

	REPORT TO CABINET TO BE HELD ON 17 OCTOBER 2017
	Key Decision NO Forward Plan Ref No N/A
Corporate Priority: Place Council	Cabinet Portfolio Holder Cllr Helen Mallory

REPORT OF: DIRECTOR (NE) – 17/224

WARDS AFFECTED: WEAPONESS

SUBJECT: LAND OFF FILEY ROAD – IN PRINCIPLE AUTHORITY TO DISPOSE OF LAND CURRENTLY USED BY SOUTH CLIFF BOWLS CLUB

RECOMMENDATION (s):

Cabinet is recommended to:

- (i) approve, in principle, the marketing of the freehold interest of the site outlined with a dashed red line in Appendix 1;
- (ii) note that a further report will be presented to Cabinet seeking final approval for the sale of the freehold interest of the land as well as the wider site outlined red in Appendix 1 once a purchaser has been identified.

REASON FOR RECOMMENDATION (S):

- To obtain a capital receipt to assist the Council in meeting its corporate objectives.
- To obtain in principle support of Cabinet to dispose of the freehold interest of this site to be marketed as part of the larger enabling site.
- To comply with the Council’s Constitution.

HIGHLIGHTED RISKS:

- If this additional site is not made part of the wider disposal site it may continue to hinder the freehold sale and no capital receipt will be obtained in order to help offset the costs of the Leisure Village Development.
- The current occupiers of the site, the South Cliff Bowling Club, will need to find suitable alternative accommodation.

1. INTRODUCTION

- 1.1 The Council wish to add additional adjacent land to the existing Filey Road site which already has in principle Cabinet authority for disposal. The existing site is outlined red in Appendix 1 and the proposed additional land is outlined with a dashed red line on the same appendix.
- 1.2 The additional land is approximately 0.85 acres in size.

2. CORPORATE AIMS/PRIORITIES AND THE COMMUNITY PLAN

- 2.1 A capital receipt generated will assist in funding the Council's capital programme in accordance with the Financial Strategy.
- 2.2 **Place:** to protect and improve our environment, now and for the future.

Council: to be an efficient and effective Council, which is financially sustainable for the future.

3. BACKGROUND AND ISSUES

- 3.1 In principle Cabinet authority was obtained to dispose of the Filey Road site, as identified outlined red in Appendix 1, on the 22nd June 2010 (ref: 10/63) to facilitate delivery of the new Leisure Village at Weaponess.
- 3.2 The Filey Road site is one of three enabling sites which formed part of a disposal strategy approved by the Leader in an urgent report dated 26 June 2014 (ref: 14/233) The sites have been marketed by BNP Parabis Real Estate on behalf of Wrenbridge Land Ltd, the Council's chosen developer for the Leisure Village.
- 3.3 Of the three enabling sites the Filey Road site is the only site that remains unsold at this time.
- 3.4 At present the proposed additional area of land is occupied by South Cliff Bowling Club by way of a lease agreement.

4. CONSULTATION

- 4.1 Consultation has taken place with Ward Councillors.
- 4.2 Initial discussions have been held with the South Cliff Bowling Club but further discussions are needed.

5. ASSESSMENT

- 5.1 The inclusion of this additional land may make the wider Filey Road site more attractive to developers.
- 5.2 The recommendation is for in principle authority to market the site and a further report will be presented to Cabinet following marketing.

6. IMPLICATIONS

(a) Policy

- 6.1 There are no policy implications within this report.

(b) Legal

- 6.2 The proposals in this report are in accordance with the Council's Constitution.
- 6.3 Any sale will be documented by way of a formal legal agreement.

(c) Financial

- 6.4 Disposal of the property will generate a capital receipt.

(d) Risk

- 6.5 The risks are detailed in the attached risk matrix.

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Director

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Risk Matrix

Risk Ref	Date	Risk	Consequences	Mitigation	Current Risk Score	Target Score	Service Unit Manager/ Responsible Officer	Action Plan
1	Oct 2017	Cabinet do not agree to an in principle disposal.	Potentially the Filey Road site remains unsold.	Cabinet agree to market the Bowling Club site as part of the wider Filey Road site.	B2	B2	Estates	
2	Oct 2017	Negotiation's to relocate the Bowling Club are not successful.	Less capital to offset the costs of the Leisure Village development.	Continue discussions with the bowling club.	B2	A1	Estates	Continue discussions with the Bowling Club.

Glossary of Terms

Risk	An event which may prevent the Council achieving its objectives
Consequences	The outcome if the risk materialised
Mitigation	The processes and procedures that are in place to reduce the risk
Current Risk Score	The likelihood and impact score with the current mitigation measures in place
Corporate Objectives	An assessment of the Corporate Objectives that are affected by the risk identified.
Target Risk Score	The likelihood and impact score that the Council is aiming to achieve
Service Unit Manager	The Service Unit or Officer responsible for managing the risk
Action Plan	The proposed actions to be implemented in order to reduce the risk to the target score

Risk Scoring

Impact	5	[Hatched]				
	4	[]	[]	[Hatched]		
	3	[Hatched]	[]	[]	[Hatched]	
	2	[Hatched]	[Hatched]	[]	[]	[Hatched]
	1	[Hatched]	[Hatched]	[Hatched]	[]	[]
		A	B	C	D	E
	Likelihood					

Likelihood:

A = Very Low
 B = Not Likely
 C = Likely
 D = Very Likely
 E = Almost Certain

Impact

1 = Low
 2 = Minor
 3 = Medium
 4 = Major
 5 = Disaster