

REPORT TITLE	LAND AT THIRD AVENUE, BEECHWOOD
REPORT OF	ASSISTANT CHIEF EXECUTIVE

REPORT SUMMARY

The purpose of this report is to seek approval to the disposal of the Council's interest in five parcels of land to enable the development of seventeen bungalows.

This matter affects the Bidston and St James Ward and is not a key decision.

RECOMMENDATION

That the five parcels of land at Third Avenue and Chantry Close, Beechwood, are sold to Onward Homes for the sum of £68,000 plus a contribution towards the Council's legal costs and surveyors' fees.

SUPPORTING INFORMATION

1.0 REASON FOR RECOMMENDATION

1.1 To enable the development of these sites.

2.0 OTHER OPTIONS CONSIDERED

2.1 The sites can only be developed in conjunction with the land owned by Onward Homes, so the only other option would be to retain as verges and amenity space.

3.0 BACKGROUND INFORMATION

3.1 Onward Homes owns a number of blocks of garages on Third Avenue, Beechwood which are poorly occupied and in need of some repair. As a consequence, they have identified an opportunity to demolish the garages at four locations which would enable them to amalgamate the site with the Council's land to create development opportunities. In addition, they have also identified a potential development site at Chantry Close.

3.2 Onward Homes has developed a scheme which includes 17 bungalows to be offered at affordable rents. To accommodate this scheme, they require the four Council owned grass verges, together with the land in Chantry Close, which are shown edged red on the attached plan.

3.3 Onward Homes has undertaken an appraisal and, after taking in to account the development costs, loss of the garages and demolition costs, advises that it can offer £68,000 for the Council's sites. The four strips clearly have no value as verges and could not be offered to a third party. The land in Chantry Close only has limited potential. Consequently, the offer is considered to be a fair reflection of its value and is therefore considered to meet the requirements of S123 of the Local Government Act 1972. The disposal will be subject to the preparation of the appropriate legal documentation.

3.4 The sites are open to public access. Accordingly, a proposal to dispose of the land will need to be advertised in the local press in accordance with the Local Government Act. Agreement to disposal on the terms now proposed would be subject to the outcome of the public advertisement period.

4.0 FINANCIAL IMPLICATIONS

4.1 The sale will generate a capital receipt in the sum of £68,000 plus the Council costs.

4.2 The resultant bungalows on the site will generate Council Tax.

4.3 A sale would remove the maintenance liability of the verges and amenity space, although this is negligible.

5.0 LEGAL IMPLICATIONS

5.1 The sale is considered to meet the requirements to obtain best value in accordance with S123 of the Local Government Act 1972.

5.2 The Council is required to advertise an intention to dispose of open space in accordance with the Local Government Act.

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 The sale of these sites will enable the redevelopment of the adjacent sites including the former garages. This will address some anti-social behaviour and will also remove a maintenance liability from the Council. If the Council's land were not included this scheme would be significantly compromised.

7.2 Should the sale proceed it will result in the loss of some amenity space, although this will be the subject of public notices giving residents the opportunity to make comments.

8.0 ENGAGEMENT/CONSULTATION

8.1 Discussions have taken place directly with Onward Homes.

9.0 EQUALITY IMPLICATIONS

9.1 There is no relevance to equality arising directly from this report at this time.

10.0 ENVIRONMENT AND CLIMATE IMPLICATIONS

10.1 The legal transaction to sell the land will have no environment or climate implications.

11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

11.1 Planning consent for the development will be required.

11.2 Development of these sites will contribute towards the Council's targets for new house building.

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APPENDICES

Site plan

BACKGROUND PAPERS

Negotiated heads of terms.

SUBJECT HISTORY (last 3 years)

Council Meeting	Date