



Report of Land and Property
Report to Director of City Development
Date: December 2019
Subject: Land at Oldfield Lane, Wortley

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|---|---|
| Are specific electoral wards affected? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| If yes, name(s) of ward(s): | Farnley and Wortley |
| Has consultation been carried out? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Are there implications for equality and diversity and cohesion and integration? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Will the decision be open for call-in? | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| Does the report contain confidential or exempt information? | <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| If relevant, access to information procedure rule number: | 10.4.3 |
| Appendix number: | 1 |

Summary

1. Main issues

- Parcel of vacant land on Oldfield Lane extending to 4.19 acres, part in Council ownership (1.1 acres), part in Private ownership (3.09 acres), which together had a former use as sports pitches, but has since been allocated for housing within the Site Allocations Plan (SAP).
- The private land owner is the Leeds Schools Sports Association (LSSA). The LSSA intend to dispose of their asset to raise funds to continue their operations to provide sporting activities throughout Leeds.
- The Council Housing Growth Programme has identified the Oldfield Lane site as being suitable for the delivery of a new build Council Housing scheme.
- In October 2018 the Chief Officer Asset Management & Regeneration approved the acquisition of the LSSA land at Oldfield Lane for Resources and Housing Directorate in order to advance a new build council housing scheme on the site.
- It is recommended that the originally approved sale terms be amended.

2. Best Council Plan Implications (click [here](#) for the latest version of the Best Council Plan)

- The delivery of affordable housing underpins the Council's ambition for Leeds as a Strong Economy and a Compassionate City.

- The Best Council Plan includes targets around increasing the number of new affordable homes and supporting sustainable growth. The proposed schemes will contribute to:
 - ensuring everyone in Leeds lives in good quality, affordable homes within clean and well cared for places.
 - provision of housing of the right quality, type, tenure and affordability in the right places.
 - ensuring the right housing options are available to support older and vulnerable residents to remain active and independent.
 - Tackling fuel poverty.
- In aspiring to be the 'Best city in the UK', the Core Strategy also takes forward the spatial and land use aspects of the Vision for Leeds, City Priority Plans and the Best Council Plan (in particular, Objective 2: to 'Promote sustainable and inclusive economic growth').

3. Resource Implications

- Moving forward, delivery of the proposed housing development at Oldfield Lane will be led by the Director of Resources and Housing, with support from a multi-disciplinary cross directorate team which includes officers from City Development, Procurement, and Resources and Housing.

Recommendations

- a) This report recommends that the Chief Officer Asset Management & Regeneration approves the revisions to the originally approved Heads of Terms for the acquisition of land at Oldfield Lane for Resources and Housing Directorate in order to advance a new build Council Housing scheme on the site

1. Purpose of this report

- 1.1 The purpose of this report is to recommend that the acquisition terms for the LSSA land be revised.

2. Background information

- 2.1 The LSSA holds the freehold title of the subject site. The site was formerly used as sports pitches and operated by the LSSA. The site has stood vacant for over 13 years.
- 2.2 The adjacent Council owned land is leased to the LSSA for the provision of sports pitches and the two land holdings were used in conjunction with one another. The lease is to be surrendered.
- 2.3 The LSSA are a registered charity with the objective of providing sporting activities throughout Leeds at School and Representative Level. It is their intention to sell their interest in the subject site and use the receipt to invest in the future charitable functions of the Association.
- 2.4 The Unitary Development Plan allocated the land as N6 Green Space. The adopted Site Allocations Plan (SAP) however allocates the combined sites as a phase 1 Housing Allocation (HG2-84) for 61 units.

- 2.5 There has been a longstanding relationship between the LSSA and the Council regarding the use of the subject site, and the Council has worked closely with them with both the regeneration of the site, and the provision of alternative facilities.
- 2.6 A report was taken to Executive Board in November 2018 providing an update on the Council Housing New Build Programme which set out proposals for the delivery of new social housing across the city. The programme includes the use of 7 sites for the delivery of general housing, 6 of which are within Council ownership, and the seventh being the Oldfield Lane site. The Council owned element of the site will be incorporated into the wider site development. This element represents approx 26% of the total site. Executive Board resolved that any decisions on disposal of Council land / acquisition of private land to facilitate these schemes be delegated to the Director of City Development.
- 2.7 In November 2018, Executive Board approved an investment of c£55m to deliver c358 new council homes. On 27th February 2019, Full Council approved a further injection of £90.9m into the Council Housing Growth Programme. The Council House Growth programme now has total approved funding available of £221m as at September 2019 and incorporates sufficient funding to meet the costs of delivering the Oldfield Lane development.

3. Main issues

- 3.1 Heads of Terms were agreed with the LSSA and approved by the Chief Officer Asset Management & Regeneration in October 2018. This report was taken as a key decision. Since this date, revisions to these terms have been agreed and it is recommended that these be approved. Details of the revisions are contained within the confidential appendix.

4. Corporate considerations

4.1 Consultation and engagement

- 4.1.1 Local Ward Members have been consulted about the site development proposals on a number of occasions and provided with updates in relation to proposals for the Council to acquire the part of the site owned by LSSA. The most recent meetings took place in March 2019. Members are opposed to development of the site for housing, although they acknowledge its status under the SAP. Although still opposed, officers have advised local members in relation to green space improvements which could be delivered both within the scheme boundary and also in the wider Farnley & Wortley ward area using the planning contributions from the scheme.
- 4.1.2 There is significant public opposition to the redevelopment of the subject site for housing. A deputation from a group known as 'Save the TV Harrison Sport Ground' (the Oldfield Lane site) was heard by Council on 11th September 2019. The Director of City Development has noted the contents of this report and approved as the response to the Deputation. The response to the deputation was published on the 7th November 2019. The report recommended that the Director of City Development;

a) Note the content of the report in response to the deputation heard on September 11th September 2019.

- b) Considers and approves the proposed response to the points made in the deputation;
- c) Note the planning status of the site as allocated for housing within the SAP and Executive Board's continued support for the site to be developed as part of the Council Housing Growth programme
- d) Recommend to the Deputy Leader and Executive Member for consultation and approval.
- e) Continue to work with Ward Members and other Council Departments to identify where existing facilities can be improved and how such works can be funded.

4.2 Equality and diversity / cohesion and integration

- 4.2.1 These proposals will contribute to delivering an increase in supply of high quality, genuinely affordable homes to meet current and predicted localised gaps in affordable housing provision across the city's neighbourhoods.

4.3 Council policies and the Best Council Plan

- 4.3.1 See above.

Climate Emergency

- 4.3.2 All of the homes being delivered via the Council House Growth Programme will be built to the Leeds Standard specification which focusses on cutting carbon, improving air quality and tackling fuel poverty and which will play a key role in ensuring excellence in delivery through design quality, space standards and energy efficiency standards. It sets out challenging targets for our contractors to meet in terms of carbon emissions for these new homes.

4.4 Resources, procurement and value for money

- 4.4.1 The Head of Land and Property confirms that in his opinion the terms offered to the Council represent a fair market value for the property.

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 - Asset Management 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 scheme.
- 4.5.3 The proposal constitutes a significant operational decision and is therefore not subject to call in.
- 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 acquisition of the 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 sellers 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 risks associated with the recommendation to acquire the land are detailed within the Confidential Appendix.

5. Conclusions

5.1 It is concluded that the originally approved Heads of Terms for the acquisition of the subject land should be amended as per the detail within the confidential appendix.

6. Recommendations

6.1 This report recommends that the Chief Officer Asset Management & Regeneration approves the revisions to the originally approved Heads of Terms for the acquisition of land at Oldfield Lane for Resources and Housing Directorate in order to advance a new build Council Housing scheme on the site

7. Background documents¹

7.1 There are 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.