
Report title: Disposal of land at former Upper Norgrove House, Church Road, Webheath, Redditch

Relevant Portfolio Holder	Councillor M. Dormer
Portfolio Holder Consulted	Yes
Relevant Head of Service	Claire Felton – Head of Legal, Democratic and Property Services Pete Carpenter – Executive Director of Finance and Resources
Report Author	Job Title: Head of Legal, Democratic and Property Services Contact email:c.felton@bromsgroveandredditch.gov.uk
Wards Affected	West
Ward Councillor(s) consulted	Yes – The ward councillors both serve on the Executive Committee
Relevant Strategic Purpose(s)	Finding Somewhere to Live
Non-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

The Executive Committee is asked to RESOLVE that:-

- 1) The Council disposes of the above site to Bloor Homes Ltd on the basis of the offer received as described in Appendix 1 to this report.**
- 2) Authority be delegated to the Head of Legal Democratic and Property Services and the Section 151 Officer to implement the disposal**

2. BACKGROUND

- 2.1 The site was allocated for housing in the Redditch Borough Council Local Plan adopted on 30 January 2017 and to deliver 400 - 600 houses within the Plan period to 2030.

In 2019 there was a further report to update Members on proposals for the development of the Council's site at Upper Norgrove House. This sought approval for the proposed development of the site in partnership with adjacent landowners, who have expressed interest in developing their sites with the Council and also sought delegated authority to enter into partnership agreements with them to implement the proposal as approved.

Subsequently a report was taken to Executive Committee on 13th July 2021, which recommended that the surplus land at the former Upper Norgrove House be disposed of on the open market and that negotiations should commence to consider a joint disposal/development with the neighbouring landowner.

However, the neighbouring landowner was subsequently unwilling to enter into a joint marketing scheme with the Council and, as the Council had formally declared the site surplus, an exercise was undertaken to market the Council's land as a standalone development opportunity.

- 2.3 Accordingly the Council has undertaken two marketing exercises with independent agents to ensure that best value for the land can be achieved. Offers for the site were received in November 2023 via agents Thomas Lister, details of which are included in Appendix 1 (Invitation to Tender – Review of Bids Received) and it is recommended that the Council proceeds with the offer from Bloor Homes Ltd which is unconditional except for planning and is not dependent entering into a deal with the neighbouring landowner.

3. FINANCIAL IMPLICATIONS

- 3.1 It should be noted that advice has been obtained from independent agents in order to ensure that the Council can secure best value for money. Further information about this can be found in Appendix 1.
- 3.2 Members are asked to note that any proceeds from the sale will be a capital receipt. This capital receipt will have a General Fund and HRA element. The General Fund element will be allocated to an earmarked reserve which will be used for funding capital changes taking place to the Town Hall. The use of the capital receipt in this way is referenced in the Town Hall Hub report paragraph 4.2 in October 2022.

4. LEGAL IMPLICATIONS

- 4.1 The terms of sale have been validated by independent agents Thomas Lister to ensure that the Council meets its requirements under the provisions of Section 123 of the Local Government Act 1972 not to dispose of land for a consideration less than can be reasonably obtained.

5. STRATEGIC PURPOSES - IMPLICATIONS

Relevant Strategic Purpose

- 5.1 The proposals detailed in this report support the strategic purpose Finding Somewhere to Live, as there is the potential in the long-term that the proposed action will result in much needed housing development within the Borough.

Climate Change Implications

- 5.2 None as a direct result of this report

6. OTHER IMPLICATIONS

Equalities and Diversity Implications

- 6.1 None as a direct result of this report

Operational Implications

6.2 None have been identified.

7. RISK MANAGEMENT

7.1 Members will be aware that this site has been vacant for some considerable time and that the Local Plan identifies it as being an appropriate development site for the provisions of housing.

8. APPENDICES and BACKGROUND PAPERS

Appendix 1 – Invitation to Tender – Review of Bids Received dated 17.11.23 (This advice is exempt as it relates to the financial or business affairs of any particular person (including the authority holding that information)).

Background Papers:

Upper Norgrove House – Initial Options Appraisal – report to the Executive Committee considered at a meeting held on 23rd July 2008.

Upper Norgrove Site, Webheath – Development of Land – report to the Executive Committee considered at a meeting held on 11th June 2019.

Upper Norgrove Site, Webheath – Report to Executive Committee dated 13th July 2021.

9. REPORT SIGN OFF

Department	Name and Job Title	Date
Portfolio Holder		
Lead Director / Head of Service		
Financial Services		
Legal Services		

REDDITCH BOROUGH COUNCIL

Executive Committee
2024

6th February

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