



DERBY CITY COUNCIL

**COUNCIL CABINET**  
**26 APRIL 2005**

Report of the Director of Corporate Services

## **Disposal of Land at Swallowdale Road Sinfin/Stenson Fields**

### **RECOMMENDATIONS**

- 1.1 To authorise offering this site for sale on the open market.
- 1.2 To determine that any proceeds from the sale will be earmarked for the purposes of affordable housing and/or regeneration projects. The proceeds will therefore be added to the 'capital allowance' for the purposes of regulation 16 of the Local Authorities (Capital Finance and Accounting) (England) Regulations 2003.

### **REASONS FOR RECOMMENDATIONS**

2. To ensure that the disposal will achieve the best financial return, allowing the maximum receipt achievable to be used to support regeneration/housing objectives.

### **SUPPORTING INFORMATION**

- 3.1 Our general approach in dealing with property assets is to follow statutory requirements in seeking the best consideration reasonably obtainable for disposal of any land or buildings from our estate. The proceeds generally support our corporate capital programme. Members are aware of anticipated future demands on the capital programme which would require the achievement of the maximum possible receipts to help to support those initiatives.
- 3.2 Swallowdale Road, Stenson Fields/Sinfin is a site of 1.69 hectares (4.176 acres) within South Derbyshire District Council's area, allocated for residential development. This is one of very few significant sites which we own and would be of interest to the private sector. The only sure way to maximise the receipt would be through offering it on the open market.
- 3.2 Being held under the Housing Revenue Account has the effect of requiring a repayment to the Government of 50% of any receipt should the funds be put to any purpose other than regeneration or affordable housing. It is proposed to offer the site by non-contractual tender, the results of which would be reported back confidentially to a future meeting of Cabinet. A decision on the allocation of the potential proceeds can be made once the amount achievable is established.

## OTHER OPTIONS CONSIDERED

4. The site was considered as a possible candidate for the Housing PFI scheme. However, the valuation of the site is such that this would not prove the most economically efficient solution.

**For more information contact:** Jim Olford (25)8426 e-mail [jim.olford@derby.gov.uk](mailto:jim.olford@derby.gov.uk)  
**Background papers:** None  
**List of appendices:** Appendix 1 – Implications  
Appendix 2 – Plan

<b>IMPLICATIONS</b>
---------------------

**Financial**

1. Under the Local Authorities (Capital Finance and Accounting) (England) Regulations 2003, the Council intends to retain 100% of the receipt to be used for Housing and Regeneration investment to be determined by Cabinet at a later date.

**Legal**

2. These are set out generally within the body of the Report.

**Personnel**

3. The sale may be dealt with in-house if resources allow, otherwise tenders will be sought from suitable local agents to establish the pre-marketing Planning context from South Derbyshire District Council and to offer the land for sale subsequently, the costs to be met from the proceeds of sale.

**Equalities impact**

4. None.

**Corporate objectives and priorities for change**

- 5.1 The proposal comes under the Council's Objectives of **strong and positive neighbourhoods, protecting and supporting people and a healthy environment.**
- 5.2 The proposal furthers the priorities of **minimising increases in Council Tax and increasing value for money.**

