS BE PROJECT MANAGED AND HOW ARE THE RISKS GOING TO BE MANAGED?

- 6.1 The disposal is part of an ongoing programme of releasing surplus land and property progressively.
- 6.2 The bid is not subject to Planning permission so a time limit of three months will be imposed for exchange of contracts to limit delay. There is always a possibility that the purchaser will withdraw.

7. WHAT MEASURABLE OUTCOMES OR OUTPUTS WILL ARISE FROM THIS REPORT?

- 7.1 Disposal of unused land and obtaining a capital receipt.

List of Appendices

Appendix A – See part 2

List of Background Documents:

Sales particulars, valuations, offers, general property files, disposals list.