

ROTHERHAM BOROUGH COUNCIL - REPORT TO MEMBERS

1.	Meeting:	Cabinet
2.	Date:	15 October 2014
3.	Title:	Rationalisation of the Property Portfolio: Strip of HRA Land At Mill Lane, South Anston Ward : Anston & Woodsetts
4.	Directorate:	Neighbourhoods and Adult Services/Environment and Development Services

5. Summary

To seek approval for the retrospective disposal of a small strip of the above-mentioned HRA land which Cabinet previously gave authority to dispose of the whole to a Registered Social Landlord.

6. Recommendations

Cabinet is asked to agree:

- 1. Approval is given to the Director of Audit and Asset Management to dispose of the asset on the basis recommended in item 7 in the report.**
- 2. The Director of Audit and Asset Management negotiates the terms of the disposal of the assets as described in the report.**
- 3. The Director of Legal & Democratic Services completes the necessary documentation.**

7. Proposals and Details

On the 13 March 2013 Cabinet resolved to dispose of a former Neighbourhoods held cleared Housing Revenue Account garage site (edged blue and red at Appendix 1) at Mill Lane, South Anston to Johnnie Johnson (JJ) Housing (a registered social landlord) for the development of 4 x 2 bed units for shared ownership. The price agreed for the site was £20,000, based upon the social housing £5,000 per plot basis. JJ Housing subsequently obtained planning consent for 2 x 2 bedroomed semi detached properties.

Following protracted negotiations on the sale with the RSL, they subsequently withdrew from the transaction due to the need for considerable drainage infrastructure works which rendered the scheme unviable.

Shortly after this, the Estates Team were contacted by Network Rail requesting consent to erect a temporary site compound within the Mill Lane Site (edged blue at Appendix 1) in order to carry out site investigations and emergency works to the adjoining rail embankment.

Estates had been advised that this stretch of the embankment had been identified as weak and was under regular inspections by Network Rail. The site inspection carried out was to identify how to provide long term stability to the embankment in order to reduce the risk of potential line closure on the well used passenger/freight line.

Following this inspection, works were identified that required an 85 square metre strip (edged red at Appendix 1) to enable the embankment to be stabilised. It was also identified that these works had to be carried out at the time and prior to purchase of the land.

Rather than using their statutory powers to compulsory purchase the land required, Network Rail have requested to retrospectively purchase this land by agreement.

To this effect a capital sum of £30,000 has been agreed, plus all the Council's Legal and Professional fees in dealing with this transaction.

Colleagues in Neighbourhoods & Adult Services are currently conducting a review of potential housing sites, and it is anticipated that the remainder of this site (edged blue at Appendix 1), if the drainage issues can be resolved, could be utilised for new Council Housing.

8. Finance

As this is HRA land, the £30,000 capital receipt will support the HRA Capital Programme.

Revenue Costs : Review: N/A
Marketing: N/A – purchaser to pay disposal fee of £1,000
Legal Services: N/A – purchaser to pay all legal fees

Maintenance costs until disposal based on a 12 month period: None
VAT applicable: VAT exempt sale

9. Risks and Uncertainties

None Reported

10. Policy and Performance Agenda Implications

A future sale of the asset will support the following corporate priorities and achievements:

- The strip of land formed part of a renewal/upgrade of rail network infrastructure to secure the long term viability of the line and avoiding potential disruption. This therefore promotes sustainability and would reduce CO2 emissions.

11. Background Papers and Consultation

13 March 2013 Cabinet Report - Land disposal to enable Affordable Housing Developments at Mill Lane (South Anston) & Leicester Rd, Dinnington

21 August 2014 Capital Strategy and Asset Review Team Report - Rationalisation of the Property Portfolio: Strip of HRA Land At Mill Lane, South Anston Ward : Anston & Woodsetts

Cabinet Member for Neighbourhoods and Adult Services has been consulted on disposal.

The Ward Member Councillors Burton, Dalton and Jepson were consulted on the 12th September 2014. Councillor Dalton has commented that she is in favour of additional Council or Social Housing.

Services Manager, Legal & Democratic Services was consulted on the 18th September 2014

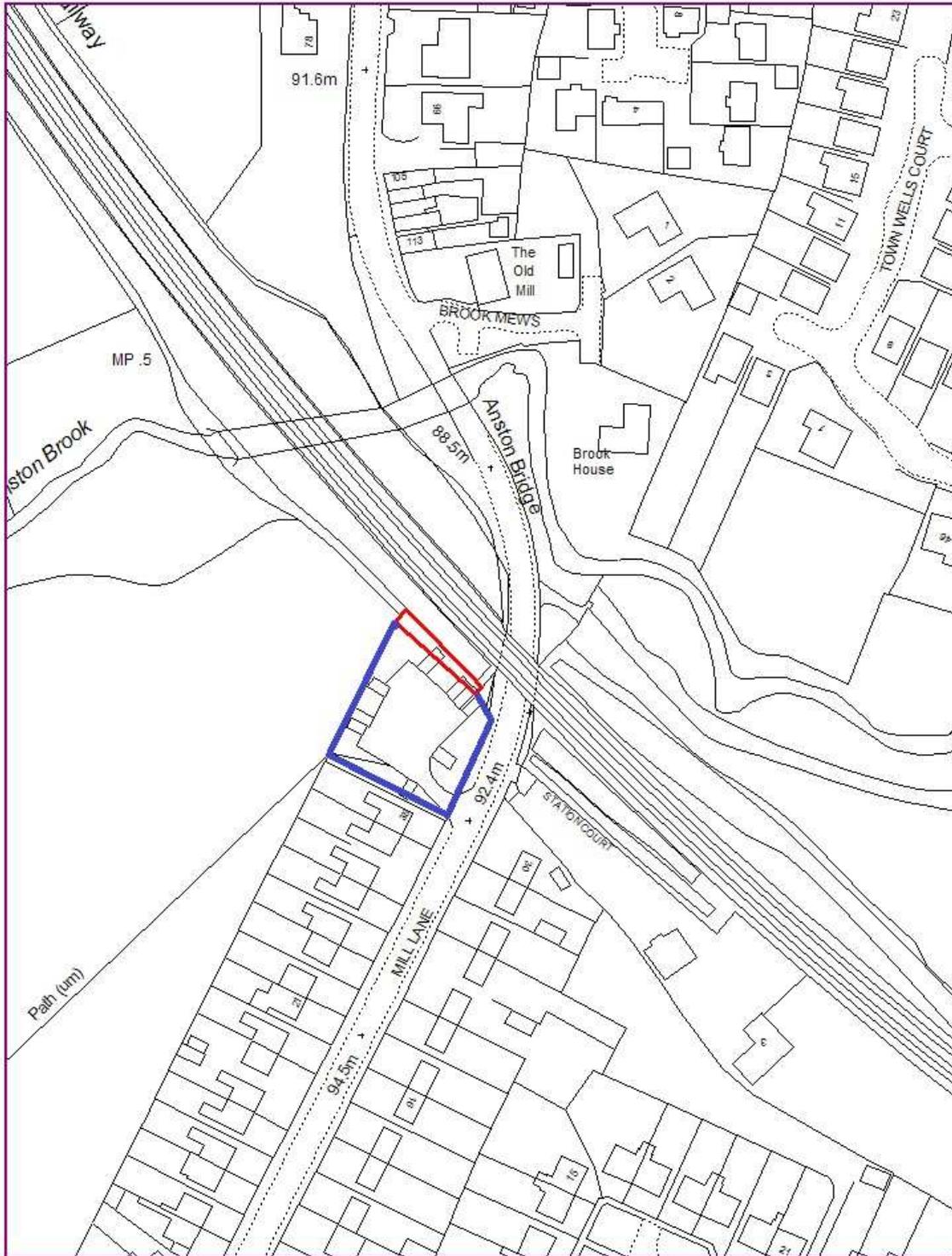
The report was approved by the Principal Finance Officer, Resources on 4 August 2014.

Appendix 1 – Site plan & Appendix 2 – Location plan

Contact Names:

Jonathan Marriott, Principal Estates Surveyor, Department of Audit and Asset Management, ext 23898 jonathan.marriott@rotherham.gov.uk

Colin Earl, Director of Audit and Asset Management, Environment & Development Services, ext 22033 colin.earl@rotherham.gov.uk

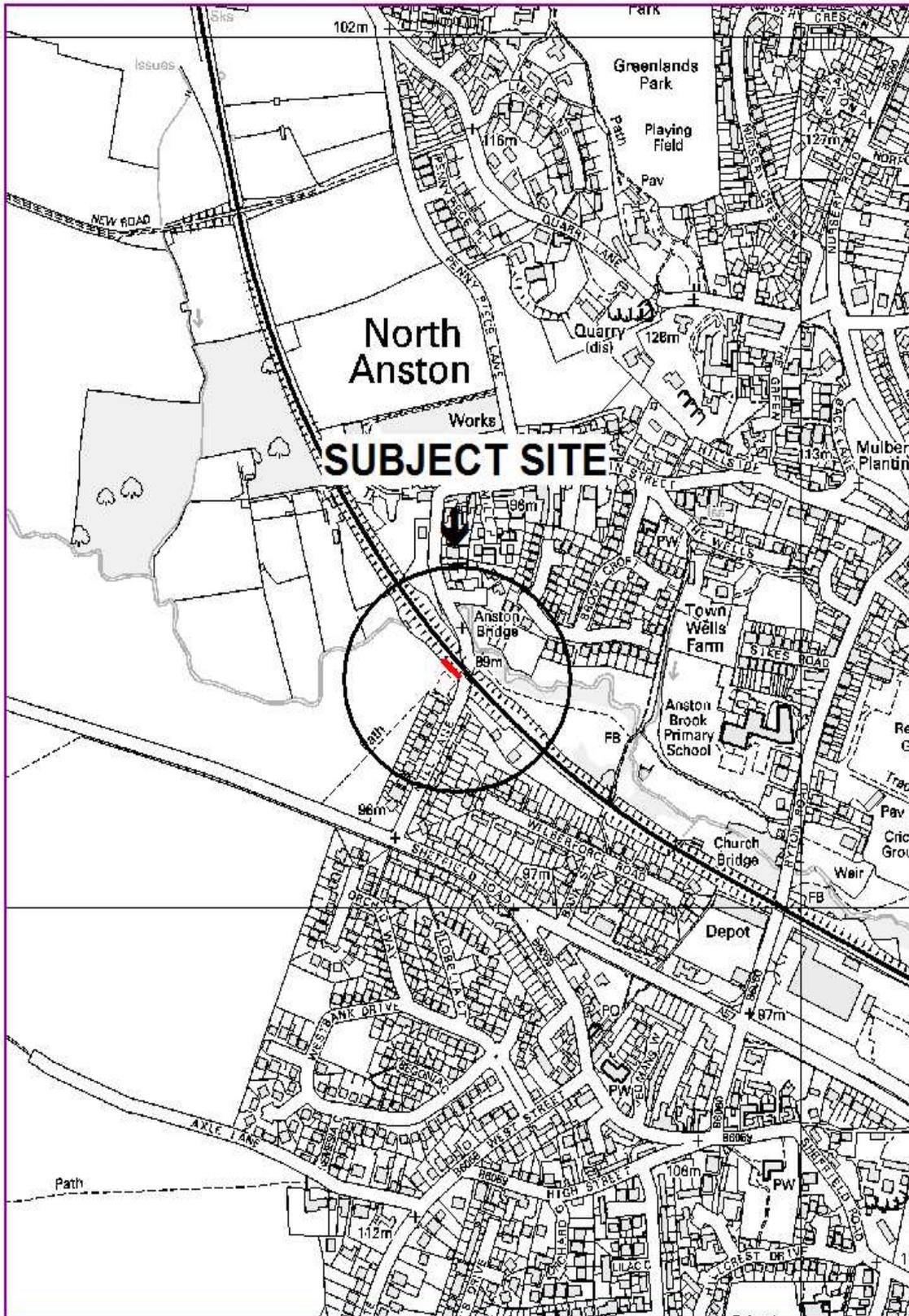


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STIP OF LAND AT
MILL LANE
ANSTON
SHEFFIELD

Rotherham 
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