

<b>DECISION-MAKER:</b>	CABINET
<b>SUBJECT:</b>	LAND AT YEOVIL CHASE HAREFIELD, SOUTHAMPTON
<b>DATE OF DECISION:</b>	24 OCTOBER 2011
<b>REPORT OF:</b>	CABINET MEMBER FOR RESOURCES, LEISURE AND CULTURE
<b>STATEMENT OF CONFIDENTIALITY</b>	
None	

### **BRIEF SUMMARY**

This report seeks authority for the sale of the Council's freehold interest in land at Yeovil Chase, Harefield. The property is a development site and the Council has recently submitted an outline planning consent application for a development of 21 residential dwellings. The site does not form part of the operational estate and will be ready to be marketed enabling a disposal, if planning consent is secured.

### **RECOMMENDATIONS:**

- (i) To approve the principle of the sale of the Council's freehold interest in the land shown in Appendix 1, Plan V3186.
- (ii) To delegate authority to the Head of Property and Procurement after consultation with the Director for Corporate Services and the Cabinet Member for Resources, Leisure and Culture to approve the preferred bidder, agree terms of the sale and carry out all ancillary matters to enable disposal of the site.
- (iii) To delegate authority to the Head of Children's Services and Learning Infrastructure and Strategy, after consultation with Head of Property and Procurement and Director of Corporate Services, to approve the expenditure of any surplus capital receipt as directed by the Department of Education conditions regarding the disposal of the playing field.

### **REASONS FOR REPORT RECOMMENDATIONS**

1. To facilitate the redevelopment of a surplus site identified for residential development, thereby delivering new homes towards the City's housing target.
2. To realise a capital receipt.

### **ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

3. Do nothing. - Whilst the property was previously utilised as a hard surface playground and part of the playing field at Harefield Primary School, the Council declared the land surplus on 17<sup>th</sup> March 2008. Harefield Primary School ceased using the play area in early 2011 to enable the remodelling of the school grounds and car park as part of the second phase of the school's improvements and reorganisation. The City Council has secured consent from the Secretary of State for Education to dispose of the playground and part of the playing field under S77 (Schools Standards & Framework Act 1998) and Section 35A dated 23 May 2006 & 13<sup>th</sup> December 2007. The Council are now in a position to progress a disposal of the land.
4. Retain the property – The property is surplus to the Council requirements and

disposal will enable the Council to generate a capital receipt.

5. Delay the disposal – The outline planning consent is valid only for a period of three years. Marketing the site at the commencement of the validity period of the consent will maximise the Council's opportunity to secure a purchaser.

#### **DETAIL (Including consultation carried out)**

6. During the first phase of the school rebuild and improvements to provide a Sure Start Centre, an area of land was declared surplus and identified suitable for residential development at Harefield Primary School
7. Cabinet declared the area of land (hard surface playground and part of the playing field) surplus at its meeting on 28 November 2008. The loss of this facility was addressed by the approval of expenditure on drainage works to the remaining playing field which was prone to water logging, thereby enabling use of the field all year round – which previously was not viable for the school, together with the construction of a new sports hall and a new hard playground.
8. The site originally declared surplus was 1.9 acres (0.768 Hectares) the area has since reduced in size due to the second phase of remodelling requiring the expansion of the staff car park and new access road to service the school. The area now surplus is 1.35 acres (0.5485 Hectares). The site now surplus is shown on the plan V3186 in Appendix 1.
9. During the first phase of remodelling the school, school governors and parents were consulted on the loss of the playground and playing field as part of the schools rebuild programme and the improvements to be made to the retained playing field.
10. The second phase of remodelling is now complete and the school has commenced the new academic year with a new staff car park and access road. The surplus land is now fenced off from the school and is ready to be marketed.
11. The City Council are currently seeking to secure an outline planning consent for the redevelopment of the land for 21 residential dwellings, comprising:- 3x4 bedroom houses, 5x3 bedroom houses and 13x2 bedroom houses. The application is due to be presented to the Planning and Rights of Way Panel on 25<sup>th</sup> October 2011.
12. The site is to be marketed with the benefit of outline planning consent seeking offers on an unconditional basis to enable a disposal to proceed without undue delay.
13. The early marketing of the site will enable the Council to secure a preferred bidder in early 2012, with a view to completing a sale in 2012.

#### **RESOURCE IMPLICATIONS**

##### **Capital/Revenue**

14. The development site comprises in part, a former playing field which is subject to Department of Children Families & Schools S77 consent and conditions. The playing field equates to 64.7% of the overall development site. Therefore, in accordance with the conditions attached to the S77 consent, 64.7% of the capital receipt must to be allocated to the provision of a new school sports hall and hard court games area. These works have

already been completed by the Council and were forward funded from Corporate Resources. These works cost £295,000.

15. The capital receipt is expected to exceed the forward funded costs and this sum, £295,000, will be returned to corporate funds from the sale proceeds.
16. It is anticipated there will be a surplus receipt from the playing field element of the sale proceeds and the Council will need to approach Department of Education for direction on how these surplus monies are to be utilised.
17. The remainder of the capital receipt (35.3%) from the site which is not subject to S77 conditions, is also to be refunded to the general fund, following the forward funding for the Harefield Primary School rebuild, as previously approved at Cabinet in March 2008. .

#### **Property/Other**

18. The property is currently vacant.

#### **LEGAL IMPLICATIONS**

##### **Statutory power to undertake proposals in the report:**

19. Section 123 of the Local Government Act 1972.

##### **Other Legal Implications:**

20. None.

#### **POLICY FRAMEWORK IMPLICATIONS**

21. The disposal of a Council property for a capital receipt supports the Council's capital programme.

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**KEY DECISION?** Yes

<b>WARDS/COMMUNITIES AFFECTED:</b>	Harefield
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**SUPPORTING DOCUMENTATION**

**Non-confidential appendices are in the Members' Rooms and can be accessed on-line**

**Appendices**

1.	Plan V3186
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**Documents In Members' Rooms**

1.	None
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**Integrated Impact Assessment**

Do the implications/subject of the report require an Integrated Impact Assessment (IIA) to be carried out.	<b>Yes/No</b>
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**Other Background Documents**

**Integrated Impact Assessment and Other Background documents available for inspection at:**

Title of Background Paper(s)

Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)

1.	None	
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