

REDDITCH BOROUGH COUNCIL

Executive Committee

28 June 2022

Sale of Land Adjacent to the Former St Gregory's Church at Winyates Way/Woodcote Close, Redditch

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|---|---|
| Relevant Portfolio Holder | Cllr Matthew Dormer |
| Portfolio Holder Consulted | |
| Relevant Head of Service | Claire Felton |
| Report Author | Clare Flanagan Job Title: Principal Solicitor Contact email: clare.flanagan@bromsgroveandredditch.gov.uk Contact Tel: 01527 64252 Extn 3173 |
| Wards Affected | Winyates Ward |
| Ward Councillor(s) consulted | |
| Relevant Strategic Purpose(s) | |
| Key Decision / Non-Key Decision | Key Decision |
| If you have any questions about this report, please contact the report author in advance of the meeting. | |
| This report contains exempt information as defined in Paragraph 3 of Part I of Schedule 12A to the Local Government Act 1972, as amended. | |

1. RECOMMENDATIONS

That the Executive Committee RESOLVES:-

- 1.1 Authority be delegated to the Head of Legal, Democratic and Property Services to negotiate and finalise terms for the sale of Council owned land as shown coloured pink within the area edged red on Appendix 1 and in return for the capital sum referred to in Appendix 3; and

RECOMMENDS that:-

- 1.2 The Council's budget is augmented by the capital receipt as described in Appendix 3

2. BACKGROUND

- 2.1 The Council owns the land shown coloured pink on Appendix 1.
- 2.2 The Council has been approached by a Developer looking to develop the former St Gregory's Church site and adjoining land for a development of 25 units of affordable housing, with a mix of social rent, rent to buy and shared ownership properties. The Developer's scheme is shown detailed within the area edged red on Appendix 1.
- 2.3 Access to the development site is restricted and terms have been agreed to sell the Council owned land shown coloured pink within the area edged red on Appendix 1 to the Developer in return for the capital sum referred to in Appendix 3.

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- 2.4 The area subject to this recommendation consists mainly of grassed verges and general amenity land as shown in the photograph at Appendix 2.
- 2.5 The Developer is currently awaiting the outcome of their planning application (Ref: 22/00333/FUL).
- 2.6 The sale of land is supported by the Council's Land & Building Asset Group, which sees this as an opportunity to:
- a) Regenerate an area of Winyates that has fallen into disrepair through the provision of a mix of Social Rent, Shared Ownership and Rent to Buy housing;
 - b) Secure the provision of footpaths to Winyates Way and Woodcote Close and a pedestrian crossing linking this development and the neighbouring houses to the Winyates Shopping Centre
- 2.7 The capital sum referred to in Appendix 3 is supported by the Council's Valuer and an independent valuation.
- 2.8 The agreement to sell would be subject to planning and the Developer agreeing to carry out accommodation works

3. FINANCIAL IMPLICATIONS

- 3.1 The sum referred to in Appendix 3 represents a capital receipt for the Council in that amount.

4. LEGAL IMPLICATIONS

- 4.1 Non other than those usually associated with the freehold sale of land.

5. STRATEGIC PURPOSES - IMPLICATIONS

Relevant Strategic Purpose

- 5.1 Supporting Housing Provision within the Borough

Climate Change Implications

- 5.2 As this is a Redditch Coop Homes/ GreensquareAccord site, they will be using their own housing system, which they manufacture, and which includes solar power and high levels of insulation as they are an exemplar developer of low carbon housing.

6. OTHER IMPLICATIONS

Equalities and Diversity Implications

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6.1 None

Operational Implications

6.2 None

7. RISK MANAGEMENT

7.1 Whilst there is no cost to the Council in entering into an Agreement with the Developer, as the Council's costs are being met, the Council will not benefit from the capital receipt if the Developer fails to secure planning consent for the proposed development.

8. APPENDICES and BACKGROUND PAPERS

Appendix 1 : Plan showing Council Owned Land, Area Subject to this Report & Development Site

Appendix 2: Street View

Appendix 3: Confidential Information

9. REPORT SIGN OFF

| Department | Name and Job Title | Date |
|---|---------------------------|-------------|
| Portfolio Holder | Cllr Matt Dormer | |
| Lead Director / Head of Service | Claire Felton | |
| Financial Services | Peter Carpenter | |
| Legal Services | Clare Flanagan | |
| Policy Team (if equalities implications apply) | | |
| Climate Change Officer (if climate change implications apply) | | |

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