

Report of : Land and Property Services
Report to : Chief Asset Management and Regeneration Officer
Date: 11 August 2014
Subject: Land at Well Lane, Yeadon, Leeds, LS19 7RL

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):	Otley & Yeadon	
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:	N/A	
Appendix number:		

Summary of main issues

1. The purpose of this report is to seek approval to market the site for sale through the invitation of informal offers.
2. The subject land was previously managed by Environments & Neighbourhoods and was at one time leased by the nearby Tut N Shive Public House and used as a car park for its patrons.
3. The current proprietor of the public house does not lease the car park and no agreement has been in place for a number of years which has resulted in the land being vacant and becoming significantly overgrown.
4. Some interest has recently been received from local companies who would like to use the land for car parking purposes.
5. Environments & Neighbourhoods declared the site surplus to operational requirements on 28 May 2014.

Recommendations

6. It is recommended that approval is given to sell the freehold interest in the site on the open market through the expression of interest and invitation of offers.

1 Purpose of this report

- 1.1 The purpose of this report is to seek approval to dispose of the subject site, as identified on the attached plan, on the open market through the expression of interest and invitation of offers.

2 Background information

- 2.1 The subject site as shown by black outline on the attached plan was previously leased by the nearby public house and used as a car park for its patrons.
- 2.2 The current proprietor of the public house does not have an agreement to lease the car park. It has not been used for a number of years and has subsequently become significantly overgrown.
- 2.3 On 16th June 1989, the adjoining land was sold. However the subject site was not sold as part of this larger site due to the fact that it was still being leased by the public house during this time. The adjoining land has never been developed and a large portion of it remains overgrown.
- 2.4 Parking restrictions have recently been implemented in the surrounding area which has resulted in a number of local businesses requiring additional parking provision.

3 Main Issues

- 3.1 Since the implementation of parking restrictions within the surrounding area, various requests have been made by local businesses who wish to purchase the subject site for car parking purposes.
- 3.2 It is felt that the most appropriate method of sale for this site would be by way of a freehold disposal on the open market through the invitation of informal offers.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Environments & Neighbourhoods contacted local Area Management and Ward Members on 7 May 2014 as part of their initial consultation process. Comments were received back with a preference that the land should be marketed and sold for car parking purposes only.
- 4.1.2 Ward Members were consulted again on 17 June 2014. No further comments were received.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 There are no equality issues arising from the proposal.

4.3 Council Policies and City Priorities

- 4.3.1 The disposal of the subject site will generate a capital receipt.
- 4.3.2 The land is surplus to the Council's operational requirements and no operational reason has been identified to justify its retention. In these circumstances, its disposal represents prudent and economic asset management, obviating holding costs associated with managing the property and therefore supports the best value objectives of the Council.

4.4 Resources and Value for Money

- 4.4.1 The sale of the site will generate a capital receipt.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 Under Part 3 Section 3E Paragraph 2(a) of the Council's Constitution (Officer Delegation Scheme (Executive Functions)) the Director of City Development has

authority to discharge any function of Executive Board in relation to the management of land (including valuation, acquisition, appropriation, disposal and any other dealings with land or any interest in land) and Asset Management.

- 4.5.2 The Chief Asset Management and Regeneration Officer has authority to take the decisions requested in this report under Executive functions 1 and 10 (specific to the Director of City Development) of the Director of City Development's sub delegation scheme.
- 4.5.3 The proposal constitutes a significant operational decision and is therefore not subject to call in.
- 4.5.4 The Head of Land and Property confirms that the proposed method of disposal set out above is the method most likely to result in the Council achieving the best consideration that can reasonably be obtained under Section 123 of the Local Government Act 1972 (or under the Housing Act 1985).

4.6 Risk Management

- 4.6.1 The risks associated with the proposed disposal are considered below:-
- (i) If the land is not sold then its maintenance responsibility will remain with the Council.
 - (ii) There is a risk that the potential purchaser could withdraw their interest at any time prior to exchanging contracts.

5 Conclusions

- 5.1 There is no justifiable reason to retain the land which remains vacant and a maintenance liability for the Council. Furthermore, its disposal will generate income to the authority by way of a capital receipt and alleviate the Council from future maintenance liabilities following a sale.

6 Recommendations

- 6.1 It is recommended that approval be given to dispose of the freehold interest in the subject site on the open market through the expression of interest and invitation of offers which will be reported back for consideration.

7 Background documents

- 7.1 None.