

Report to	-	Cabinet
Date	-	11 March 2019
Report of the	-	Executive Director
Subject	-	Development of Council Owned Sites

---

**Recommendation:** It be **RESOLVED:** That the report be noted.

---

**Head of Service: Ben Hook**

**Lead Cabinet Member: Councillor Maynard**

---

1. At its meeting on 11 February, Cabinet authorised the Executive Director to undertake investigations into the long term future use of a number of Council-owned sites, with a budget of up to £250,000 to be met from the Medium Term Financial Strategy Earmarked Reserve.
2. Cabinet also resolved that prior to any work commencing, a further report be submitted to the next meeting of Cabinet including location plans in order to identify the sites and clarify how the budget is to be spent.
3. Attached at Appendix 1 are site plans identifying the location of the sites under consideration. Please note these are for identification purposes only, and whilst the plans delineate the Council's landholding this does not imply that the whole site would be considered for development.
4. Attached at Appendix 2 is a development flowchart setting out the process by which development potential will be assessed and schemes brought forward, up to RIBA Stage 3 (full planning permission). The flowchart identifies the points in the process at which costs are likely to be incurred; and when engagement with local Members and wider stakeholders would take place.
5. As stated in the Cabinet report of 11 February, feasibility work will include a number of considerations including technical, financial and planning suitability. Appendix 1 therefore represents a 'long list' and it is likely that a number of these sites will not proceed beyond the first decision stage identified in the flowchart.
6. Attached at Appendix 3 is a table setting out the anticipated heads of expenditure and typical level of costs attached to these. These are an indicative guide only and will vary from scheme to scheme depending on local circumstances. External advice will be procured in accordance with the Council's Procurement Procedure Rules.
7. It can be seen therefore that the assessment of land for development is an iterative process; and the inclusion of sites on the list in Appendix (1) does not imply that development will be achievable in every case. At the present time

there is insufficient information on the sites that have been listed to allow for any meaningful prioritisation at this stage.

8. Planning and viability considerations will be paramount and officers will first discuss these with relevant colleagues and other statutory bodies, as well as with Ward Members, prior to incurring consultancy costs. Officers will seek to keep abortive work and cost to a minimum and focus resources on those sites most likely to be successful and financially viable.
9. Officers will report back to Members on progress as sites come forward through the planning process, to seek the necessary Cabinet authority and budget approvals to enable schemes to progress.

Dr Anthony Leonard  
Executive Director

### **Risk Assessment Statement**

In order to maximise the potential of the Council's landholdings to deliver against Corporate Plan objectives, technical assessments will be needed to properly inform decisions as to the suitability and feasibility of alternative uses.