

Subject: Land fronting Cowm Park Way
South, Whitworth, Redevelopment
of the "Brookville" site.

Status: For Publication

Report to: The Cabinet

Date: 12th December 2007

Report of: Head of Finance

Portfolio

Holder: A Well Managed Council

Key Decision: No

Forward Plan

General Exception

Special Urgency

1. PURPOSE OF REPORT

1.1 To seek the agreement of the Cabinet to the disposal of land to Greenvale Homes Limited at a figure less than the best consideration reasonably obtainable.

2. CORPORATE PRIORITIES

2.1 The matters discussed in this report impact directly on the following corporate priorities and associated corporate objective.

- Delivering Quality Services to Customers (Customers, Improvement)
- Delivering Regeneration across the Borough (Economy, Housing)
- Keeping Our Borough Clean and Green (Environment)
- Promoting Rossendale as a cracking place to live and visit (Economy)
- Improving health and well being across the Borough (Health, Housing)
- Well Managed Council (Improvement, Community Network)

3. RISK ASSESSMENT IMPLICATIONS

3.1 There are no specific risk issues for members to consider arising from this report.

4. BACKGROUND AND OPTIONS

- 4.1 Greenvale Homes have recently received provisional approval from the Housing Corporation for the redevelopment of the Brookville site in Whitworth for extra-care housing.
- 4.2 The company has requested the purchase of the Council-owned strip of land shown stippled black on the attached plan which will facilitate the redevelopment of the site.
- 4.3 The Council had historically owned the whole of the site but half was transferred to Lancashire County Council in 1983 subject to joint maintenance agreements. The remainder of the site apart from this strip of land, effectively a verge, was transferred to Greenvale Homes in 2006 as part of the Housing Stock Transfer.
- 4.4 The Council has supported the scheme for the redevelopment of Brookville as it delivers progress on various housing strategy objectives. The scheme is also supported by the county wide Supporting People Commissioning Body. However, this scheme is not a commercial development and the request from Greenvale Homes needs to be seen in the context of a non-commercial proposition heavily supported by public funds through the Housing Corporation. For this reason it would be appropriate to grant the company's request. However, the site is one that does have potential in the future for commercial development and it is suggested that arrangements are included within any contract to protect the council's financial interest should its use for extra care housing end.

5. COMMENTS OF THE HEAD OF FINANCE

- 5.1 While the Council is foregoing a potential capital receipt in relation to this land such a receipt would only be available if both the County Council and Greenvale Homes were to produce a commercial development plan for the site. Given the commitment of both organisations to the extra care scheme this point is moot.
- 5.2 There will be a small saving in the grounds maintenance budget as a result of the transfer of this land which will be factored in to the budget going forward.

6. COMMENTS OF THE EXECUTIVE DIRECTOR OF REGULATORY SERVICES

- 6.1 The Council has powers under the Local Government Act 2000 section 2 (1) to do anything which it considers is likely to achieve any one or more of the following objects: -
- a) The promotion or improvement of the economic wellbeing of their area;
 - b) The promotion or improvement of the social well being of their area;
- and

- c) The promotion or improvement of the environmental well being of their area.

6.2 This power can be exercised in relation to or for the benefit of part of the local authority's area or any persons resident in our area.

6.3 The Local Government Act 1972: General Disposal Consent (England) 2003 repeats the above criteria for disposals of land. As long as the difference between the unrestricted value of the land to be disposed of and the consideration of the disposal does not exceed £2,000,000 the consent of the Secretary of State to such disposals is not required.

6.4 Regard must be had to the Community Strategy when exercising this power under the Local Government Act 2000.

6.5 Within the Community Strategy and the vision of Rossendale Alive the improvement of the economic, social and environmental well being of the residents of Rossendale is a key objective.

7. COMMENTS OF THE HEAD OF PEOPLE AND ORGANISATIONAL DEVELOPMENT

7.1 There are no human resources implications arising from this report.

8. CONCLUSION

8.1 By virtue of Circular 06/03 the Council has discretion to dispose of land at an undervalue. When it considers the disposal will help it to secure the priorities on improvement of its economic, social and environmental well being of this area. The scheme proposed by Greenvale Homes in association with the County Council clearly meets these criteria as it is central to the delivery of elements of the Borough's Housing Strategy.

9. RECOMMENDATION(S)

9.1 The Cabinet is recommended to approve the disposal of the land to Greenvale Homes Limited at a nominal consideration of £1, the purchasers to bear the Council's legal costs and surveyors fees in this matter, and with further conditions relating to protecting the Council's financial interests to be agreed by the Council's Property Services Manager.

10. CONSULTATION CARRIED OUT

10.1 Legal Services

10.2 Head of Regeneration

11. EQUALITY IMPACT ASSESSMENT

Is an Equality Impact Assessment required No

Is an Equality Impact Assessment attached No

Contact Officer	
Name	M. J. Forster
Position	Property Services Manager
Service / Team	Finance / Property Services
Telephone	01706 252442
Email address	michaelforster@rossendalebc.gov.uk

Either

Background Papers	
Document	Place of Inspection
Circular 06/03	Stubbylee Hall – Property Services
Brookville Redevelopment Plans	Futures Park - Regeneration