
Report of: Head of Land and Property**Report to:** Chief Officer Economy and Regeneration**Date:** June 2017**Subject:** Land at Stanks Gardens and Swarcliffe Avenue, Swarcliffe, Leeds 14

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):	Cross Gates and Whinmoor	
Are there implications for equality and diversity and cohesion and integration?	<input checked="" type="checkbox"/> Yes	<input 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:		
Appendix number:		

Summary of main issues

1. The subject site comprises two areas of Council owned land totalling approximately 0.85 ha (2.1 acres) which is considered suitable, subject to planning consent, for residential development.
2. It is proposed that the site be declared surplus to Council requirements and that it be offered for sale on the open market inviting offers for its purchase.

Recommendations

3. It is recommended that the site be declared surplus to Council requirements and offered for sale on the open market inviting offers on an informal tender basis, with any offers received being the subject of a further report to the Chief Officer Economy and Regeneration.

1 Purpose of this report

- 1.1 The purpose of this report is to seek approval to the subject site being declared surplus to Council requirements and being offered for sale on the open market for residential development by way of inviting offers on an informal tender basis with any offers received being the subject of a further report to the Chief Officer Economy and Regeneration.

2 Background information

- 2.1 The subject site comprises two areas of land, as shown on the attached plan, which total approximately 0.85 ha (2.1 acres) of cleared land. The site, in part, formed part of the former St Gregory's RC Primary School site and adjacent playing fields. The school closed in 2008 and the buildings were demolished in 2009 leaving a development site suitable for housing.
- 2.2 The former St Gregory's RC School was acquired in 2008 from the RC Diocese of Leeds, under a 'reverter' clause which obliged the Council to acquire the school if it was closed. No monies were paid by the Council for the land at that time as it was accepted that the proceeds from the future sale of the land would pay for the property.
- 2.3 Land to the rear of the subject sites comprises the former school playing pitches and a cleared area formerly occupied by part of the school buildings. It is proposed that this area will be improved using s106 monies generated from the sale of the subject sites to leave a playing field available for use by the public.
- 2.4 Part of the subject site is shown to be owned by Children's Services. This land will be declared surplus to operational requirements prior to marketing of the site.

3 Main issues

- 3.1 The subject site has been included in the Council's draft Site Allocations Plan as a housing development site with a capacity of 33 houses. There will be a requirement to retain the adjacent playing field.
- 3.2 The sale of the site will generate a capital receipt from a surplus asset whilst meeting local housing needs in the area and contributing to City wide housing targets.
- 3.3 It is now proposed that the site be offered on the open market inviting offers, as a single lot, by way of an informal tender with any offers received being the subject of a further report to the Chief Officer Economy and Regeneration.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Ward Members were consulted on 22 December 2016 regarding the disposal of the site for housing and have raised no objections or concerns subject to any s106 monies being used to carry out improvement works to the adjacent playing fields.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 The proposal has no specific implications for equality, diversity, cohesion and integration.

4.3 Council Policies and City Priorities

- 4.3.1 A sale of the site will generate a capital receipt from an operationally surplus asset which will be utilised to pay the RC Diocese of Leeds for the former St Gregory's School with any surplus used to support the Councils spending programme funding a range of Council policy objectives.

- 4.3.2 Development of the site for housing will support the regeneration and housing delivery targets of the Council by increasing the number of new homes built including affordable housing.
- 4.3.3 The site to be offered for sale is part brownfield and part greenfield as it has been re-orientated to present better a development site running parallel to Stanks Gardens. The same area of improved greenfield land will be present following development of the subject site which will comply with planning policy once the Site Allocations Plan is adopted.
- 4.3.4 In the absence of any identifiable reason to justify retention a sale will alleviate the Council of an underutilised asset, representing efficient asset management saving ad hoc costs associated with site maintenance.

4.4 Resources and Value for Money

- 4.4.1 The site will be tendered widely to the open market in a competitive bidding situation to ensure that optimum schemes and bids will be received so that the receipt generated from any sale is maximised.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 Under Part 3, Section 3E (g) of the Council's Constitution (Officer Delegation Scheme (Executive Functions)) the Director of City Development has authority to discharge any function of the Executive in relation to Asset Management.
- 4.5.2 The Chief Officer Economy and Regeneration, Head of Asset Management and Head of Land and Property have authority to take decisions in relation to Asset Management as delegated in the Director of City Development's sub delegation
- 4.5.3 The proposal constitutes a significant operational decision and is therefore not subject to call in.
- 4.5.4 A disposal of the site on the open market by way of invitation of offers on an informal tender basis is considered by the Head of Land and Property to be the method of disposal most likely to maximise competition and result in the Council obtaining the best consideration reasonably obtainable for the site (as required by s123 of the Local Government Act 1972 or the Housing Act 1985).

4.6 Risk Management

- 4.6.1 The site is considered to present an attractive opportunity for housing development and should generate a number of competitive bids reducing the risk of the Council being unable to identify a buyer for the site. Any offers received are likely, however, to be conditioned on receipt of a full planning consent and agreement to s106 requirements and upon satisfactory ground survey findings.
- 4.6.2 These anticipated conditional aspects of bids are likely to take a number of months to resolve and discharge prior to completion of a successful sale.

5 Conclusions

- 5.1 It is concluded that the site should be declared surplus to the Council's requirements and that offers be invited on the open market by way of informal tender for its purchase with any offers received being the subject of a further report to the Chief Officer Economy and Regeneration.

6 Recommendations

- 6.1 That the site be declared surplus to Council requirements and offered on the open market for sale inviting offers on an informal tender basis, with any offers received being the subject of a further report to the Chief Officer Economy and Regeneration.

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.