

Decision under Delegated Powers

DISPOSAL OF LAND TO TAYLOR'S BELL FOUNDRY, LOUGHBOROUGH

Officer Requesting Decision

Peter Oliver - Head of Landlord Services

Officer Making the Decision

Eileen Mallon - Strategic Director - Community, Planning and Housing

Recommendation

Subject to there being no objections to the disposal of the land being received by the Council by midday on 28th July 2021:

- That the 411m² of HRA land identified at Appendix 1 is disposed of to Taylors Bell Foundry.
- That the Housing Revenue Account be compensated with the capital value of the land in the sum of £2539.9 from the capital plan reserve, to ensure that there is no burden on tenants in relation to the contribution.

Reasons

- To assist in the development of the Bell Foundry regeneration project and delivery of the scheme which will improve the environment for residents and support this important business and visitor attraction, in one of the priority neighbourhoods.
- To mitigate against tenants being disadvantaged.

Authority for Decision

The Strategic Director for Community Planning and Housing has Cabinet authority to progress the disposal - see Cabinet 16th November 2017 (minute 61).

An additional 55m² of land to that agreed by Cabinet is to be disposed of. This is a relatively minor amendment, which is considered to be in line with the existing Cabinet approval, and the Constitution enables the Strategic Director for Community Planning and Housing to do anything which facilitates or is conducive or incidental to the implementation of a Cabinet decision.

Decision and Date

Approve disposal in line with details below and associated map at Appendix A.

Eileen Mallon
Strategic Director. 26th July 2021

Background

On 16th November 2017 (minute 61) Cabinet considered a report of the Strategic Director of Housing, Planning, Regeneration and Regulatory Services, and resolved:

- that the disposal of land, as identified in Appendix [2] to the report of the Strategic Director of Housing, Planning and Regeneration, and Regulatory Services, be approved, subject to the Bell Foundry having sufficient funding in place to progress their development project;
- that, subject to the Loughborough Bellfoundry Trust paying any legal costs associated with the transfer of land, the land be disposed of at nil cost, as the Council's capital contribution to the scheme, to support the viability of the scheme and to work in partnership with the Bell Foundry;
- that the Housing Revenue Account be compensated with the capital value of the land as estimated by the District Valuer, in the sum of £2,200, from the capital plan reserve, to ensure that there is no burden on tenants in relation to the contribution;
- that the community engagement being undertaken by the Bell Foundry, in partnership with the Council, in the Bell Foundry Estate be noted; 5. that delegated authority be given to the Strategic Director of Housing, Planning and Regeneration, and Regulatory Services to progress the transfer of the land, subject to resolution 1. above.

Reasons

- To assist in the development of the project and ensure that the disposal is only completed if the scheme is certain to go ahead.
- To assist in the delivery of the scheme, which will improve the environment for local residents and support this important business and visitor attraction, in one of the priority neighbourhoods.
- The land is currently an asset within the Housing Revenue Account, and as the scheme is for the benefit of the wider local economy and is being disposed of at less than market value, there should be no detriment to tenants.

- There has been resident engagement in the local area to ensure that residents are not adversely affected by the proposals.
- To ensure that any disposal is completed only if the scheme is viable and certain to be delivered, given the outcome of the application for lottery funding is not yet known.

Since the Cabinet report Taylors have obtained the funding to develop the scheme, and a revised and enhanced frontage has been designed.

To deliver the revised frontage Taylors recently requested access over a narrow additional 55m² strip of Council land on which they wish to site a pathway, increasing the size of the land to be disposed of from 356 to 411m². It seems pragmatic to dispose of this additional piece of land rather than let it under a separate agreement. This approach will provide certainty for both parties.

The same methodology as that used by the District Valuer has been used to arrive at a revised value for the land.

- The Council's legal costs have been paid by Taylors Bell Foundry.
- Taylors have provided a grant award letter from the Heritage Fund dated 18th February 2021 to the Head of Landlord Services. The letter confirms that the heritage fund have decided to award a grant to Taylors for progression of the regeneration scheme.
- A statutory 28-day consultation period relating to the disposal of the land has commenced and is due to conclude at midday on 18th July 2021.

HR implications

There are none.

Financial Implications

The Housing Revenue Account will be transferred the sum of £2539.90 from the capital plan reserve.

The Council's legal fees have been met.

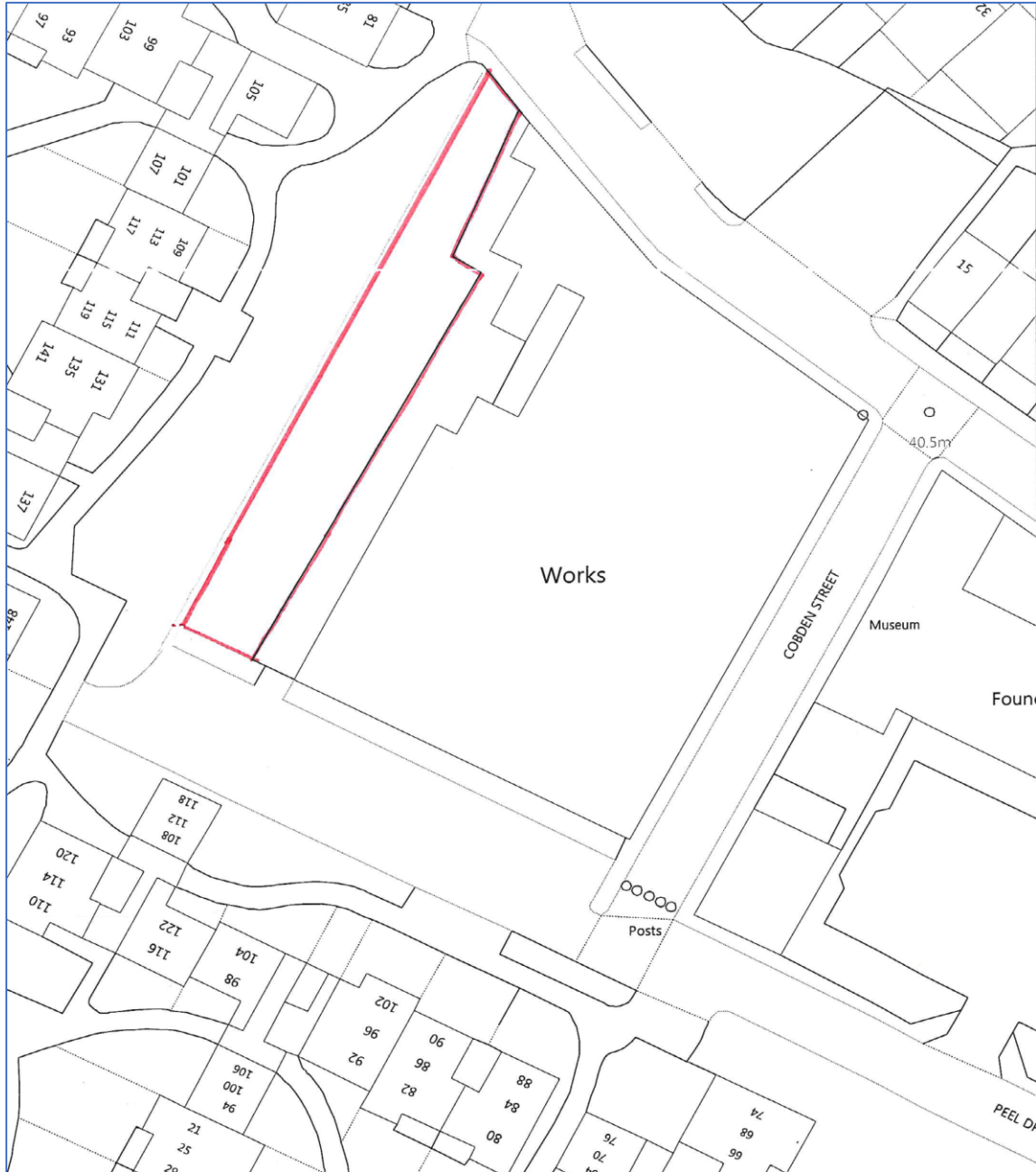
Risk Management

No specific risks have been identified in this report.

Key Decision: No

Background Papers: None

Appendix 1 - 411m2 land to be disposed of to Taylors



Appendix 2 - 356m² land agreed by Cabinet to be disposed of to Taylors

