

Name of meeting: Cabinet
Date: 4th April 2017

Title of report: Land at Station Road, Bradley

Purpose of report:
 To seek Cabinet Approval to market and dispose of land at Station Road, Bradley

Key Decision - Is it likely to result in spending or saving £250k or more, or to have a significant effect on two or more electoral wards?	Yes Sale of the land would be likely to generate a receipt (equivalent to a saving) in excess of £250,000.
Key Decision - Is it in the Council's Forward Plan (key decisions and private reports)?	Yes – 3 rd February 2017
The Decision - Is it eligible for “call in” by Scrutiny?	Yes
Date signed off by Director & name	Joanne Bartholomew, Assistant Director Physical Resources & Procurement 24 March 2017
Is it also signed off by the Assistant Director for Finance, Risk, Performance & IT?	Debbie Hogg, 24 March 2017
Is it also signed off by the Assistant Director for Legal, Governance & Monitoring?	Julie Muscroft, 24 March 2017
Cabinet member portfolio	Cllr G Turner, Portfolio Holder for Asset Strategy, Resources and Creative Kirklees

Electoral wards affected: Ashbrow
Ward councillors consulted: Yes
Public or private: Public

1. Summary

- 1.1 The gross site area extends to approx. 4.71 acres (1.9 hectares) and is shown on the attached plan. The current designation in the UDP for the site is unallocated, whilst on adoption of the Local Plan this takes on the designation of Employment land.
- 1.2 Site investigations have taken place in preparation of disposal of the land. The surveys have revealed some contaminated ground conditions and the full report will be made available to potential purchasers in order that they can evaluate the costs of remediation and reflect that in any bid they make. The site condition information will be highlighted in the marketing pack to minimise the potential for qualified bids.

2. Information required to take a decision

- 2.1 The Council have received several unsolicited offers and proposals from prospective developers over the last eighteen months or so. These offers have all been prior to undertaking any site investigations.
- 2.2 The stage two ground investigation survey is now complete and outlines some potential issues that are classified as abnormal ground conditions which may impact on future development of the site.
- 2.3 The site investigation results will be shared with potential purchasers so they can make informed offers having due regard to the identified ground issues and the anticipated costs of remediation.
- 2.4 Officers intend commissioning an updated open market valuation which will be informed by the ground investigation survey, following which it is intended that the property be placed on the open market.

3. Implications for the Council

3.1 Early Intervention and Prevention (EIP)

There will be no impact

3.2 Economic Resilience (ER)

Our ambition for Kirklees is a place where local businesses have opportunities to grow and are resilient and profitable. This site will provide an opportunity for a local business or an inward investment opportunity. The benefits to the Kirklees economy of any offers received will be a key element of the overall evaluation criteria.

3.3 Improving Outcomes for Children

There will be no impact

3.4 Reducing demand of services

There will be no impact

3.5 Financial Implications

The disposal of the site, subject to planning permission, could generate a significant capital receipt based on initial valuation advice and the unsolicited approaches but this is caveated by the impact that the recently discovered abnormal ground conditions will have upon any offers.

The authority would also receive business rates income from any future commercial occupiers.

3.6 Legal Implications

Legal, Governance and Monitoring will be involved in the negotiation and completion of all documentation leading to a successful sale.

3.7 Policy

The Kirklees Joint Health and Wellbeing Strategy 2014-2020 recognises that healthy people enjoying a great quality of life for longer via a strong and growing economy will be pivotal to making Kirklees a better place in the future. Development of the Bradley site for employment use has the potential to provide quality employment and thereby make a contribution to prosperity, health and wellbeing.

4. Consultees and their opinions

Local Ward members have been consulted.

5. Next steps

The next steps are for officers to:

- a) Obtain an updated independent valuation for the land at Station Road, Bradley taking into account the results of the ground investigation report;
- b) To advertise the site to the market.

6. Officer recommendations and reasons

The site provides continuity and supports the objectives of the Local Plan and smart corridor plan, links strongly to the Joint Health & Well-being plan and the assists the authority in meeting an annual capital receipts target. It is therefore recommended that Cabinet:

- a) Approve the marketing and disposal of the site at Station Road, Bradley;
- b) Delegate authority to the Assistant Director Place to market the land for disposal and undertake and conclude negotiations with the preferred buyer;
- c) Delegate authority to the Assistant Director for Legal, Governance & Monitoring and Procurements Legal Risk Management to negotiate and enter into all documentation necessary to effect the disposal of the site.

7. Cabinet portfolio holder recommendation

Cllr Graham Turner, portfolio holder for Asset Strategy, Resources & Creative Kirklees recommends that Cabinet:

- a) Approves the marketing and disposal of the site at Station Road, Bradley;
- b) Delegate authority to the Assistant Director Place to market the land for disposal and undertake to conclude negotiations with the preferred buyer;

- c) Delegate authority to the Assistant Director for Legal, Governance & Monitoring and Procurements Legal Risk Management to negotiate and enter into all documentation necessary to effect the disposal of the site.

8. Contact officer

Matthew Seed, Corporate Landlord

Tel: 01484 221000; email: matthew.seed@kirklees.gov.uk

9. Background Papers and History of Decisions

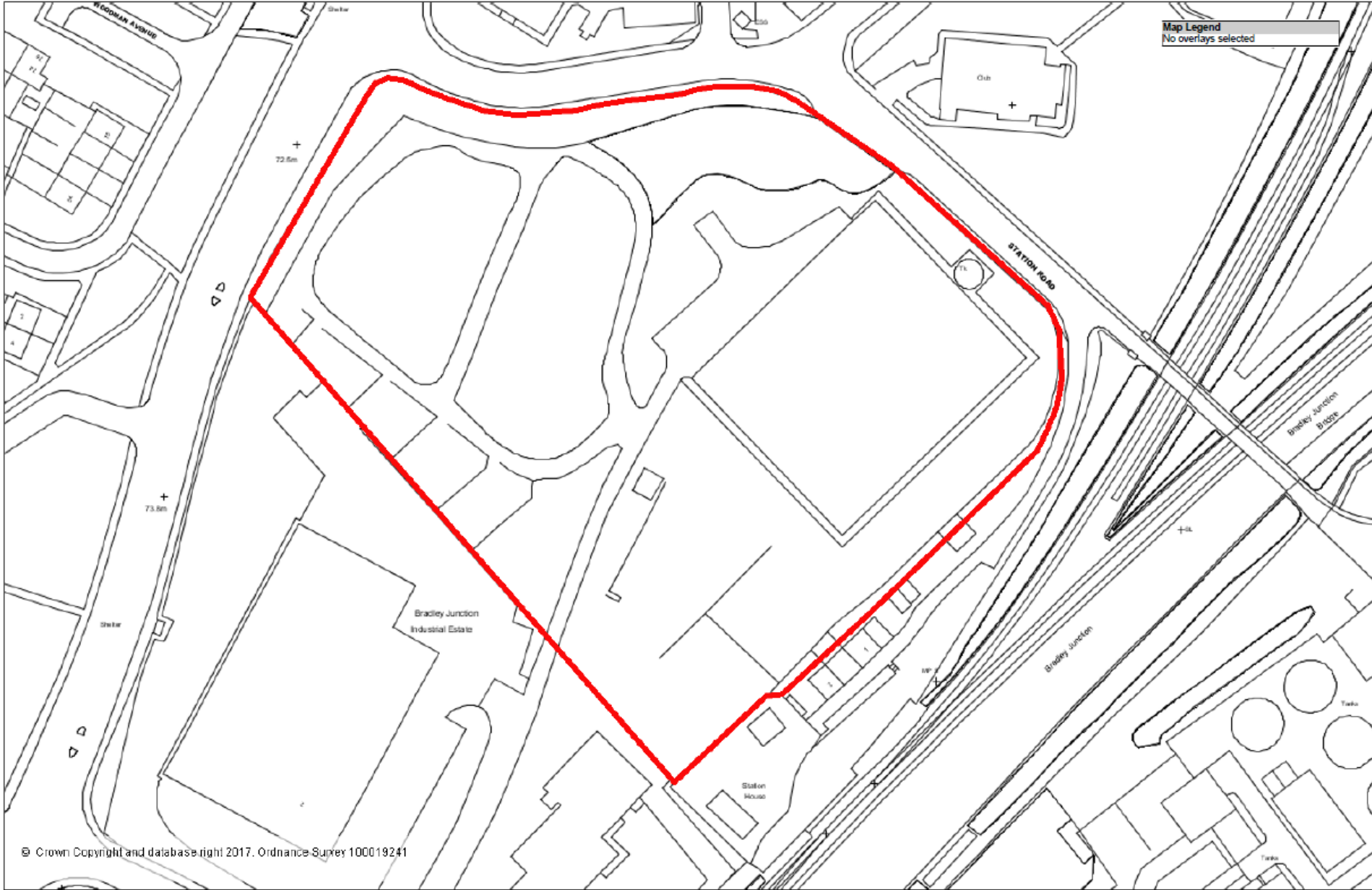
None

10. Service Director responsible

Paul Kemp

Assistant Director Place

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