

REPORT TITLE	SITE OF THE FORMER LYNDALE SCHOOL - SALE TO A REGISTERED PROVIDER
REPORT OF	CORPORATE DIRECTOR OF DELIVERY SERVICES AND ASSISTANT CHIEF EXECUTIVE

REPORT SUMMARY

This report seeks approval to the sale of the site of the former Lyndale School, Eastham.

The sale will support the Wirral Plan and its delivery through the generation of capital receipts.

This matter affects the Eastham Ward and is not a key decision.

RECOMMENDATION

That the site of the former Lyndale School be declared surplus to the Council's requirements and the Corporate Director of Delivery Services/Assistant Chief Executive be authorised to agree a sale of the site to Torus for £625,000 plus a contribution towards the Council's fees of £1,250.

SUPPORTING INFORMATION

1.0 REASON FOR RECOMMENDATION

- 1.1 To enable a registered provider to develop the site for housing purposes and to generate a capital receipt from the sale of the land.

2.0 OTHER OPTIONS CONSIDERED

- 2.1 The site could be offered for sale on the open market which could generate a higher receipt but would not achieve the scheme described.

3.0 BACKGROUND INFORMATION

- 3.1 The Lyndale School was located in Lyndale Avenue, Eastham and is shown thickly edged on the attached plan. The whole site extends to approximately 2.2 acres. The school was closed in 2016 and was subsequently demolished.

- 3.2 The cleared site has been identified as suitable for a social housing development and Torus has been selected as the preferred Registered Provider to undertake the scheme. Torus has worked with the Council's Housing and Investment team and has agreed upon a scheme of 28 residential units comprising 24 for shared ownership and 4 for social rent. Although a sale on the open market could generate a higher receipt, disposing of the site to a selected registered Provider will enable the Council to have some control over the finished scheme.

- 3.3 For this scheme Torus has calculated a residual land value of £625,000 for the cleared site. Their calculation has been independently assessed and is considered to be fair. However, if sold on the open market, the land could potentially achieve a higher figure for open market housing which has been estimated to be in the region of £900,000. Members will be aware that under s123 of the Local Government Act 1972, except with the consent of the Secretary of State, the Council shall not dispose of land for a consideration less than the best reasonably obtainable. The Secretary of State has issued a General Consent which applies where:

- a) the Council consider the purpose of disposal is likely to contribute to the achievement of any one or more of the following in respect of any part of its area of any persons resident in its area (i) promotion or improvement of economic well-being; (ii) promotion or improvement of social well-being; (iii) promotion or improvement of environmental well-being and in addition
- b) the difference between the best price as assessed in line with the guidance in the consent and the price to be paid is not in excess of two million pounds.

Council officers consider that, in order to deliver the scheme as described, the terms of the disposal meet the terms of the Consent.

- 3.4 As a former school, in accordance with section 77 of the School Standards Framework Act 1998 and schedule 1 of the Academies Act 2010, the consent of the Education and Skills Funding Agency is required for a disposal. Such consent was granted on 2nd October 2017.

4.0 FINANCIAL IMPLICATIONS

4.1 The sale will generate a capital receipt of £625,000 plus a contribution towards the Council's costs of £1,250.

5.0 LEGAL IMPLICATIONS

5.1 Consent under section 77 of the School Standards Framework Act 1998 and schedule 1 of the Academies Act 2010 has been granted.

5.2 The sale complies with the General Consent as referred to in 3.3 as it contributes to the improvement of social well-being and the difference between best price and the price to be paid is not in excess of two million pounds.

6.0 RESOURCE IMPLICATIONS: ICT, STAFFING AND ASSETS

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

7.0 RELEVANT RISKS

7.1 There are no obvious risks arising from this report, but in the unlikely event that the scheme cannot be completed or delivered, the risks would be mitigated through the legal processes used in the disposal.

8.0 ENGAGEMENT/CONSULTATION

8.1 The public will be consulted as part of the planning process.

9.0 EQUALITY IMPLICATIONS

9.1 There is no relevance to equality.

10.0 PLANNING IMPLICATIONS

10.1 The site is designated as part of Primarily Residential Area, where new housing development is acceptable in principle subject to compliance with Policy HS4 in the Council's Unitary Development Plan.

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APPENDICES

Site plan

BACKGROUND DOCUMENTS

None

SUBJECT HISTORY (last 3 years)

Council Meeting	Date