

Ref:

628/16

Please leave blank for completion by DS officers

Executive Decision Record

A1 Service Area:

Built Environment

A2 Title

Approach to development of land at Dove Way, Uttoxeter

A3 Decision Taken By

Deputy Leader

A4 Chief Officer

Paul Costiff

A5 Leader/Deputy Leader

Councillor

A6 Date of Decision

6/1/16

A7 Is this Decision confidential by containing exempt information as described in Schedule 12A of the Local Government Act 1972?

No

A7.1 If yes, please state relevant paragraph from Schedule 12A LGA 1972.

Paragraph []

A8 Which Scrutiny Committee should this decision be submitted to?

(please tick as appropriate)

Scrutiny (Promoting Local Economic Growth) Committee

Scrutiny (Value for Money Council Services) Committee

Scrutiny (Protecting and Strengthening Communities) Committee

B1 What is the Decision?

The decision is to sell the council owned land at Dove Way, Uttoxeter, for development.

B2 What are the reasons for the Decision?

The Council has planning consent to develop over 100,000sqft of employment units on land it owns on Dove Way, Uttoxeter. Funding has been secured from the Local Growth Fund to provide access, roads and services on the site. These works are currently underway and due to be completed in March 2016.

An options report was produced setting out the advantages and disadvantages of three potential options for delivering development on the site. The report was considered by the leader and deputy leaders and a straight sale of the site was identified as the preferred option.

A straight sale would provide the council with a capital receipt for the land, in the shortest timeframe. An independent valuation has been provided which values the land, in a fully serviced condition, at £300,000 per net developable acre.

A straight sale would require little up front capital investment, and the associated risk is therefore considered to be low. There would be no ongoing revenue costs and there would be no implications on capacity and resources within the council.

There is demand for new employment premises in Uttoxeter from existing businesses, and no new supply to meet it. It is therefore considered that a site of this size would be attractive to a private developer.

A straight sale would only be appropriate if a purchaser comes forward who is able to provide confidence to the council that they intend to build out the development in the short term. A development agreement may be utilised if considered to be appropriate or required.

B3 What are the contributions to Corporate Priorities?

Development of the land at Dove Way will contribute towards the promotion of local economic growth in the borough.

B4 What are the Human Rights considerations?

There are no Human Rights issues arising from this decision

B5 What are the financial implications?

The sale of the site would generate a capital receipt for the council.

Revenue	2015/16	2016/17	2017/18

Capital	2015/16	2016/17	2017/18
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The questions contained in this questionnaire are not to be altered in any way. If you have any queries regarding the contents of this document, please contact Andrea Davies Ext 1306 or refer to Part 3 Section 6 of the Constitution.

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B6 Is the Decision wholly in accordance with the Council's policy framework?

Yes

B6.1 If No, does it fall within the urgency provisions (Part 3 of the Constitution)?

Yes/No (please delete as appropriate)

AND

B6.2 Has it got the appropriate approvals under those provisions?

Yes/No (please delete as appropriate)

B7 Is the Decision wholly in accordance with the Council's budget?

Yes

B7.1 If No, does it fall within the urgency provisions (Part 3 of the Constitution)?

Yes/No (please delete as appropriate)

AND

B7.2 Has it got the appropriate approvals under those provisions?

Yes/No (please delete as appropriate)

B8 What are the Equalities implications?

B8.1 The subject of this decision is not a policy, strategy, function or service that is new or being revised. An equality impact assessment is not required.

B8.2 [The equality impact assessment identified the following actions to be carried out:] N/A

B9 What are the Risk Assessment implications?

B9.1 Positive (Opportunities/Benefits):

The sale of the land will generate a capital receipt for the council
The land will be released for development to provide new employment space, and jobs in Uttoxeter.

B9.2 Negative (Threats):

B9.3 The risks do not need to be entered in the Risk Register.

B10 What are the Legal Considerations?

B10.1 The main legal issues arising from this decision are as follows:

The land will be disposed of fully in accordance with the council's policy for disposal

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of assets.

B11 What are the Sustainability implications?

B11.1 The proposal would not result in an overall positive effect in terms of sustainability (including climate change and change adaptation measures).

B11.2 Positive (Opportunities/Benefits):

N/A

B11.3 Negative (Threats):

N/A

B12 What are the Health & Safety implications?

B12.1 A Risk Assessment has not been carried out and entered into Harriet for all significant hazards and risks because there are no significant hazards or risks arising from this decision.

B12.2 Any financial implications to mitigate against these hazards and risks are considered above.

B12.3 Control measures and an action plan have been identified for any significant hazards and risks identified in the risk assessment.

B12.3.1 Positive (Benefits)

N/A

B12.3.2 Negative (Threats)

N/A

B13. Is this a Key Decision?

Yes

Note A Key Executive Decision is one where:

- 1. REVENUE – Any contract or proposal with an annual payment or saving of more than £100,000**
- 2. CAPITAL – Any capital project with a value in excess of £150,000**
- 3. A decision which significantly affects communities living or working in an area comprising two or more wards.**

B13.1 If this is a Key Decision, is this an urgent decision such that a delay caused by use of the Call-in Procedure would seriously prejudice the public interest?

No

B13.2 If Yes, has the Mayor or in his/her absence the Deputy Mayor or in his/her absence the Chair of the relevant Scrutiny Committee agreed that the decision will be exempt from Call-in?

Yes/No (please delete as appropriate)

NOTE: If this decision is subject to the Call-in Procedure it will come into force, and may then be implemented, on the expiry of 3 working days after publication – unless 10 Members of the Council call in the decision.

Please send the original signed document to Andrea Davies, Democratic Services.