


METROPOLITAN BOROUGH OF KNOWSLEY

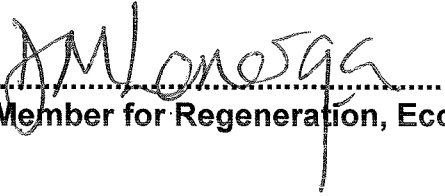
ACTION TAKEN UNDER DELEGATED AUTHORITY

**ACTION TAKEN BY DEPUTY CHIEF EXECUTIVE IN CONSULTATION WITH THE
REGENERATION, ECONOMY AND SKILLS CABINET MEMBER**

Reference No: RES/1589/2013	Date: 9 th July 2013
Report Title: Strategic Land Disposals Programme Update	
Officers consulted on, and contributing to, the report (including name and title): Mark Butterworth (Director of Regulation and Enforcement); Lisa Harris (Director of Regeneration and Housing); Nigel Fagan (Business Advisor); Sophie Elliot (Assistant Solicitor); Jonathan Lowe (Asset Manager – Strategic)	
DECISION: The Deputy Chief Executive, in consultation with the Cabinet Member for Regeneration, Economy and Skills is recommended to: (a) Approve (subject to annual future monitoring and review) the broad land release programme (see Appendix A); (b) Instructs the Head of Asset Management to prepare and submit applications to obtain the approval of the Secretary of State to progress the disposal of surplus school playing field at Longview Primary School and St Columbus Primary School, Huyton, for development; (c) Subject to the Secretary of State's approval, declare the sites listed at 5.1 in the report surplus to requirements and approve the appropriation of the education sites from the Portfolio of Children and Family Services to the Portfolio for Regeneration, Economy and Skills; (d) Approve the disposal of the surplus sites by including them in a future phase of the Housing Land Development disposal programme as detailed in the report.	
PURPOSE OF THE REPORT/REASONS FOR DECISION: This report seeks approval for an updated broad programme of release of Council sites for potential housing development (see Appendix A of the report). With the exception of 5 sites all of the sites have been previously declared surplus to requirements for their previous uses. The programme for land release will build on the pilot phase of the strategic land release programme. The programme will contribute to the delivery of Council Pledge 4.	
ANY ALTERNATIVE OPTIONS CONSIDERED AND REJECTED: An alternative would be to wait until completion of the pilot phase of the strategic land release programme to complete prior to commencing subsequent phases. Under this approach there is a risk that the Council would not be able to maintain an appropriate rate of housing delivery to meet its priorities as set out in the Pledges and the Corporate Plan.	
ANY CONFLICT OF INTEREST DECLARED BY THE CABINET MEMBER/CHAIRMAN CONSULTED ON THE REPORT (and any dispensation granted in this respect, if applicable, by the Proper officer):	

Signed: 
Deputy Chief Executive

In consultation with:-

Signed: 
Cabinet Member for Regeneration, Economy and Skills

Date: 9 July 2013

METROPOLITAN BOROUGH OF KNOWSLEY

To: The Cabinet Member with Portfolio for Regeneration, Economy and Skills

Meeting: 9 July 2013

Wards Affected: All Wards

Portfolio Area: Regeneration, Economy and Skills

Non Key Decision

JOINT REPORT OF THE DIRECTOR OF REGULATION AND ENFORCEMENT AND THE DIRECTOR OF REGENERATION AND HOUSING

STRATEGIC LAND DISPOSAL PROGRAMME UPDATE

1. PURPOSE OF THE REPORT

This report seeks approval for an updated broad programme of release of Council sites for potential housing development (see Appendix A). This will build on the pilot phase of the strategic land release programme and will contribute to the delivery of Council Pledge 4¹.

2. RECOMMENDATIONS

The Deputy Chief Executive, in consultation with the Cabinet Member for Regeneration, Economy and Skills is recommended to:

- (a) Approve (subject to annual future monitoring and review) the broad land release programme (see Appendix A);
- (b) Instructs the Head of Asset Management to prepare and submit applications to obtain the approval of the Secretary of State to progress the disposal of surplus school playing field at Longview Primary School and St Columbus Primary School, Huyton, for development
- (c) Subject to the Secretary of State's approval, declare the sites listed at 5.1 in the report surplus to requirements and approve the appropriation of the education sites from the Portfolio of Children and Family Services to the Portfolio for Regeneration, Economy and Skills;

¹ Pledge 4: We will invest in the development of 426 new affordable homes and make land available for up to 2,250 additional homes in the Borough.

- (d) Approve the disposal of the surplus sites by including them in a future phase of the Housing Land Development disposal programme as detailed in the report.

3. BACKGROUND

- 3.1 The Borough Strategy and Corporate Plan all place significant emphasis on the delivery of a choice of new homes, which will rebalance the housing market and help create the "Borough of Choice".
- 3.2 The Council has also made a Pledge to invest in the development of 426 new affordable homes and to make land available for up to 2,250 additional homes in the Borough. Through a pro-active approach to the disposal of its own surplus land holdings, the Council can play a significant role in the delivery of the pledge. This will also help to meet requirements set by the Government concerning timely delivery of housing.
- 3.3 In order to achieve this outcome, a new approach to the disposal and development of surplus Council land was established based on a strategic partnership working with housing developers. The pilot phase of this new approach includes five sites and following approval by the Council's Cabinet on 18 July 2012 a procurement process to identify a partner is well underway. The approach will seek to deliver specific outcomes such as Lifetime Homes, sustainable homes, affordable homes, employment and training opportunities etc alongside housing led regeneration. It will also help to stimulate the local economy and ensure an appropriate supply of housing.

4. UPDATE ON PROGRESS OF THE PILOT PHASE AND NEXT STEPS

- 4.1 As outlined in paragraph 3.3 above, the Council is currently undertaking a procurement process with a view to appointing a partner to develop an initial five sites. These are at: Tower Hill (Kirkby); Bridgefield Forum (Halewood); Scotchbarn Lane (Prescot); former Huyton Leisure Centre; and former Mackets School playing field (Halewood). This is an initial phase of a new approach to land disposals and whilst the approach will continue to be reviewed to ensure that it is successful it is currently proposed to undertake further disposals/phases using this approach.
- 4.2 Following a very positive response to a pre qualification questionnaire six bidders were invited to submit outline proposals via a process of competitive dialogue. Detailed guidance was issued to all bidders followed by a bidder briefing session during which the Council emphasised the key project requirements and provided clarification in relation to queries raised. Feedback from this session was very positive and currently bidders are in the process of preparing outline proposals for evaluation by the Council.
- 4.3 The positive progress with the initial phase gives sufficient confidence for work to commence on subsequent phases of the programme. These can proceed in tandem with, but to a timescale behind that of the pilot so that learning from the pilot can be applied as the programme progresses. This approach will minimise delay in bringing sites forward for development

although the progress and timing of these phases will be kept under continuous review to ensure that they will deliver the Council's key requirements.

- 4.4 The list of Council sites in Appendix A identifies a provisional date by which each site would potentially be released to the market and the phasing.

5.0 ADDITIONAL SURPLUS SITES

- 5.1 The majority of the sites listed in Appendix A have already been subject to formal approval to be declared surplus to the Council's requirements. Exceptions to this are the sites listed below²:

- Sites of the former playing fields at Longview Primary School, Huyton and St Columbus RC Primary School, Huyton; Astley House, Astley Road, Huyton; and Former Teacher Training Centre, Knowsley Lane, Huyton,
- Land Adj. to 9 and 19 Wingate Road, Kirkby
- Land Adj. to 19 Roughwood Drive, Kirkby
- Land Adj. to 63 Westhead Avenue, Kirkby

- 5.10 It is recommended that these sites are declared surplus with a view to being disposed of within the timescales outlined in Appendix A. The disposal terms will in due course be the subject of a further report.

6. RESOURCE IMPLICATIONS

6.1 Financial

- 6.1.1 The current economic conditions and more stringent lending criteria have reduced activity in the housing market leading to reduced land values and relatively low demand for development sites. If the Council wished to maximise capital receipts from the sale of its surplus land then the recommendation would be to place land disposals on hold until market conditions improve to a more acceptable level at some point in the future. Such an approach would not however stimulate the local economy, provide much needed new homes or contribute to meeting the Council's pledges.
- 6.1.2 The approach adopted for the pilot and subsequent phases seeks to ensure that development takes place in a way which achieves a range of outcomes and to a timescale which reflects the Council's desire to see early activity. This does however have an impact upon the cost of development and also the financial risk born by the developer, which is ultimately reflected in the price that a developer is able to pay for land. These issues are explored in detail on a site specific basis during the procurement process.
- 6.1.3 In order to bring Council owned sites forward for development expenditure will need to be incurred by the Council in relation to site surveys/investigations and other costs associated with negotiating and completing development

² These sites are also marked with asterisk (*) in Appendix A.

agreements as well as project support. These costs are currently being finalised and will be highlighted in a separate report.

6.2 Human Resources

The proposed approach to disposing of surplus land in the manner outlined in the report will require officers from a range of services to undertake the necessary work to bring the additional sites forward. An assessment of the additional human resource requirements, and the related financial implications, is currently being finalised as part of phase one of the disposal programme and this will need to include the resource requirements for phases two and three.

6.3 Information Technology

There are no information technology implications arising from this report.

6.4 Physical Assets

The programme (see Appendix A) sets out when each site is to be released to contribute towards delivery of Pledge 4 and other Council priorities.

7. PERFORMANCE AND RISKS

7.1 There is a risk that an accelerated programme of disposal of surplus Council land could result in capital receipts below what could potentially be achieved in a more buoyant market at some point in the future. However the current strategy accepts this and is aimed at achieving better outcomes for each site and the Borough as a whole. The programme will be kept under continuous review and amended if appropriate to ensure that the rate of disposal achieves the required outcomes for the Council.

7.2 If the recommendations in this report are approved it will support the delivery of the Council's Borough Strategy, Council Pledges, Corporate Plan and the emerging Local Plan. These strategies place significant emphasis on the delivery of a choice of new homes which will rebalance the housing market and help create the "Borough of Choice".

8. EQUALITY AND ENVIRONMENTAL ASSESSMENT

8.1 Equality and Diversity

The revised programme for land disposals which is covered by this report has not been subject to a specific equalities impact assessment. However, any proposals for development on the sites will assist in delivering the development targets in the Council's emerging Local Plan. This Plan also contains policies which will be used to assess any future planning applications for development. The Local Plan has been subject to a comprehensive equalities impact assessment and consultation with bodies representing a wide range of different population groups as it has been developed. The Plan policies will ensure for example that any proposals for new housing on the

sites will take account of evidence of housing needs of different groups e.g. the elderly or special needs. For this reason it is not considered that the decision subject to this report will have a differential impact on specific population groups. This is supported by the equalities impact assessment for the pilot phase.

8.2 Environmental Policy

Approval to dispose of most of the sites listed in Appendix A for development has been obtained separately. This report seeks to confirm the likely timescales for a range of sites which have already been declared surplus to Council requirements. The sites in question are largely clearer sites, which have been grassed over. In addition, these sites are hoarded off in most cases. Therefore the disposal and development of these sites should have a positive impact on the local environment.

9. COMMUNICATION ISSUES

- 9.1 The relevant Ward Members will be briefed as appropriate as the land disposals programme progresses.

10. CONCLUSION

- 10.1 The proposed programme (see Appendix A) of the disposal and development of Council owned surplus land will enable the delivery of new homes on land identified as suitable for housing in line within the Council's Pledges and other Council priorities.

MARK BUTTERWORTH
DIRECTOR OF REGULATION AND ENFORCEMENT

LISA HARRIS
DIRECTOR OF REGENERATION AND HOUSING

Contact officers: Jonathan Clarke (0151 443 2299)
Ian Capper (0151 443 2220)

Appendices

- A. "Land Release Programme" for Council sites**

Appendix A: Land Release Programme for Council Sites

NB For those sites marked with an (*) approval to be declared surplus to requirements (see section 5 of report) is being sought as part of this report.

Site Ref	Site Name	Land Release Phase (where applicable)	Site Size (Ha)	Dwelling Capacity	Disposal Date (financial yr)
2093	Land at Trecastle Road and Shacklady Road, Kirkby	N/A	0.73	20	2015/16
141	Tower Hill, Kirkby	Phase 1	80.80	300	2014/15
2029	Bridgefield Forum, Cartbridge Lane, Halewood	Phase 1	8.31	150	2014/15
2099	Former Kirkby Stadium, Kirkby	Phase 2	6.42	225	2015/16
K0339	Hilton Grace and Adjacent Land, The Avenue, Halewood	N/A	0.61	21	2013/14
K0451	Former Longview School Playing Field, Primrose Road, Huyton (*)	N/A	0.29	9	2016/17
K0379	Former St Agnes School and Playing Fields, St Johns Road, Huyton	N/A	2.36	53	2015/16
K0043	Land at Ennerdale Close, Kirkby	N/A	0.13	4	2016/17
K0063	1 to 7 Thursby Walk, Kirkby	N/A	0.22	7	2013/14
K0106	Land at Carfax Road and Pentland Road, Kirkby	N/A	0.31	5	2013/14
K0259	Gilescroft Avenue and Roughwood Drive, Kirkby	N/A	0.23	7	2013/14
K0295	Land adjacent to St Leo's Church, Rudgate, Prescott / Whiston	N/A	0.14	4	2016/17
K0313	Land adjacent to 31 Brechin Road, Kirkby	N/A	0.04	1	2016/17
K0346	Land between Shelley Close and Byron Close, Huyton	N/A	0.14	4	2016/17
K0383	Knowsley Northern Primary Support Centre, Bramcote Walk, Kirkby	N/A	3.63	81	2015/16
K0390	Nine Tree Primary School, Hollow Croft, Stockbridge Village	N/A	2.44	55	2015/16
K0391	Former Sacred Heart School Playing Fields, Westhead, Kirkby	N/A	2.72	82	2015/16
K0394	Scotchbarn Sports Centre, Scotchbarn Lane, Prescott / Whiston	Phase 1	0.85	12	2014/15
K0403	Astley House and Playing Fields, Astley Road, Huyton (*)	N/A	2.00	54	2015/16
K0420	Land at Carrs Terrace, Prescott	N/A	0.29	9	2013/14
K0456	Land Adj. to 9 and 19 Wingate Road, Kirkby (*)	N/A	0.06	2	2016/17
K0457	Land Adj. to 19 Roughwood Drive, Kirkby (*)	N/A	0.04	2	2016/17
K0458	Land adj. to 63 Westhead Avenue, Kirkby (*)	N/A	0.09	3	2016/17
K0459	Former Care Facility, Montgomery Road, Kirkby	N/A	0.15	4	2016/17
K0460	Land at Mill Lane, Kirkby	N/A	1.58	43	2015/16
K0375	Land adjacent to Mosscroft School, York Road, Huyton	N/A	1.20	36	2015/16
K0382	Former Huyton Leisure Centre, Roby Road, Huyton	Phase 1	2.00	60	2014/15
K0452	Former Mackets School Playing Field, Arncliffe Road, Halewood	Phase 1	1.36	37	2014/15
K0431	Former All Saints School, Cherryfield Drive, Kirkby	Phase 2	11.70	263	2015/16
K0201	Former Stockbridge Comp. School Pool Hey, Stockbridge	Phase 2	6.85	206	2015/16
K0371	Bowring Community Sports College Western Avenue, Huyton	Phase 2	6.96	209	2015/16
K0396	Former St Edmund Arrowsmith RC School, Scotchbarn Lane	Phase 2	4.15	124	2015/16
K0372	Cherryfield School Rockford Avenue, Kirkby	Phase 3	3.11	93	2016/17
K0381	Brookside Community College, Waterpark, Huyton	Phase 3	2.86	64	2016/17
K0421	Former ST Joseph, the workers playing field, Brewley Drive, Kirkby	N/A	1.35	36	Post 2017/18
K0423	Land Off Knowl Hey Road, Halewood	N/A	0.45	12	Post 2017/18
K0424	Land at Garth Road, Kirkby	N/A	0.22	6	Post 2017/18
K0425	Land at Pitsmead Road, Kirkby	N/A	0.29	9	Post 2017/18
K0427	Land to the rear of 47-55 Brook Hey Drive, Kirkby	N/A	0.14	4	Post 2017/18
K0429	Land at Ormonde Crescent, Kirkby	N/A	0.40	12	Post 2017/18