

**EXECUTIVE
COMMITTEE**

20th January 2015

LAND AT EASEMORE ROAD, 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 amend a recommendation in relation to the disposal of land at Easemore Road.

2. RECOMMENDATION

The Executive Committee is asked to RESOLVE that the land at Easemore Road, Redditch be disposed of at market value.

3. KEY ISSUES

- 3.1 Redditch Borough Council owns a strip of land to the rear of 146-162 Easemore Road as shown hatched on the plan attached at Appendix 1.
- 3.2 In January 2003, the Executive Committee approved disposal of the land in conjunction with the owners of the garden land to the rear of 146-162 Easemore Road.
- 3.3 Unfortunately several sales fell through after initial marketing and in 2013 the council in conjunction with the owners consortium agreed to make a further attempt to sell the site.
- 3.4 In 2013 the Council marketed the site extensively through a local agent and received several offers but it has proved impossible to get consensus from all the members of the consortium to agree sale terms.
- 3.5 The division of opinion within the consortium has involved Council officers in many hours of abortive work trying to broker a deal and we are no closer to making that deal.
- 3.6 The Council has now been approached by one of the developers who wishes to purchase the land. This developer has indicated a preference

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to purchase the land owned by the Council and then negotiate with each individual member of the consortium.

- 3.7 The consortium members have been advised of this offer and have responded favourably to this approach to secure the sale of their individual property holdings.
- 3.8 For this reason Members are asked to consider amending the Council's decision in 2003 to enable officers to proceed with the sale of the land in the Council's ownership, independently of the other interested parties.

Financial Implications

- 3.9 Information relating to the financial implications can be found at Appendix 2 and is exempt from publication under s.100 1 of the Local 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.
- 3.10 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

Legal Implications

- 3.11 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

- 3.12 The Redditch Borough Council site area totals 2,516 square metres.

Customer / Equalities and Diversity Implications

- 3.14 None

4. RISK MANAGEMENT

- 4.1 None identified

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5. APPENDICES

Appendix 1 – Site plan

Appendix 2 – Financial implications – EXEMPT FROM PUBLICATION

6. BACKGROUND PAPERS

AUTHOR OF REPORT

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