

BRIEFING	TO:	Asset Management Board
	DATE:	24 th February 2021
	LEAD OFFICER:	Zahara Siddique Housing Development Coordinator Adult Care, Housing and Public Health 01709 334958
	TITLE:	Symonds Avenue, Rawmarsh – land disposal by private treaty
1. Background		
1.1	<p>Symonds Avenue, Rawmarsh (map at appendix A) is a HRA land asset. The site is currently incidental greenspace that was previously incorporated within an earlier proposed housing development scheme to bring forward 8 new homes, approved by Cabinet on 9th July 2018.</p> <p>It is proposed to sell a strip of this land on the boundary at Symonds Ave to the adjacent private developer, Eton Construction. The sale will be undertaken by private treaty for the agreed purchase price of £26,000.</p>	
1.2	<p>In February 2019, following a procurement exercise, Extra Space Solutions began undertaking site investigations at Symonds Avenue in readiness for development but found adverse ground conditions on part of the site, comprising a former railway line and embankment and severe contamination. As a consequence, development was considered to be cost prohibitive.</p> <p>This proposal comprises selling the part of the site which is contaminated and undevelopable for housing. The Council would retain the remainder of the site which is approx. 0.37 acres (1,500 sq mtrs) which may be able to support housing development at a future date. The land to be retained is estimated to have the potential for a further five new homes.</p>	
1.3	<p>A private developer, Eton Construction, have been in pre-application discussions with Planning for the development of five homes on adjacent land and planners have recommended the provision of an access road to the rear of the site – the Council's surplus land is needed to enable this. Construction of the access road is a viable use of the land because it would not require deep digging into the ground and would not disturb lower layers.</p>	
1.4	<p>The land has no potential for other uses due to the contamination and the steep gradient, however the remainder of the Symonds Avenue site will continue to be considered for future development in the current Housing Development Programme 2020-25.</p>	
1.5	<p>The disposal of this land will therefore generate a receipt for the Council, ensure future maintenance of the area and enable the delivery of the private development on the adjacent site to the rear.</p>	

2. Key Issues											
2.1	<p>The scope of this proposal comprises sale of the former railway line and embankment land at Symonds Avenue.</p> <p>Eton Construction Ltd, have agreed a purchase price of £26,000 to buy the land in question which will be used to create an access roadway on to the residential scheme at the rear of Symonds Avenue, Rawmarsh.</p> <p>It is unlikely that this highly contaminated land will be sold on the open market or that it could have an alternative use. The proposed disposal offers the best use of this land and enables a further five residential units.</p>										
2.2	The land valuation and private treaty negotiation has been undertaken by the Asset Management team.										
2.3	<p>Strategic Housing and Development service support sale of this land following the completion of site investigation works and assessment of development potential.</p> <p>Given that pre-application planning advice provided to Eton Construction specifies that an additional access road should be built, this means that the Council would be helping to enable the private development of five new homes.</p>										
2.4	Asset Management will be further commissioned to complete the necessary approvals and disposal of land to Eton Construction by private treaty for the agreed sale price of £26,000.										
3. Key Actions and Timelines											
3.1	<table border="1"> <thead> <tr> <th>Activity / Event Description</th><th>End Date</th></tr> </thead> <tbody> <tr> <td>Internal consultation: Financial Services Asset Management Assistant Director for Housing Ward Member consultation</td><td>Complete</td></tr> <tr> <td>Asset Management Board</td><td>Complete</td></tr> <tr> <td>Completion and disposal</td><td>24th February 2021</td></tr> <tr> <td></td><td>Estimate May – August 2021 (Subject to planning approval for adjacent site)</td></tr> </tbody> </table>	Activity / Event Description	End Date	Internal consultation: Financial Services Asset Management Assistant Director for Housing Ward Member consultation	Complete	Asset Management Board	Complete	Completion and disposal	24 th February 2021		Estimate May – August 2021 (Subject to planning approval for adjacent site)
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4. Recommendations											
4.1	It is recommended that the strip of contaminated land at the boundary of Symonds Avenue, Rawmarsh is sold for £26,000 by private treaty to Eton Construction for the creation of an access roadway on to the residential scheme to the rear of Symonds Avenue.										

Appendix A: Symonds Avenue, Rawmarsh

