

Report to Cabinet

21st July 2016

By the Cabinet Member for Finance and Assets

DECISION REQUIRED

Not Exempt. Exempt information in Appendix 1.



**Horsham
District
Council**

Proposed Sale of Land at Holbrook School Lane, Horsham

Executive Summary

The Council owns a parcel of land in Holbrook School Lane, North Horsham, which was acquired under a s106 agreement for development of a scout headquarters building.

The property was transferred to the council in 1999 and over the years attempts have been made to try to use the site for the designated purpose, but this has not happened.

Discussions have taken place with the beneficiary of the restrictive covenant and subject to Cabinet approval it has been agreed for the covenants to be released, for a consideration, and for the sale of the land for development.

Cabinet approval is required to the terms of the agreement with the beneficiaries and to the proposal to sell the land. Cabinet is recommended to grant delegated authority to the Director of Planning, Economic Development & Property to approve the final sale price.

Recommendations

That the Cabinet is recommended:

- i) To agree the terms of the release of the restrictive covenant.
- ii) To agree to the proposal to sell the land.
- iii) Grant delegated authority to the Director of Planning, Economic Development & Property to approve the final sale consideration.

Reasons for Recommendations

It is proposed to seek delegated authority to the final price in order to achieve commercial expediency.

Background Papers

Plan identifying the property

Wards affected: Holbrook West

Contact: Brian Elliott, Property and Facilities Manager: x5113

Background Information

1 Introduction and Background

- 1.1 The site at Holbrook School Lane was acquired in 1999 as part of a s106 settlement.
- 1.2 The land was allocated for a scout headquarters or recreational use and that use is stipulated in a restrictive covenant. It is presently fenced and the public have not had access.
- 1.3 The proposal is to release the restrictive covenant and an agreement has been reached with the beneficiary of the covenant for the payment of 33% of the net sale proceeds of the land.
- 1.4 The site is surplus to Horsham District Council requirements.

2 Relevant Council policy

- 2.1 The proposal supports the Council's policy to maximise the efficient use of Council resources.

3 Details

- 3.1 The property is a plot of land with the potential for 4-5 detached homes.
- 3.2 Advice has been obtained from a firm of estate agents who have indicated a sale value as set out in Appendix 1.
- 3.3 Subject to cabinet approval, the land will be prepared for sale by securing pre-planning advice which will indicate the potential for redevelopment.
- 3.4 It is proposed to sell the land conditional on planning consent being received. This will delay the completion of the sale, but will allow prospective purchasers to apply for the planning consent that best supports their offer.

4 Next Steps

- 4.1 To document the terms provisionally agreed with the beneficiaries of the restrictive covenant.
- 4.2 To prepare the site for marketing by securing pre-planning advice.
- 4.3 To market and sell the property, splitting the proceeds of sale on the basis agreed.

5 Views of the Policy Development Advisory Group and Outcome of Consultations

- 5.1 The Finance and Assets Policy Advisory Group considered this report on the 4th July 2016 and supported the proposal set out in this report.

6 Other Courses of Action Considered but Rejected

6.1 None.

7 Resource Consequences

7.1 The effect of the transaction will be to release capital.

8 Legal Consequences

8.1 There are no legal implications to this report other than usual property related matters.

9 Risk Assessment

9.1 It is not considered that there are any risks arising from this proposal.

10 Other Considerations

10.1 This proposal does not impact on Crime & Disorder; Human Rights; Equality & Diversity and Sustainability matters.