

Report to: Executive Cabinet Member,
Deputy Leaders Portfolio

Date: 20th January 2020

Report of: Director of Place

Report

No: ECMDL/728

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Report Title: PSP – Surplus Property Project Phase 3 Sites

Confidential

This report is exempt from publication by virtue of Paragraphs 3 of Schedule 12A to the Local Government Act 1972.

Purpose:

To seek the approval of the Executive Cabinet Member for the disposal of the land identified to be progressed to PSP Bolton LLP.

Background Doc(s):

Report to Executive Cabinet Member, report number 10, dated 27/07/2011 and entitled Public Sector PLC

**Appendices /
Attachments**

Recommendations:

The Executive Cabinet Member is recommended to :

- i) consider the report; and
- ii) approve the disposal of the Council owned land detailed in this report to PSP Bolton LLP
- iii) authorise the Director of Place to conclude negotiations for the disposal of the land detailed in this report to PSP Bolton LLP as part of the Surplus property Project subject to the outcome of the Public Open Space procedure; and
- iv) authorise the Borough Solicitor to carry out all necessary legal formalities.

Decision:

Text to go here about whatever was discussed under this item.

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Signed:

Leader / Executive
Member

Monitoring Officer

Date:

Summary:

The following report requests the approval of the Executive Cabinet Member to dispose of land at Alderbank Close, Bolton to PSP LLP.
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1. INTRODUCTION & BACKGROUND

- 1.1 The Executive Cabinet Member (Leader's Portfolio) meeting held on 27th July 2011 the Director of Corporate Resources was authorised to complete the necessary documentation to facilitate the creation and operation of a Limited Liability Partnership (LLP) with Public Sector PLC.
- 1.2 The LLP, titled PSP Bolton, was formally established and the Board have considered proposals under the following headings:-
 1. Surplus Property Project
 2. Investment Portfolio – Asset Management Strategy
 3. Office Accommodation Strategy
- 1.3 The intention of the Surplus Property Project is to enhance the capital value of a group of assets through targeted investment ahead of a disposal.
- 1.4.1 A number of sites have been identified for inclusion in the Project to date, which have delivered an enhanced receipt to the Council in accordance with the terms of the Project
- 1.5 Land at Alderbank Close, Bolton (as shown edged red on the attached plan) is considered suitable for a housing scheme. The Council have considered a number of alternative delivery models with regard to the housing scheme proposed for the site and it has been concluded that a disposal directly to PSP Bolton for the delivery of a private rented scheme is the most efficient method of disposal. The site is shown edged black on the attached plan and is the site of the former Alderbank Care Home which is now demolished.

2. ISSUES

- 2.1 PSP Bolton have concluded that they are in a position to develop the site directly and submitted a planning application in late 2018 for the development of 33 dwellings with associated parking and landscaping. The proposal varies from other initiatives promoted with PSP Bolton in that it does not involve the grant of an option or profit share once a user has been identified.

3. CURRENT POSITION

- 3.1 The site indicated has been identified for inclusion as a 3rd phase in the Project
 - Land at Alderbank Close, Bolton
- 3.2 This site has the benefit of planning permission for the development of 33 dwellings.
- 3.3 The typical approach used for the sale of sites to PSP will not be followed. The Council would have received the current value of its asset plus a share of any additional value derived from obtaining planning approval and de-risking the investment. The proposal under consideration would provide for the disposal of the Council's interest in the site direct to PSP for consideration of £350,000. The consideration provisionally agreed has been verified by independent valuation.

4. PUBLIC OPEN SPACE

- 4.1 The land concerned is considered Public Open Space and as such any potential loss must also be advertised in accordance with section 123(2A) of the Local Government Act 1972.

- 4.2 Any representations received will be reported to a future meeting of this Executive Cabinet Member.

5 OPTIONS

- 5.1 The Council may have considered a sale on the open market. However, the valuation of the land has been independently verified and PSP are committed to delivering a completed scheme.

6 IMPACTS AND IMPLICATIONS:

Financial

- 6.1 The Council will benefit from a capital receipt which will contribute to the capital receipts target for the current financial year.

Legal

- 6.2 Legal Services has reviewed the report and confirm that all pertinent legal issues have been addressed.

HR

- 6.3 None

Other

- 6.4 None

6 CONSULTATION

- 6.1 None

7 EIA

- 8.1 Under the Equality Act 2010, the Council must have due regard to:
- Eliminating unlawful discrimination, harassment and victimisation and any other conduct prohibited by the Act;
 - Advancing equality of opportunity between people who share a protected characteristic and people who do not share it; and
 - Fostering good relations between people who share a protected characteristic and people who do not share it.
- 8.2 It is therefore important to consider how the proposals contained within this report may positively or negatively affect this work.
- 8.3 At this stage it is not anticipated that the proposals will have a disproportionate impact on any of Bolton's diversity groups.

8 RECOMMENDATIONS

The Executive Cabinet Member is recommended to :

- i) consider the report; and
- ii) approve the disposal of Council owned land,
- iii) authorise the Director of Place to conclude negotiations for a disposal of the land detailed as part of the Surplus property Project, subject to the outcome of the Public Open Space procedure; and
- iv) authorise the Borough Solicitor to carry out all necessary legal formalities.