

WIRRAL COUNCIL

DELEGATED DECISION

SUBJECT:	LAND AT LYNAS STREET, BIRKENHEAD
WARD/S AFFECTED:	BIDSTON AND ST JAMES
REPORT OF:	DIRECTOR OF BUSINESS SERVICES / ASSISTANT CHIEF EXECUTIVE
RESPONSIBLE PORTFOLIO HOLDER:	HOUSING & COMMUNITY SAFETY - COUNCILLOR GEORGE DAVIES
KEY DECISION?	NO

1.0 EXECUTIVE SUMMARY

1.1 The purpose of this report is to seek approval to the disposal of land in Lynas Street, Birkenhead as part of the Ten Streets Regeneration Initiative.

2.0 BACKGROUND AND KEY ISSUES

2.1 In response to a serious problem of private sector housing abandonment, obsolescence and market collapse in an area of Birkenhead, Members agreed to support the implementation of the Ten Streets Pilot Regeneration Initiative. This was an 'acquisition for demolition' scheme to acquire and demolish the former housing and commercial units within the area to bring forward development opportunities for employment uses.

2.2 The Council along with its partner for the scheme, Wirral Methodist Housing Association, acquired and demolished the properties with financial support from the Homes and Communities Agency. The cleared sites are shown thickly edged on the attached plan and labelled A-E. The three partner organisations have agreed a disposal strategy for the land which has seen the sites marked A and B on the plan developed to allow adjoining businesses to meet their expansion needs whilst remaining in the area.

2.3 Members have recently agreed to sell site C to enable Vittoria Motors to meet their further expansion plans

2.4 Site D, is located adjacent to James Derby Salvage (JDS) who have also advised of their intention to have MOT testing bays and also their need to expand the business and have asked to buy this site. An independent valuation has been commissioned which sets the value of the site at £26,000. JDS have agreed to pay this sum plus a contribution of £2,000 towards costs.

2.5 Members are asked to note that this valuation makes no allowance for poor ground conditions or contaminants as this would not be known until a full ground investigation is undertaken. It is therefore likely that these figures could be reduced to reflect abnormal conditions.

2.6 As the sites were assembled by the Council and its partners using a number of funding sources. The funding agreement establishes the mechanism for distributing any capital receipt for the sale of the land which would be shared in the following proportions:

Wirral Council 35.5%, Homes and Communities Agency 35.6% and Wirral Methodist Housing Association 28.9%.

3.0 RELEVANT RISKS

3.1 Should the sale not proceed, JDS would be unable to meet its expansion needs in this locality and may need to look elsewhere for suitable accommodation.

4.0 OTHER OPTIONS CONSIDERED

4.1 As the site was assembled under a specific scheme and is controlled by three organisations, the outcome must meet the objectives of the original scheme. Consequently no other options are available.

5.0 CONSULTATION

5.1 The proposal has provisionally been agreed through consultation with the partner organisations.

6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

6.1 There are no implications for Voluntary, Community and Faith groups arising directly from this report.

7.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

7.1 The sale will generate a receipt as described. It should be noted that the eventual sale price may depend on the results of a ground investigation and will also need to be split on the proportions described in the report.

7.2 There are no IT or staffing implications arising from this report.

8.0 LEGAL IMPLICATIONS

8.1 The disposal will require the preparation of appropriate legal documentation.

9.0 EQUALITIES IMPLICATIONS

9.1 Has the potential impact of your proposal(s) been reviewed with regard to equality?

No because there is no relevance to equality.

10.0 CARBON REDUCTION IMPLICATIONS

10.1 There are no carbon reduction implications arising directly from this report.

11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

11.1 The site is designated as part of a Primarily Residential Area in the Unitary Development Plan (UDP, February 2000), which was adopted before the site was cleared of derelict housing.

11.2 Planning legislation requires planning applications to be determined in accordance with the adopted statutory development plan, unless material considerations indicate otherwise.

11.3 Any future planning application for proposed expansion of the business would be a departure from the UDP. However, the clearance of the site in support of employment uses in line with the Council's regeneration aspirations could weigh in favour of suitable proposals as material consideration.

11.4 Whilst applicable to sites in the Primarily Industrial Area, UPD Policies EM6, EM7 and EM8 include criteria to protect local amenity, which would be relevant to proposals for employment purposes. Policies in the Joint Waste Local Plan 2013 may also be applicable.

12.0 RECOMMENDATION/S

12.1 That the Council and its partners enter into development agreements for the approved scheme and sell the site to James Derby Salvage Ltd on the terms now reported.

13.0 REASON/S FOR RECOMMENDATION/S

13.1 To secure the disposal of the site and to meet the aims and objectives of the Ten Streets Pilot Regeneration Initiative.

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APPENDICES

Location plan.

REFERENCE MATERIAL

No reference material has been used in the preparation of this report.

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Delegated decision – Disposal of land at Hilbre Street, Birkenhead	7 / 9 /2017