

## Report to Rochdale Township Committee



Date of Meeting	13 <sup>th</sup> June 2018
Portfolio	Councillor Daalat Ali - Deputy Leader and Portfolio Holder for Planning & Development
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Public/Private Document	Public

### Disposal of Surplus Sites in Rochdale Township Area

#### Executive Summary

1. A number of sites in Rochdale Township are being recommended for disposal. The sites are considered to be surplus to the Council's operational requirements. The sale of the sites would generate capital receipts for the Council and reduce its maintenance liabilities.

#### Recommendation

- 2.1 The site at Woodbine Street is declared surplus to requirements and released for disposal. (Plan 1 Plot 1)
- 2.2 The site at Moss Mill Street is declared surplus to requirements and released for disposal. (plan 1 plot 2)
- 2.3 The site at Manchester Road is declared surplus to requirements and released for disposal. (plan 2 Plot 2)
- 2.4 The site at Healing Street, Rochdale is declared surplus to requirements and released for disposal.(plan 3)
- 2.5 The Head of Legal Service be authorised to prepare the appropriate legal documents and execute such documents on behalf of the Council.
- 2.6 The purchaser pays the Council's legal and surveyor's costs.

#### Reason for Recommendation

The Director of Economy is charged with the continual review of the Council's land and property holdings to identify those that are surplus to requirements and could be sold.

- 3.1 Woodbine Street land was acquired by the Council as a housing clearance site in 1997 and has been maintained as a landscaped grass verge. The release of the site would generate a capital receipt and reduce maintenance liabilities.

- 3.2 Moss Mill Street was acquired as a housing clearance site in 2006. It has been maintained as a grassed area. The release of the site would generate a capital receipt and reduce maintenance liabilities.
- 3.3 Manchester Road, Castleton is an unmaintained area of grassland. It has been included in a planning application by an adjoining landowner. The release of the site would generate a capital receipt.
- 3.4 Healing Street is an area of amenity grassland. The release of the site would generate a capital receipt and reduce maintenance liabilities.

<b>Key Points for Consideration</b>
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- 4.1 The Woodbine Street site is a small rectangular shaped piece of land in Kingsway Ward. It extends to approximately 0.1 hectares (0.25 acres) in size and is defined in the Unitary Development Plan (UDP) as 'Defined Urban Area'.  
It is bounded on 3 sides by housing with commercial uses to the remaining side. Initial talks with the Council planners have highlighted that residential or commercial development of this site would be supported.
- 4.2 The Moss Mill Street site is a small rectangular shaped piece of land in Kingsway Ward. It extends to approximately 0.02 hectares (0.04 acres) in size and is defined in the Unitary Development Plan (UDP) as 'Defined Urban Area'.  
It is bounded on all sides by housing.  
  
Initial talks with the Council planners have highlighted that residential development of this site would be supported.
- 4.3 The Manchester Road site is a small triangular shaped piece of land in Kingsway Ward. It extends to approximately 0.05 hectares (0.11 acres) in size and is defined in the Unitary Development Plan (UDP) as 'Defined Urban Area'.  
  
The site is bounded by the motorway to the south, Manchester Road to the east and the Trub farm development to the North and west.  
  
It is unlikely that the site on its own could support development but it could be incorporated with the adjoining scheme and indeed has been included in the Trub Farm planning application
- 4.4 The Healing Street site is a small piece of land in Balderstone and Kirkholt ward. It extends to approximately 0.07 hectares (0.17 acres) in size and is defined in the Unitary Development Plan (UDP) as 'Defined Urban Area'.  
  
It is bounded on all sides by housing.  
  
Initial talks with the Council planners have highlighted that residential or commercial development of this site would be supported.
- 4.5 **Alternatives Considered**  
These sites could be retained in their existing uses. Retention of these sites will not secure capital receipts or beneficial development, nor reduce the Council's financial and/or environmental liabilities. Retaining these sites in their current use carries the risk of liabilities such as fly-tipping, anti-social behaviour and regular or ad hoc maintenance obligations

<b>Costs and Budget Summary</b>
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5. The disposal of these sites would generate a capital receipt. There would be a small loss of revenue from the Dixon Fold site through the termination of the tenancies.

<b>Risk and Policy Implications</b>
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6. The disposals will meet the objectives of the Council's Asset Strategy by reducing the number of Council owned assets and maintenance liabilities.

The Council is committed to release surplus assets and to continually review its need to hold land and property assets. Disposal of surplus assets assists the Council in its provision of services by producing capital receipts, reducing borrowing, reducing grant reliance and assists in achieving the efficiency targets. The disposal of surplus assets reduces the Council's liabilities and the release of development opportunities encourages economic activity in the Borough.

It is government policy that local authorities should dispose of surplus land where possible. Local authorities have various statutory powers to dispose of property. The only constraint is that, except with the consent of the Secretary of State, the disposal must be for the best consideration reasonably obtainable and terms should be negotiated accordingly.

<b>Consultation</b>
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7. Consultation has taken place with colleagues in Legal Services, Planning, Highways and Environmental Management

<b>Background Papers</b>	<b>Place of Inspection</b>
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| 8. None |  |
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