

NORTH LINCOLNSHIRE COUNCIL

**ASSET MANAGEMENT, CULTURE AND HOUSING
CABINET MEMBER**

SURPLUS LAND AND PROPERTY

1. INTRODUCTION

- 1.1 An urgent decision is required on this matter to support the Examination in Public of the Housing and Employment Development Plan Document.
- 1.2 To approve that eleven property assets are formally declared surplus to the requirements of the council.
- 1.3 The key points of the report are as follows:-
 - The Housing and Employment Land Allocations Development Plan Document (H+ELADPD) will be examined by an independent inspector in January 2015.
 - The council owns a number of sites proposed for development in the (H+ELADPD). There is a consequential need to demonstrate deliverability
 - In order to demonstrate deliverability there is a need to declare those sites surplus to operational requirements.

2. BACKGROUND INFORMATION

- 2.1 The council has a number of property holdings that are no longer required to support the provision of operational services. As such, they are all potentially available for alternative use, including the option of redevelopment towards achieving our organisational priorities. Details on the properties in question are set out below.
- 2.2 The Building Schools for the Future programme saw the creation of the Melior Community Academy. As a result, the site of the former South Leys School on Enderby Road, Scunthorpe is no longer required for use as a school. Although other council services are delivered from the site, there is significant land that is surplus to our needs.
- 2.3 A new depot was developed at Northampton Road, Scunthorpe in 2012. As a result, the former Neighbourhood Services depot at Station Road, Scunthorpe was vacated. It is now surplus to operational requirements.

2.4 The 'Worksmart' initiative resulted in the Brumby Resource Centre located along East Common Lane, Scunthorpe becoming fully vacant in 2014. Consultation is ongoing regarding the future use of the site, but initial feedback appears to support some potential redevelopment.

2.5 In addition to the assets detailed above, the following properties are also surplus to the requirements of the council.

1. Land at Phoenix Parkway, Scunthorpe
2. Land off Burringham Road, Scunthorpe
3. Land at Plymouth Road, Scunthorpe
4. Land north of Atherton Way, Brigg
5. Land at Ancholme Park, Brigg
6. Land at Millhouse Lane, Winterton
7. Land at Dartmouth Road, Scunthorpe
8. Former Tennis Courts, Rowland Road, Scunthorpe

3. OPTIONS FOR CONSIDERATION

3.1 The following options are available for consideration by the Cabinet Member.

3.1.1 Option 1 – approve that either all or some of the eleven assets detailed above are formally declared as surplus to the requirements of the council, thereby making them available for immediate disposal and/or redevelopment.

3.1.3 Option 2 - retain some or all the eleven assets in question and find alternative uses within the council for them.

4. ANALYSIS OF OPTIONS

4.1 The following applies to Option 1:

4.1.1 Declaring the assets in question as surplus to requirements will free up the buildings and sites for which the council has no obvious use.

4.1.2 Officers will then explore the options for the assets. The future use will be reported to the Cabinet Member through the Property Transactions Schedule.

4.1.3 If the assets are sold any capital receipt realised may support future capital programme priorities.

4.1.4 Revenue savings will be realised as the need for ongoing maintenance, repair and other upkeep costs will end.

4.2 The following applies to Option 2:

4.2.1 Service directors have confirmed that there are no alternative uses for the assets in question.

4.2.2 Boarded up, empty buildings are often a matter of public concern and detract from neighbouring properties. They are often prone to vandalism and other anti-social behaviour.

4.2.3 Revenue savings relating to ongoing building maintenance and running costs will not be realised.

4.3 In light of the above, Option 1 is suggested as the favoured option.

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY,IT)

5.1 Financial

5.1.1 The vacant buildings have already incurred costs for boarding up. If the various buildings are left vacant then there will be ongoing costs for grounds maintenance and security. The properties and or sites are likely to deteriorate in condition. This might adversely affect their disposal value.

5.1.2 The council will remain liable for standing charges relating to utilities.

5.1.3 Any ongoing costs associated with the vacant properties are met by the relevant holding directorate.

5.2 Staffing

None

5.3 Property and IT

Option 1 releases the assets. Officers will then explore the available options for the sites. Option 2 retains the sites as a liability for the council.

6. OUTCOMES OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)

6.1 The following key issues are worthy of consideration.

6.1.1 From an environmental perspective, the condition of the various buildings is likely to degenerate if left vacant and quickly deteriorate over time. This will also affect the site and or building value.

6.1.2 From a crime and disorder perspective, the buildings may become a target for vandalism and anti-social behaviour if left vacant.

7. OUTCOMES OF CONSULTATION AND CONFLICTS OF INTERESTS DECLARED

7.1 Public consultation is ongoing in relation to both the South Leys Campus and Brumby Resource Centre sites. However, initial feedback appears to support some redevelopment of both sites.

7.2 The Housing and Employment Land Allocations Development Plan Document (H+ELA DPD) has been consulted on with the public and statutory organisations and has now been submitted to the Planning Inspector for approval as part of the five year land supply as well as the future land supply for the development of employment and housing sites across North Lincolnshire.

8. RECOMMENDATIONS

8.1 That the Cabinet Members approves that the eleven property assets detailed in this report are formally declared surplus to the requirements of the council.

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Background Papers used in the preparation of this report: None