

**Land and Asset Management
Committee**

12th May, 2016 at 5.15 pm
at the Sandwell Council House, Oldbury

Present: Councillor Gavan (Chair);
Councillors Costigan, Edis, Eling, P Hughes,
Moore and Taylor.

6/16 **Minutes**

Resolved that the minutes of the meeting held on 10th March, 2016 be confirmed as a correct record.

7/16 **Exclusion of the Public**

Resolved that the public and press be excluded from the rest of the proceedings to avoid the possible disclosure of exempt information under Schedule 12A to the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006 relating to the financial or business affairs of any particular person (including the authority holding that information).

Business Matter

8/16 **Capital Receipts 2015/16**

The Committee received details of the total capital receipt achieved in 2015/16 as a result of the sale of surplus land and property belonging to the Council.

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Members subsequently requested additional clarification on estimated values, capital receipt achieved and details where there was a considerable variance.

The Director – Regeneration and Economy undertook to submit a revised report to the next meeting of the Committee.

Resolved that the Director – Regeneration and Economy submit a revised report detailing the total capital receipt achieved in 2015/16 to a future meeting of the Committee.

Key Decisions

9/16

Land off Kelvin Way, West Bromwich (Key Decision Ref. No. LAM016)

At its meeting on 28th March, 2013 the former Asset Management and Land Disposal Cabinet Committee, gave approval for the Director – Regeneration and Economy to negotiate the terms of an Option Agreement for disposal and subsequent development of land off Kelvin Way, West Bromwich.

A petition in relation to the proposed sale and development was subsequently received from local residents who wished to see the site retained as open space. Following a site visit, the former Asset Management and Land Disposal Cabinet Committee authorised officers to continue to work with the developer in order to progress a development scheme (see Minute No. 41/13) refers. Over the last three years, the developer had worked to bring the site forward, however, due to uncertainty and volatility in the market, this had proved difficult.

The developer was keen to progress development in this location and had procured significant speculative development finance to develop a high quality B8 warehouse on Kelvin Way.

Negotiations for disposal and subsequent development of the site had been ongoing for a considerable period of time. Principle terms had been agreed, subject to member approval, which would lead to the development of 180,000 sq ft of commercial development on the 8.7 acre site and would include 172 car parking spaces. A development of this magnitude would deliver a significant capital receipt for the Council via business rates and an estimated 100 new jobs in the completed development.

In the adopted statutory Development Plan, the site was allocated as community open space. The Council had undertaken statutory consultation in the local press to allow the site to be developed and the planning application for the development would be advertised to comply with current legislation. It was proposed that the Council's land holding be disposed of to create a development opportunity with employment use.

The Committee was minded to recommend that consideration of the matter be deferred to a future meeting. Members were of the opinion that there was not sufficient financial information available for members to make a robust decision and requested that the Director – Regeneration and Economy submit a further report.

Resolved:-

- (1) that consideration of the proposal in relation to Kelvin Way, West Bromwich, be deferred to a future meeting;
- (2) that the Director – Regeneration and Economy submit a report to a future meeting of the Land and Asset Management Committee.

10/16

**Disposal of the Crocketts Lane Development Site, Smethwick
(Key Decision Ref. No. LAM017)**

The former Sandwell College site on Crocketts Lane, Smethwick was under offer to a prospective developer who wished to refurbish the listed parts of the College for residential development and develop the cleared site with town houses that would meet local demand.

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The site fell within the High Street and Crocketts Lane Conservation Area and the main block was Statutory Listed Grade II, which afforded protection from demolition and made any proposed refurbishment works more stringent in order to protect the original building.

The Council was currently owner of the freehold of an adjoining cleared site used to accommodate the local primary school. The prospective developer wished to acquire the Council-owned adjoining site to provide additional housing at this location. The delivery of new houses at this location was welcomed and in the longer term, once occupied, would deliver Council Tax to the Council.

Members were satisfied with the proposal in principle and were minded to approve that the site be declared surplus to requirements. However, prior to approval to dispose of the freehold interest, a further report was requested with detail in relation to valuation of the land in question as there was a clear need for the Committee to demonstrate added value should the land be disposed of at less than market value.

Resolved to recommend to Cabinet:-

- (1) that the site of the former Crocketts Lane Primary School, Smethwick be declared surplus to the Council's requirements;
- (2) that the Director – Regeneration and Economy submit a further report to the Land and Asset Management Committee to include options for disposal of the site at Crocketts Lane Primary School, Smethwick and bringing the site into development use.

(Meeting ended at 5.55 pm)

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