



DERBY CITY COUNCIL

Scrutiny Management Commission

7 June 2005

Report of the Director of Corporate Services

Property Disposals: Update on Disposal of 126 Osmaston Road and Land at Wood Road/ Wayfaring Road, Oakwood

RECOMMENDATION

- 1.1 To note the current position on disposal of the properties.

SUPPORTING INFORMATION

126 Osmaston Road

2.1 Background

This property was formerly used by Social Services in connection with mental health provision and was vacated in early 2003. It was then proposed to refurbish the property for joint use with the Mental Health Trust but this was found not to be viable late in 2003 due to costs of refurbishment. The Education Service then considered the property for use to house staff but it subsequently proved unsuitable.

2.2 Current position

The property was offered for sale through a marketing agent. A report is to be considered by Council Cabinet on 14 June 2005 which recommends disposal of this property to the highest bidder of the five bids received.

This property is in a mixed use area and was marketed with a guide price of £225 000 on the basis that the buildings might be modernised/refurbished for office use or alternatively might attract a bidder, subject to Planning approval, interested in residential conversion (perhaps 5 x 2BR apartments). Where specified, the bids received give the proposed use as offices, but no restrictions are proposed in the transfer to promote or to limit any use, acting in our capacity as landowners.

Land at Wood Road / Wayfaring Road

2.3 Background

The site, of approximately 0.27 acre, was purchased in 1955 as part of a wider City Council residential development acquisition, though nothing was ever built on the site. It was grassed until a suitable development project could be found for it. Cabinet considered a proposal to dispose of the site to a Housing Association in October 2003 but did not approve the disposal. The decision proposed, in principle, retaining the land as open space for the benefit of all residents and to ask officers to investigate the practicalities of doing so. Officers have since considered the site for adoption as public open space but funding for its transfer to that purpose and for its future maintenance is not available.

The site currently has planning approval for the development of eight two-bedroomed flats with associated car parking. An application for an alternative development may be submitted by a purchaser.

2.4 **Current Position**

A report is due to be considered by Council Cabinet on 14 June 2005 which seeks approval to dispose of the site by auction. The land is held within the Housing Revenue Account and 100% of the proceeds will be available for use for affordable housing.

For more information contact:	Chris Edwards 01332 255070 e-mail chris.edwards@derby.gov.uk
Background papers:	None
List of appendices:	Appendix 1 – Implications

IMPLICATIONS

Financial

1.1 None.

Legal

2.1 None.

Personnel

3.1 None.

Equalities impact

4.1 None.

Corporate Objectives and priorities for change

- 5.1 The proposals promote the Council's objective to provide **a shared commitment to regenerating our communities**.
- 5.2 The proposed receipt for Woods Road / Wayfaring Road may also assist the Council to achieve the Corporate Plan targets relating to affordable housing provision in that the funds could be made available to assist with the development of future schemes.