

**EXECUTIVE
COMMITTEE**

25th November 2014

LAND AT NINE DAYS LANE, REDDITCH

Relevant Portfolio Holder	Councillor John Fisher
Portfolio Holder Consulted	Yes
Relevant Head of Service	Amanda de Warr, Head of Customer Access and Financial Support
Wards Affected	Abbey Ward
Ward Councillor Consulted	Yes
Key Decision	

1. SUMMARY OF PROPOSALS

- 1.1 This report seeks approval to declare land at Nine Days Lane surplus and readiness to market and the transfer of access rights to the Homes and Communities Agency (HCA)

2. RECOMMENDATIONS

The Executive Committee is asked to RESOLVE that

- 1) the land at Nine Days lane as outline on the plan attached at Appendix 1 be declared surplus and sold in part or whole; and**
- 2) access rights across RBC land, if required, be granted to facilitate the proposed development scheme.**

3. KEY ISSUES

- 3.1 The HCA are looking to develop a parcel of their land behind the Alexander Hospital for residential and employment purposes and intend tendering their site for sale in the coming months.
- 3.2 Redditch Borough Council own an adjacent plot which, on its own, holds little value. However this plot would be required to provide access to any development on the HCA land.
- 3.3 It would therefore be beneficial to seek to transfer the access rights to the HCA for which a 'ransom' would be paid and to seek to sell the RBC land to the purchaser of the HCA land, to benefit from a more efficient use of the land.

Financial Implications

- 3.4 Information relating to the financial implications can be found at Appendix 2 and is exempt from publication under s.100 1 of the Local

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Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006 on the grounds that it involves the likely disclosure of exempt information relating to financial affairs.

- 3.5 The sale of this land will generate a capital receipt to the General Fund. It is worth noting that there have been a number of changes to the use of capital receipts which may enable a proportion of the receipt received to be used for revenue purposes
- 3.6 The District Valuer has been jointly engaged to provide a valuation for the development and the resulting potential value of the RBC owned ransom strip.
- 3.7 As the RBC land was passed to the Council by the HCA's predecessor, the HCA will be in a position to 'claw back' up to 40% of any financial benefit to the Council.

Legal Implications

- 3.8 The Borough Council is required to dispose of any interest in land at Best Value in accordance with Section 123 of the Local Government Act 1972.

Service/Operational Implications

- 3.9 This site falls under two ownerships (see attached plan).

The site areas are:

RBC site area:	4 acres
HCA site area:	17.4 acres
Total Site Area:	21.4 acres

- 3.10 Under existing Local Plan 3 the RBC land is designated for employment use. Planning and Property Officers have advised that this could be changed to housing use, provided employment use was either demonstrated as not required, or if it were provided elsewhere on the total site.
- 3.11 If agreement is reached to dispose of the land officers will seek to sell the RBC land to the HCA or the purchaser of its land. In doing so it will still be necessary to achieve best value and the District Valuer will be approached to help ensure this.

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Customer / Equalities and Diversity Implications

3.12 None

4. RISK MANAGEMENT

4.1 Failure to get best value for the land will be mitigated by involving the District Valuer.

5. APPENDICES

Appendix 1 – Site plan

Appendix 2 – Financial implications – EXEMPT FROM PUBLICATION

6. BACKGROUND PAPERS

AUTHOR OF REPORT

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