

<b>Report of:</b>	<b>Head of Housing &amp; Partnerships</b>
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<b>Portfolio Leader:</b>	<b>Housing</b>
<b>Key Decision:</b>	<b>No</b>
<b>Report Track:</b>	<b>Cabinet: 14/06/18</b>

**CABINET**  
**14 JUNE 2018**  
**LAND TO THE NORTH OF 385 NORTON ROAD, HEATH HAYES**

**1 Purpose of Report**

- 1.1 Seek Cabinet authority to declare the above property surplus to Council requirements and authorize its marketing for sale.

**2 Recommendations**

- 2.1 That Cabinet approve the Recommendation set out in Section 5.2 of the report for the above property to be declared surplus to Council requirements and to authorize its marketing for sale.
- 2.2 That Cabinet delegates authority to the Head of Economic Development to instruct agents to market the above property for sale and to take all other actions required to implement the recommendation.
- 2.3 That Cabinet grants authority for the Head of Economic Development to dispose of the above property at market value.

**3 Key Issues and Reasons for Recommendation**

- 3.1 The site is located on a Council owned site of approximately 0.42 acres (0.186 ha) on Norton Road within close proximity to the Five Ways Island and Cannock Road (A5190). It is overgrown and has a number of self set trees on it.
- 3.2 On 3 April 2003 Cabinet resolved that subject to the grant of outline planning consent the land be disposed of on the open market for residential development purposes. This resolution was not implemented and the site has remained vacant and overgrown since.
- 3.3 Updated outline planning consent for residential development purposes has recently been obtained under application number CH/17/351. A number of trees on the site are, and will continue to be, protected by Tree Preservation Orders.

**4 Relationship to Corporate Priorities**

- 4.1 In accordance with the Council's Asset Management and Energy Management Strategy 2013 – 2018 the Council will use its non-operational assets to generate capital receipts and where possible support the growth and regeneration plans for the District.

**5 Report Detail**

- 5.1 The proposed sale of the above property will not only avoid ongoing maintenance costs for the Council but will also generate a capital receipt the level of which will be determined by market demand.
- 5.2 It is therefore recommended that the property to be declared surplus to Council requirements and marketed for sale.

**6 Implications****6.1 Financial**

Any future receipt from this site will be treated as a Capital Receipt for the General Fund.

**6.2 Legal**

Section 123 of the Local Government Act 1972 allows the Council to dispose of its land in any manner it wishes for the best consideration that can reasonably be obtained.

**6.3 Human Resources**

None

**6.4 Section 17 (Crime Prevention)**

None

**6.5 Human Rights Act**

None

**6.6 Data Protection**

None

**6.7 Risk Management**

None

**6.8 Equality & Diversity**

None

**6.9 Best Value**

See above

**7 Appendices to the Report**

Appendix 1      Site Plan

**Previous Consideration**

None

**Background Papers**

None

