

Report of: Head of Land and Property
Report to: Director of City Development
Date: September 2015
Subject: Land at Valley Road Pudsey LS28 9ER

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):	Pudsey	
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:	10 (3)	
Appendix number:	1	

Summary of main issues

1. The purpose of this report is to seek approval to enter into one to one negotiations for the sale of land at Valley Road Pudsey with Alfa Estates (Freehold) Ltd that owns the adjoining property no. 10 to 12 Littlemoor Road.
2. No. 10 to 12 Littlemoor Road provides flats with land to the rear currently used as car parking. Development is proposed for the combined land holdings.
3. In the event that terms are provisionally agreed in due course, then this will be reported to the Director of City Development for approval.

Recommendations

4. It is recommended that the Council progress one to one negotiations with Alfa Estates (Freehold) Ltd to enable development over the joint land holding.

1 Purpose of this report

- 1.1 The purpose of this report is to seek approval to enter into one to one negotiations for the sale of land at Valley Road Pudsey with Alfa Estates (Freehold) Ltd that owns the adjoining property no. 10 to 12 Littlemoor Road.

2 Background information

- 2.1 The land owned by the Council at Valley Road was a site of small terraced houses that were purchased and demolished in the 1960s. It is of a rough surface over which are various access routes to adjoining properties and land and is used for informal parking. Part of the land at the south west corner is leased for an electricity sub-station.
- 2.2 The Council land is shown as the subject site on attached Plan no. 18120/C and comprises an area of 1055 sqm (0.26 acres).

3 Main issues

- 3.1 The owner of 10 to 12 Littlemoor Road has approached the Council to purchase the Council owned land at Valley Road. The site of 10 to 12 Littlemoor Road is shown as the applicants land on Plan no 18120/C and comprises a total site area of 435 sqm (0.11 acres).
- 3.2 Amalgamating the Council owned land at Valley Road with the land to the rear of 10 to 12 Littlemoor Road will provide a larger, and potentially more viable, development site. Development has not been achievable on the subject site alone.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Ward Members were consulted by letter dated 20 August 2015.
- 4.1.2 Cllr Richard Lewis is supportive of action that will deal with this untidy and unused area and considers that the Council should assist this to enable a positive outcome. Cllr Josephine Jarosz advises she cannot see any objection to this. Cllr Mick Coulson has not replied.

4.2 Equality and Diversity / Cohesion and Integration

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

4.3 Council Policies and The Best Council Plan

- 4.3.1 This contributes to the Council's Objective 6 in the Best Council Plan 2015-20 by becoming a more efficient and enterprising Council and helping people get things done easily and efficiently.
- 4.3.2 The development of the subject site for residential will help to maximise Housing Growth, which is a priority in the Best Council Plan.
- 4.3.3 A development also helps to increase the number of new homes built which helps the council achieve its Core Strategy targets.

4.4 Resources and Value for Money

- 4.4.1 The Council will receive a financial receipt from the sale and is enabling development that supports Council Policies.

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 proposal constitutes a significant operational decision and is therefore not subject to call in.
- 4.5.3 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).
- 4.5.4 The information contained in the Appendix attached to this report relates to the financial or business affairs of a particular person, and of the Council. This information is not publicly available from the statutory registers of information kept in respect of certain companies and charities. It is considered that since this information was obtained through one to one negotiations for the disposal of the property/land then it is not in the public interest to disclose this information at this point in time. Also it is considered that the release of such information would or would be likely to prejudice the Council's commercial interests in relation to other similar transactions in that prospective purchasers of other similar properties would have access to information about the nature and level of consideration which may prove acceptable to the Council. It is considered that whilst there may be a public interest in disclosure, much of this information will be publicly available from the Land Registry following completion of this transaction and consequently the public interest in maintaining the exemption outweighs the public interest in disclosing this information at this point in time. It is therefore considered that this element of the report should be treated as exempt under Rule 10.4.3 of the Access to Information Procedure Rules.

4.6 Risk Management

- 4.6.1 The following risks need to be considered in relation to the granting of approval to enter into one to one negotiations:
- I. This is a complex site over which accesses are taken to serve properties and a combined access requires to be established. Further details on the access issues are provided in the confidential appendix.
 - II. There is the risk that agreement cannot be reached or planning permission gained and the site remains undeveloped. However the combined land holding provides a larger site on which development can potentially be achieved.

5 Conclusions

- 5.1 It is concluded that by the Council progressing one to one negotiations with Alfa Estates (Freehold) Ltd development over the joint land holding should be achievable.

6 Recommendations

6.1 It is recommended that the Council progress one to one negotiations with Alfa Estates (Freehold) Ltd to enable development over the joint land holding.

7 Background documents¹

7.1 None

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.