

## WRITTEN STATEMENT OF A NON-KEY OFFICER DECISION ECONOMY, COMMUNITIES & CORPORATE DIRECTORATE

<b>ITEM:</b>	Sale of Phoenix Yard, Ashburton, Ross-on-Wye
<b>Officer Title:</b>	Chief Finance Officer
<b>Date of Decision:</b>	28 April 2017
<b>Purpose:</b>	To approve the freehold sale of the Phoenix Yard and a section of former railway embankment at Ashburton, Ross-on-Wye to Pricewise Homes Ltd.
<b>Decision:</b>	<p><b>THAT:</b></p> <p>(a) the sale of the Phoenix Yard and section of former railway embankment at Ashburton, Ross on Wye as detailed on the plan attached at appendix 1 to 'Pricewise Homes Ltd' be approved in the sum of £154k; and</p> <p>(b) In the event that the sale to the Pricewise Homes Ltd does not proceed that the property is offered to the under-bidder.</p>
<b>Reasons for the Decision:</b>	<p>The Phoenix Yard is vacant and the former railway embankment is overgrown. In the past the site has been broken into and the fencing damaged, and the trees require regular safety inspections and lopping as necessary, incurring revenue costs of approximately £1000.</p> <p>Disposing of the site would reduce ongoing revenue costs to the council.</p> <p>The capital receipt would contribute a receipt in line with the MTFS.</p> <p>The offer received for Phoenix Yard is as a result of an open and competitive marketing campaign by way of informal tender and is the highest of five offers received. The offer is not conditional.</p>
<b>Consultation:</b>	Internal consultees and local ward member.
<b>Options Considered:</b>	<p>The site has been considered for a traveller transfer site and following consultation with relevant cabinet members it was declared surplus and recommended for sale.</p> <p>That the property is withdrawn from the market for sale and let instead to a commercial tenant, annual rent for open storage or parking would be circa £5k pa. This is not recommended as the site has been reviewed in accordance with the tenanted non-residential property criteria within the property strategy and does not represent a viable case for retention. In addition the disposal would provide an capital</p>

	<p>receipt and negate the need for continued revenue costs associated with security and rates payable on a currently vacant site.</p> <p>That the property is withdrawn from the market and included in the package of assets to be developed by the council's strategic development partner once appointed. The property has been identified for sale for some time and not included on the list shared with the prospective development partners. There would be holding costs in the form of empty business rates and security and as the site is relatively small it is unlikely to generate significantly more value if developed by the development partner and introducing it at this stage will delay the sale.</p>
<b>Declaration of Interest:</b>	N/A

Officer Name: Andrew Lovegrove

Officer Title: Chief Finance Officer

Signature: Date:

28 April 2017