

Report to:	Cabinet
Report of: Date of Decision:	Director of Property 20 September 2016
SUBJECT:	SALE OF FORMER ALLOTMENTS STATION ROAD/FLAXLEY ROAD STECHFORD BIRMINGHAM
Key Decision: Yes	Relevant Forward Plan Ref: 002263 (2016)
If not in the Forward Plan: (please "tick" box)	Chief Executive Approved <input type="checkbox"/> O & S Approved <input type="checkbox"/>
Relevant Cabinet Member:	Councillor John Clancy - Leader of the Council
Relevant O&S Chairman:	Cllr Mohammed Aikhlaq
Wards affected:	Stechford and Yardley North

1. Purpose of report:	
1.1	To note the outcome of an informal tender for the sale of surplus Council owned land at Station Road/Flaxley Road, Stechford extending to 3.47 acres as shown edged black on the plan attached at Appendix 1 (the Site)
1.2	The private report contains commercially confidential details of this transaction.
2. Decision(s) recommended:	
2.1	That Cabinet note this report.
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3. Consultation

3.1 Internal

Leisure Services declared the Site, formerly used for allotments, surplus on the 31st March 2000. The Secretary of State granted Section 8 Consent to release the Site from allotment status on the 28th August 2000

The report was subject to the relevant Chief Officer consultation, including the Cabinet Member for Leisure Services, with no adverse comments received.

3.2 External

No external consultation has been undertaken

4. Compliance Issues:

4.1 Are the recommended decisions consistent with the Council's policies, plans and strategies?

The development of new homes for a growing city is a key objective of the Leader's Policy Statement. The sale will facilitate the delivery of new quality housing within the City and is in accordance with the objectives of Business Plan 2016+. The sale will enhance the development of strong neighbourhoods and help to meet population and economic growth.

4.2 Financial Implications

The disposal of this surplus asset will generate capital receipts for the Council to help support the Council Business Plan and Budget 2016+, and contribute to key business priorities.

4.3 Legal Implications

The power to acquire, dispose and manage assets in land and property is contained in Sections 120 and 123 of the Local Government Act 1972.

4.4 Public Sector Equality Duty

Having carried out an initial screening, there is no requirement to undertake a full equality analysis.

5. Relevant background/chronology of key events:

5.1 The Site comprises former allotment land.

5.2 At its meeting on the 31st March 2000 Leisure Services declared the Site surplus to requirements.

5.3 The Site has been offered for sale on the open unrestricted market. A tender report detailing the outcome of the tender process is appended to the report on the private agenda.

6. Evaluation of alternative option(s):

6.1 Not to proceed with the sale would mean that the Site would remain undeveloped.

6.2 The Site could potentially be combined with the adjacent land to provide a more comprehensive housing development scheme fronting onto Flaxley Road, however the adjoining land is currently within private ownership and it has not been possible to agree terms with the owner.

7. Reasons for Decision(s):

7.1 The sale will generate a capital receipt that can be reinvested by the City.

7.2 The sale will provide much needed new homes.

Signatures	<u>Date</u>
Cllr John Clancy Leader of the Council Peter Jones Director of Property

List of Background Documents used to compile this Report:

Surplus Report 31st March 2000
 Section 8 Consent 28th August 2000

List of Appendices accompanying this Report (if any):

1. Appendix 1 – Site Plan

Report Version	1	Dated	September 2016
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