



Hinckley & Bosworth
Borough Council

A Borough to be proud of

COUNCIL
WARDS AFFECTED: HINCKLEY TRINITY WARD

10 January 2017

LAND AT FERNESS ROAD

Report of Director (Corporate Services)

1. PURPOSE OF REPORT

- 1.1 To seek approval to dispose of land in Hinckley Ferness Way to enable housing development.

2. RECOMMENDATIONS

- 2.1 That Council approves that the site is withdrawn as informal Open Space and is designated as surplus to requirements.
- 2.2 That Council approves disposal of the site for development in conjunction with the adjacent site owned by Leicestershire County Council at a price of not less than 14% of the net joint sale proceeds of the combined site.
- 2.3 That following advertising the disposal of Public Open Space any responses received from interested parties are considered by both the Executive Member and Estates and Asset Manager to ensure that any proposed development where possible enhances the local area.

3. BACKGROUND TO THE REPORT

- 3.1 The Council owns land forming part of the highway verge and informal open space in Ferness Road which adjoins the site owned by the Leicestershire County Council known as the Millfield Centre
- 3.2 Plan of site. HBBC ownership for disposal shown Red, LCC ownership shown Blue.



- 3.3 Leicestershire County Council has approved disposal of their site for housing development and will shortly commence public consultation prior to marketing.
- 3.4 The development proposal intends to form vehicular access from Ferness Road with blocking of the exiting access from Frederick Avenue as that is the preference expressed by the Highways Service. Whilst there are two existing vehicular access points in Ferness Road, the development would be better composed by changing the existing arrangements.
- 3.5 The area proposed for disposal excludes other land to the south as it is thought important to retain an informal area for casual use by nearby residents.
- 3.6 An independent external valuation has not been obtained as this is difficult to assess as the site is being sold with the existing buildings and full site investigation not undertaken. However, advisers for LCC expect a minimum net price of £150,000 per acre which is calculated to be a minimum £21,000 for HBBC. The intention is for LCC to widely and openly market the site to seek best offers. On its own, the HBBC land has no intrinsic value but a development value will be obtained through this proposal.
- 3.7 Terms for marketing and sharing the costs and net proceeds have been negotiated with LCC who intend to now commence public consultation.
- 3.8 This matter was considered and Recommended by the Asset & Regeneration Strategy Group at a meeting on 9th August 2016
4. EXEMPTIONS IN ACCORDANCE WITH THE ACCESS TO INFORMATION PROCEDURE RULES
 - 4.1 To be taken in open session.
5. FINANCIAL IMPLICATIONS [IB]
 - 5.1 Disposals costs will be incurred by the County Council. This Councils element of the disposal cost will be deducted from the sale proceeds. Therefore HBBC will receive its receipts net of disposal costs.
 - 5.2 The receipt generated will go towards funding the capital programme.

6. LEGAL IMPLICATIONS [AR]

6.1 Section 123 of the Local Government Act 1972 empowers the Council to dispose of its land provided the Council secures the best consideration that can reasonably be obtained when disposing of the land.

6.2 This statutory power also sets out requirements in any disposal of Public Open Space. This includes the requirement for the proposed disposal to be advertised for two consecutive weeks in a local newspaper, with any objections being considered by the Council

7. CORPORATE PLAN IMPLICATIONS

7.1 The proposal, by enabling new housing, meets the objective of *Creating a vibrant place to work and live*.

8. CONSULTATION

8.1 No external consultations have been undertaken but will be as part of the planning application.

9. RISK IMPLICATIONS

Management of significant (Net Red) Risks		
Risk Description	Mitigating actions	Owner
Not able to achieve an optimum layout and highway access	Inclusion of HBBC land within the development.	Robert Vaughan

10. KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS

10.1 This proposal enables further housing development to meet the needs of the community.

11. CORPORATE IMPLICATIONS

11.1 By submitting this report, the report author has taken the following into account:

- Community Safety implications
- Environmental implications
- ICT implications
- Asset Management implications
- Procurement implications
- Human Resources implications
- Planning implications
- Data Protection implications
- Voluntary Sector

Background papers: None
Contact Officer: Robert Vaughan, Principal Surveyor, 01455 255867
Executive Member: Councillor M Surtees