

**Land and Asset Management  
Committee**

**24<sup>th</sup> January, 2019 at 5.15 pm  
in Committee Room 1, Sandwell Council House, Oldbury**

**Present:** Councillor Gavan (Chair);  
Councillors Dhallu, L Giles, Moore and Preece.

**Apologies:** Councillors Eling and Edis.

1/19 **Minutes**

**Resolved** that the minutes of the meeting held on 1 November, 2018 be confirmed as a correct record.

2/19 **Appropriation of Various Properties to the Housing Revenue Account (Key Decision Ref. No. SMBC07/01/2019)**

The Committee was asked to consider the appropriation of seven properties to the Housing and Communities Directorate for utilisation as housing stock.

The Committee noted the circumstances around each of the properties.

5 Dagger Lane, West Bromwich was a house previously used to provide a service tenancy to Parks and Countryside. It was proposed to refurbish the house and use it for social housing accommodation.

A former Government building on Greenwood Avenue, Oldbury had been used by the Council as office accommodation to support the network of children's centres. It was proposed to refurbish the building and convert it into four temporary accommodation units.

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25 Woodland Drive, Smethwick had previously been leased to Sandwell Adventure Play Association for use as a children's play centre. It was proposed to return the property to housing stock and explore the possibility of building another property on the site.

Harry Mitchell Lodge, Smethwick had previously been occupied under a service tenancy and it was now proposed to modernise the property and return it to housing stock.

Heath Lane Cemetery Lodge, West Bromwich had until recently been occupied under a service tenancy. It was proposed to modernise the property for use as housing stock.

57 Edgbaston Road, Smethwick had been used to provide emergency accommodation for the homeless, however it no longer met modern accommodation standards. Proposals had been drawn up to convert the property into five self-contained flats.

Riddins Mound Training and Enterprise Centre, comprised 28 individual office units with a play centre, previously operated by Sandwell Adventure Play Association (SAPA) on the ground floor and five garage units adjacent. The SAPA play facility had now closed and in its current state the building was not viable to market. It was therefore proposed to convert the property into a minimum of 22 flats to provide temporary accommodation, and two bungalows for social rent on the site of the adjacent garages.

The proposals, if approved, would increase the Council's housing stock by 33 units.

Noting the desirable location of some of the properties, members discussed whether selling the properties on the open market would generate larger receipts for the Council. It was also noted that, if returned to housing stock, any future tenant would be eligible to purchase the properties under Right to Buy legislation.

The Committee requested a further report assessing the alternative options for 5 Dagger Lane, 25 Woodland Drive, Harry Mitchell Lodge and the Heath Lane Cemetery Lodge, including sale on the open market, to ascertain the most financially viable option for the Council.

**Resolved**

- (1) that a further report be submitted detailing the alternative options for 5 Dagger Lane, 25 Woodland Drive, Harry Mitchell Lodge and the Heath Lane Cemetery Lodge, including sale on the open market, to ascertain the most financially viable option for the Council;

**that the Cabinet be recommended to:-**

- (2) declare the following properties surplus to the requirements of the Council service areas identified:-
- (a) premises at Greenwood Avenue, Oldbury, B68 8JE, shown on site plan SAM/20700/006 (Appendix 1), surplus to the requirements of Children's Strategic Commissioning;
  - (b) 57 Edgbaston Road, Smethwick, B66 4LG, shown on site plan SAM/16120/002 (Appendix 2), surplus to the requirements of Housing and Communities;
  - (c) Riddins Mound Training and Enterprise Centre, former Sandwell Adventure Playground Association (SAPA) Play Centre and associated garage block, Applewood Grove, Cradley Heath B64 6EW, shown on plan SAM/01605/044 (Appendix 3) surplus to the requirements of Property Services;
- (3) subject to (2) (above), authorise the Director – Regeneration and Growth to appropriate the land and premises shown for identification purposes at Appendices 1, 2 and 3 from the General Fund to the Housing Revenue Account;
- (4) subject to (2) and (3) (above), authorise the Director – Housing and Communities to manage and let the premises referred to in (2) (a), (b) and (c) (above) as part of the Council's housing stock;

(5) subject to (2), (3) and (4) (above), authorise the Executive Director – Resources to adjust the accounts accordingly to reflect the transfer of the properties referred to from the General Fund to the Housing Revenue Account.

3/19

**Exclusion of the Public and Press**

**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).

4/19

**Land off St Paul's Road and Chatwin Street, Smethwick (Key Decision Ref. No. SMBC06/01/2019)**

The Committee considered a proposal to dispose of the freehold interest in the site off St Paul's Road and Chatwin Street, Smethwick, shown on plan no SAM/45760/007 (Appendix 4), for development with health care facilities and, if appropriate, an element of residential use.

At its meeting on 21 August 2013 the former Asset Management and Land Disposal Cabinet Committee had given approval to dispose of the freehold interest in land off St Pauls Rd/Chatwin St, Smethwick for a health centre subject to terms and conditions being agreed within a period of 12 months. (Minute No. 38/13 refers.) Officers subsequently had discussed terms for disposal but the purchasers were, at that time, not in a position to progress the development and the offer to sell was subsequently withdrawn.

Sandwell and West Birmingham Clinical Commissioning Group (CCG) had since confirmed an on-going need for a new surgery in this area. Informal discussions had therefore been held regarding potential development of the Council's land. The CCG's Board had approved the business case for development of a health centre in July 2017.

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In accordance with the Council's Land Disposal Protocol an external agent had been appointed to negotiate the terms of disposal with a view to maximising the capital receipt achievable. Discussions with planning officers had indicated that the site was also suitable for a residential use.

The proposed purchaser had expressed a desire to build the health care facility with an element of residential use and on this basis a sale figure has been agreed, subject to funding and planning approval. It was noted that use of the site for a health facility only would achieve a lesser value.

To ensure that the land was developed with a health care provision it was intended that the sale would proceed by way of a Development Agreement and/or a restriction on use. If planning permission was obtained for anything other than a health care facility with, if appropriate, an element of residential use then the Council would retain the right to rescind the Agreement and retain any deposit paid.

The balance of the purchase monies and transfer of the freehold would take place upon practical completion of the new health centre, which was likely to take up to 24 months from the date that planning consent was issued, if issued.

The Committee welcomed the proposals and the investment in the area.

### **Resolved that the Cabinet be recommend to:-**

- (1) declare the site off St Paul's Road and Chatwin Street, Smethwick, shown on plan no SAM/45760/007 (Appendix 4), surplus to Council requirements;
- (2) subject to (1) (above), and to timescales for exchange of contracts being adhered to, authorise the Director - Law and Governance and Monitoring Officer to dispose of the freehold interest in the land off St Paul's Road and Chatwin Street, shown on plan SAM/45760/007 (Appendix 4) for development with a health facility and, subject to planning consent, an element of residential use and otherwise on terms and conditions to be agreed by the Director - Regeneration and Growth;

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- (3) subject to (1) and (2) (above), authorise the Director - Law and Governance and Monitoring Officer to enter into or execute under seal, if necessary, any other related documentation in connection with the disposal of the land referred to in recommendation to the above, on terms and conditions to be agreed by the Director – Regeneration and Growth;
- (4) authorise the Director – Law and Governance and Monitoring Officer to dispose of the freehold interest in the site off St Paul’s Road and Chatwin Street, Smethwick, shown on plan no SAM/45760/007 (Appendix 4) on the open market for the best price and otherwise on terms and conditions to be agreed by the Director – Regeneration and Growth, in the event that the timescale agreed for the exchange of contracts is not adhered to or if the sale does not for any other reason proceed as outlined in (1) and (2) (above).

(Meeting ended at 5.52 pm)

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