
DECLARATION OF LAND SURPLUS TO REQUIREMENT AT LODGE ROAD/UNION STREET, SMALLWOOD

Relevant Portfolio Holder	Councillor Matthew Dormer
Portfolio Holder Consulted	Yes
Relevant Head of Service	Claire Felton - Head of Legal, Equalities and Democratic Services
Report Author	Job Title: Engineering Team Leader Contact email: pete.liddington@bromsgroveandredditch.gov.uk Contact Tel: 534108
Wards Affected	Central
Ward Councillor(s) consulted	No
Relevant Strategic Purpose(s)	Communities which are safe, well maintained and green
Non-Key Decision	

1. RECOMMENDATIONS

The Executive Committee RESOLVE that:-

the land adjacent to Nos. 140 - 144 Lodge Road, Smallwood, be declared surplus to Council requirements and disposed of at market value.

2. BACKGROUND

Appendix 1 (Drawing Nos. P2049/182 and P2049/185 refers). This site has been vacant for many years and was presumably converted to a small informal amenity area at some stage. However, it has now regrettably become, at times, a depository for unwanted scrap items and the like. Consequently, the proposed development consisting of 2 No. 3-bed houses will provide a much improved visual improvement to the locality.

3. FINANCIAL IMPLICATIONS

- 3.1 The sale of this land will generate capital receipts to the General Fund, and all capital receipts from disposals are deemed to be a Corporate capital resource available for allocation in line with Corporate priorities.
- 3.2 The Secretary of State for Communities and Local Government issued guidance in giving Local Authorities greater freedoms with how capital receipts can be used to finance expenditure. This Direction allows for

the following expenditure to be treated as Capital, 'expenditure on any project that is designed to generate ongoing revenue savings in the delivery of public services, and/or transform service delivery to reduce costs, and/or transform service delivery in a way that reduces costs or demand for services in future years, for any of the public sector delivery partners.'

4. LEGAL IMPLICATIONS

- 4.1 Although the Council may dispose of its land or property in any manner it wishes, the Council is required to dispose of any interest in land at Best Value in accordance with Section 123 of the Local Government Act 1972. To achieve this requirement, it is normal for the Council to market the sites for sale to achieve the highest capital receipts possible.

5. STRATEGIC PURPOSES - IMPLICATIONS

Relevant Strategic Purpose

- 5.1 **Communities which are safe, well maintained and green** – As highlighted within the report, this former small amenity area is now regarded at times, as a depository for unwanted scrap items and the like. In addition, for an amenity area as such, it offers little in visual delights as it overlooks a popular super store.
- 5.2 The proposal will provide a development, which with careful design will integrate well with the existing dwellings, and provide a much improved visual appearance to the well-established residential area.

Climate Change Implications

- 5.3 As part of the land sale, Officers recommend that it will be stipulated, that the proposed housing development will not include any on-site fossil fuelled installations, and will also obtain the highest Energy Performance Certificate rating possible (to be agreed with Council).

6. OTHER IMPLICATIONS

Equalities and Diversity Implications

- 6.1 There are no equality impacts arising from this report.

Operational Implications

- 6.2 Currently, there exists a Residents' Parking Scheme within this locality, and this new proposal, particularly at the vehicular access location to the new parking spaces in Union Street, will result in the loss of 3 No. on-street car parking spaces. However, the County Council has raised no objection to this, except of course that an amendment will have to be made to the existing Traffic Regulation Order, the cost being £4,500, which will have to be borne by the land purchaser/developer.

7. RISK MANAGEMENT

- 7.1 Failure to achieve best value for the land is mitigated through the process for selling at market value.

8. APPENDICES and BACKGROUND PAPERS

Appendix 1 - Indicative Layout and Site Location Plan.

Pre-application advice received from Worcestershire County Council – Highways.

Executive Committee

22 March 2022

9. REPORT SIGN OFF

Department	Name and Job Title	Date
Portfolio Holder	Councillor Matthew Dormer	11 January 2022
Lead Director/Head of Service	Claire Felton - Head of Legal, Equalities and Democratic Services	21 February 2022
Financial Services	Peter Carpenter Interim Deputy S151 Finance	22 February 2022
Legal Services	Clare Flanagan Principal Solicitor	21 February 2022
Policy Team	Emily Payne Engagement and Equalities Advisor	16 February 2022
Climate Change Officers	Kath Manning - Climate Change and Energy Support Officer Anna Wardell-Hill Environmental Policy and Awareness Officer	09 March 2022