

Central Bedfordshire Council

EXECUTIVE

5 December 2017

Land and buildings at Village Farm, Sutton - Disposal

Report of Cllr Steven Dixon, Executive Member for Education and Skills
(steven.dixon@centralbedfordshire.gov.uk)

Advising Officer: Marcel Coiffait, Director of Community Services
(marcel.coiffait@centralbedfordshire.gov.uk) and Andrew Gordon, Head of Estate Management, andrew.gordon@centralbedfordshire.gov.uk, Tel: 0300 300 5882

This report relates to a Key Decision

Purpose of this report

1. To give approval to the Director of Community Services in consultation with the Executive Member Education and Skills to dispose of 0.855 hectares (ha) of CBC-owned land and buildings at Village Farm, Sutton.
2. The site has the benefit of two full planning consents. The first was approved on 16 August 2017 for the conversion of the redundant farm buildings to 3 four-bedroom dwellings, and the second was approved on 24 October 2017 for 3 three-bedroom dwellings. The site also contains an unoccupied farmhouse, which has been divided into 2 cottages.

RECOMMENDATIONS

The Executive is asked to:

1. **authorise the Director of Community Services in consultation with the Executive Member for Education and Skills to dispose of 0.855 ha of land and buildings at Village Farm, Sutton on the best available terms.**

Overview and Scrutiny Comments/Recommendations

3. None.

History and other considerations

4. CBC owns the freehold to the site, which is shown edged red on the plan in Appendix 1. The site is located on the High St of the village of Sutton.

The current proposal

5. The land and buildings will be launched to the market during November 2017.
6. Following a suitable marketing period, detailed and best available terms will be negotiated with the prospective purchaser(s) and reported to the Director of Community Services for approval in consultation with the Executive Member for Education and Skills.

Reason/s for decision

7. CBC will receive a capital receipt in accordance with the Medium Term Financial Plan

Corporate Implications

Council Priorities

8. The proposed action supports the following Council priorities:
 - Enhancing Central Bedfordshire
 - A more efficient and responsive council.

Legal Implications

9. The council has a duty to obtain best value. LGSS Law were instructed to prepare a report on title as part of the initial due diligence work on the land and buildings. LGSS Law have been updated on progress with the disposal, and will be instructed to deal with the legal documentation relating to the disposal, providing advice throughout, including during negotiations with a prospective purchaser(s) to ensure the Heads of terms agreed allow the transaction to proceed as envisaged.

Financial and Risk Implications

10. Substantial capital receipts will be generated from the disposal, with an initial payment expected in financial year 2018/19. This will help facilitate a number of the council's priorities and go towards achieving the council's MTFP.

Equalities Implications

11. Central Bedfordshire Council has a statutory duty to promote equality of opportunity, eliminate unlawful discrimination, harassment and victimisation and foster good relations in respect of nine protected characteristics; age disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The disposal will provide additional housing within Central Bedfordshire.

Public Health

12. None.

Community Safety

13. Any issues have been dealt with via the planning process (or via the planning conditions to the consent).

Conclusion and next steps

14. Executive authorise the Director of Community Services in consultation with the Executive Member for Education and Skills to dispose of the land and buildings on best available terms.

Appendices

The following Appendix is attached:

Appendix 1: Plan – EM 725: Land at Village Farm, High St, Sutton

Appendix 2: Exempt information

Background Papers

None