

# CABINET

## Land at Scotforth Road, Lancaster 8<sup>th</sup> July 2008

### Report of Corporate Director (Regeneration)

PURPOSE OF REPORT			
To consider the bids that have been received for the sale of the Council's land at Scotforth Road, Lancaster.			
Key Decision	<input checked="" type="checkbox"/>	Non-Key Decision	Referral from Cabinet Member
Date Included in Forward Plan	1 <sup>st</sup> July 2008		
This report is public			

#### RECOMMENDATIONS OF COUNCILLOR ARCHER

(1) That Cabinet notes the content of this report

#### 1.0 Introduction

1.1 At the meeting on 22<sup>nd</sup> January 2008, Cabinet resolved:

(1) That Cabinet endorses the principles set out in the draft tender brief, subject to:

- (i) the final version explicitly excluding from the land to be offered for sale a narrow strip of land at the southern extremity of the land to be sold and,
- (ii) the northern boundary of the land to be offered for sale running in a straight line at right angles from the A6 to a point south of the bridge and,

(2) That Officers investigate in conjunction with the Footpath Officer, the feasibility of turning the informal path that runs from east to west at the south of the properties in Rays Drive into a permissive path or designating it as a public right of way.

1.2 Since that resolution was passed a marketing exercise has been undertaken and a report is contained within the exempt part of this agenda for Cabinet's consideration.

## **2.0 Proposal Details**

- 2.1 The land was advertised for sale in the Estates Gazette, Lancaster Guardian and Morecambe Visitor together with the Council website. As a result a substantial number of enquiries were received and details sent to those considering making bids.
- 2.2 By the closing date for bids on 23<sup>rd</sup> May 2008, a total of 10 bids (2 bids having been made by one bidder) had been received in accordance with the bidding process, whilst a separate proposal was made outside the bidding process.
- 2.3 Members are reminded that when the land was marketed, the tender details contained a matrix which bidders were advised would be used to score the bids.

## **3.0 Details of Consultation**

- 3.1 The principles of disposal have been considered both by Cabinet and the Overview and Scrutiny Committee which has resulted in the marketing of the land and preparation of this report.

## **4.0 Options and Options Analysis (including risk assessment)**

- 4.1 There are no options within this report as the detail is contained within a report to be found in the exempt part of the agenda.

## **5.0 Officer Preferred Option (and comments)**

- 5.1 There are no preferred options and it is recommended that this report be noted.

### **RELATIONSHIP TO POLICY FRAMEWORK**

The generation of significant capital receipts underpins the Council's Capital Investment Strategy. In turn, delivery of aspects of the Corporate Plan and service Business Plans are reliant on the capital receipts programme being achieved.

In addition the Corporate Property Strategy identifies the need to use the Council's assets to meet the Council's corporate priorities.

### **CONCLUSION OF IMPACT ASSESSMENT**

**(including Diversity, Human Rights, Community Safety, Sustainability and Rural Proofing)**

The report indicates that development of the site could provide the opportunity to create a sustainable development reflected through design, use and associated transport issues.

### **FINANCIAL IMPLICATIONS**

The financial implications of this report are set out in the report to be found in the exempt part of this agenda.

**SECTION 151 OFFICER'S COMMENTS**

The s151 Officer has been consulted and has no comments to add.

**LEGAL IMPLICATIONS**

Legal services will be involved in the preparation of the necessary legal documentation.

**MONITORING OFFICER'S COMMENTS**

The Deputy Monitoring Officer has been consulted and has no further comments to make.

**BACKGROUND PAPERS**

Cabinet report and minutes – 22<sup>nd</sup> January  
2008

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