

**REGENERATION AND ENVIRONMENT
ASSET MANAGEMENT – ESTATES TEAM**

Officer Delegated Authority Approval

Delegated authority is sought in accordance with the scheme of delegation of executive decision-making powers in line with the Financial Regulations approved by Council 25th January 2017. The Property Officer is authorised in accordance with Appendix 5 of the Constitution of the Council, Financial and Procurement Procedure Rules Part 1 – Sections 27.9 through 27.13 to carry out functions on behalf of Council and the Executive

The Property Officer means the person designated as the Corporate Officer (currently the Assistant Director – Planning, Regeneration and Transport). The Property Officer has chosen to sub-delegate the Property Decisions to the Head of Asset Management to which this approval is sought.

Property Transaction Requiring Approval

To provide consent to the transfer/Dispose of land– Refer to Paragraph 34.5.1 of page 249 of Financial Regulations January 2017

The land edged in red within the attached Appendix 1 will be transferred at a nil (£0) consideration in lieu of the Capital Works to the retained land edged blue.

Details of Asset

Land at Station Street, Swinton – See Appendix 1 for plan identifying the asset edged red.

Information and Background

Swinton town centre previously consisted of several public service provisions as well as independent and national retailers. Over the last few years various services have been relocated and buildings demolished leaving a cleared site which needs redevelopment. A regeneration proposal was sought which would bring about a community focussed redevelopment of the town centre alongside new family housing provision.

A report was presented to Cabinet in December 2018 where Cabinet approved the aims and objectives for the redevelopment of Swinton Town Centre and that an OJEU compliant procurement process be undertaken to appoint a developer partner. In January 2020 a further report was presented to Cabinet concluding the procurement process and endorsing the appointment of the chosen developer partner and the proposed scheme.

Delegated authority was given to the Council's Property Officer, in consultation with the Strategic Director of Finance and Customer Services, the Head of Legal Services and the Cabinet Member for Jobs and the Local Economy, to agree any

land disposal required, the appointment of the preferred bidder and finalise the development agreement.

The scheme will be led by a partnership of Conroy Brook, Vesta Group and Quest Property and incorporates:

- Community facilities in the form of a refurbished Civic Hall and café plus the library relocated to the refurbished former customer service centre.
- Public realm and accessibility improved through a significant landscaping scheme which opens up the site improving visibility of the shops and community facilities, safety and accessibility.
- New housing on the cleared site behind the town centre.

A development appraisal was submitted with the tender which demonstrates that the land value achieved through the sale of houses on the rear of the site facilitates the creation of the community facilities and public realm improvements at the front of the site, as detailed in the January 2020 Cabinet report.

Financial Services have confirmed that there is no requirement for a formal valuation to be undertaken, as following an evaluation of the submitted development appraisal, it is considered that the value associated with the land transferred equates to the level of the proposed capital investment in the community facilities and public realm works, The value of the works totals £640,000. Finance have confirmed that the requirements of Sec.123 of the Local Government Act 1972 have been fully satisfied.

Appendix 1 details which pieces of land (edged in red) which will transfer to the developer for a nil (£0) consideration and which will remain in the Council's ownership (edged in blue).

The Development Agreement and therefore disposal will be conditional upon the achievement of Planning, proof of clean title and site investigation.

Consultation and Additional Supporting Information

Does This Delegation Require A Valuation? No. Finance determined the value of capital works is equivalent to the value of land to be transferred and advised that no valuation is required – please see above.

Valuation Report Approval Ref:- n/a

Has Consultation Taken Place? Yes

Outcome Of Consultation - Public consultation took place in January 2019 and formed the basis of the development brief which went to market.

Further public consultation will be carried out once the development agreement is signed.

Approved by Strategic Director of Finance and Customer Services – Jon

Baggaley on 19th October 2020

Approved by Head of Legal Services – Lesley Tattersall – 16th October 2020

Approved by Member for Jobs and the Local Economy – 20 October 2020

Requires Entering Onto Officer Decision Forward Plan? YES

Date Entered Onto Forward Plan 9th September 2020

Additional Supporting Information

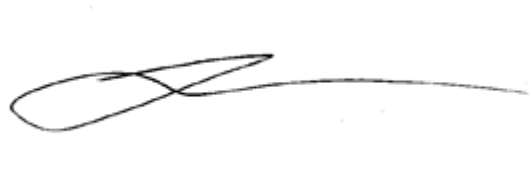
Officer Seeking Approval: Lorna Vertigan

Approved by:



Lindsay Johnson, BSc (Hons) MRICS
**Strategic Asset Manager – Asset Management
Service**

Approved by:



Jonathan R Marriott BSc (Hons) PG Dip Mgt MRICS
Head of Asset Management – Asset Management Service

Date: 22nd October 2020



Approved by:

**Assistant Director - Planning, Regeneration and
Transport**

Date: 22nd October 2020

