



DERBY CITY COUNCIL

**COUNCIL CABINET**  
**16 MARCH 2004**

Report of the Director of Corporate Services

## **Disposal of Land at Greenwood Avenue Chaddesden**

### **RECOMMENDATION**

1. To authorise the Director of Corporate Services to finalise the sale of the Greenwood Avenue site to the Home Housing Association.

### **REASON FOR RECOMMENDATIONS**

2. To allow the acceptance of a bid for the reuse of the site.

### **SUPPORTING INFORMATION**

- 3.1 This site was formerly the site of a small library, which was demolished in the mid-1990s due to disrepair. The service was continued by a mobile library.
- 3.2 After standing vacant for a number of years, it is considered that the site is suitable for residential development and, following consultation with the Director of Development and Cultural Services, the site was marketed in December 2003 with special emphasis on social housing.
- 3.3 Four offers were received, three being from housing associations and one from a private developer. The bids from the housing associations are all dependent upon a Capital Funding Grant being available. The best offer, in financial terms, is from the Home Housing Group Limited, and their stated proposal for social housing on the site is supported by the Housing Development Unit.
- 3.4 A Schedule of Offers received is included in the private section of the agenda.
- 3.5 Ward Members were consulted prior to marketing and none raised objection to the sale of the land. Councillor Redfern asked that the proceeds should be used wholly or in part to provide a new library in the Derwent Ward. However, under the Council's capital strategy, all capital receipts go into the general capital fund and are dealt with according to the Council's priorities.

## OTHER OPTIONS CONSIDERED

4. The only other options available would have been to leave the site as it is, or to grass it over to form more public open space. Both would have resulted in a financial cost to the Council, and there is already adequate public open space in the location.

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**Background papers:** Property particulars  
**List of appendices:** Appendix 1 - Implications

## IMPLICATIONS

### Financial

1. The Council will obtain a capital sum, the market value of the site, which will be 100% usable.

### Legal

2. Since the sale price is demonstrably the market value, no consent will be necessary from the Secretary of State to dispose of the site to the Housing Association.

### Personnel

3. None.

### Corporate Objectives and Priorities for Change

- 4.1 The proposal supports the Corporate Objective of **protecting and supporting people**.
- 4.2 The Council's Housing Strategy, part of the budget and Policy Framework, identifies the need for at least an additional 397 affordable homes each year for the period 2002/03 – 2007/08. In order to meet this need, the Council must exercise its strategic enabling role to bring forward suitable sites for housing development.

