

Appendices: 0



NORTHAMPTON
BOROUGH COUNCIL

Cabinet Member Decision

Report Title	2- 4 Edith Street, Northampton
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AGENDA STATUS: PUBLIC

Expected Date of Decision:	On or after 14 February 2012
Within Policy:	Yes
Policy Document:	No
Directorate:	Planning & Regeneration
Portfolio Holder For:	Regeneration Enterprise and Planning - Cllr Tim Hadland
Ward(s)	Castle

1. Purpose

1.1 To seek authority to dispose of land and buildings at 2-4 Edith Street, Northampton.

2. Recommendations

2.1 That approval is given for the disposal, by sale of the freehold interest, in a property with an area of approx. 280 sq. m (0.028ha) at 2-4 Edith Street, Northampton (shown edged in red on the attached plan) at best value for the Council

2.2 That the Director of Planning and Regeneration approve the final terms of the disposal in consultation with the Portfolio holder for Regeneration, Enterprise and Planning.

3. Issues and Choices

3.1 Report Background

3.1.1 The Council own land and buildings located at the end of Edith Street close to the town centre that measure approximately 0.028ha. The property is purpose

built workshop and store constructed c.1900. It is built of brick under a pitched slate roof with covered yard to the rear. Vehicle access is gained from the adopted highway over a dropped kerb and pavement area through double width garage doors. Pedestrian access is directly from the pavement through a single door to the front of building.

- 3.1.2 The property was most recently used as an educational store and was let to NCC from 1972 until January 2011. It has been marketed for at least 8 months for rent, but has failed to attract a suitable tenant for storage type uses (B8 storage).
- 3.1.3 The buildings are considered to provide a redevelopment opportunity. The Urban Housing Capacity Study (October 2003) identified that the principle of residential redevelopment would be acceptable to provide a maximum of four flats or two houses, subject to obtaining formal planning consent.
- 3.1.4 If the property were to be disposed of on the open market, it is considered that the property has a higher value for residential conversion/redevelopment than for its existing use.
- 3.1.5 The Corporate Asset Board (CAB) at its meeting on 17 November 2011 considered the case to dispose of the property at 2-4 Edith Street. CAB supported officer's specific recommendations in this regard.

3.2 Issues

- 3.2.1 There are no obvious detrimental issues that would arise from the disposal of this property. If the property was to be redeveloped for a residential use it is possible that there would be some improvement to the street scene.
- 3.2.2 Due to the redevelopment potential, the disposal of the land and buildings with vacant possession would maximise the value that could be achieved upon sale of the freehold. The capital value of the property let to a tenant for existing use would be lower. A sale on a vacant possession basis would satisfy the obligation under s.123 of the Local Government Act 1972 to achieve best value on disposal.

3.3 Choices (Options)

- 3.3.1 The Council could choose to retain the freehold interest. The property is not utilised by the Council to deliver services, and it does not generate an income at present but does incur holding costs. The building is likely to deteriorate physically, may attract incidents of vandalism and is of no benefit to local residents. Whilst it may be possible to identify a tenant, this would not be the best way of achieving value for the Council.
- 3.3.2 The Council could choose to dispose of the property. A capital receipt would be generated and some continuing revenue liabilities would be eliminated. It would be consistent with the Corporate Asset Management Strategy 2012 – 2015 and the identified need to manage down the total property holdings of the Council.

4. Implications (including financial implications)

4.1 Policy

4.1.1 There are none specifically.

4.2 Resources and Risk

4.2.1 The Council would receive a satisfactory capital receipt from the disposal of this property. The purchaser would also be responsible for paying the Borough Council's reasonable surveyors and legal fees.

4.2.2 The Council would reduce its liabilities for business rates and building maintenance.

4.2.3 There are not considered to be any adverse risks from disposing of the property. It does not generate an income at present.

4.3 Legal

4.3.1 The relevant legal issues are contained above within body of the report.

4.4 Equality

4.4.1 There are no specific issues; the property has not been previously accessible by the public.

4.5 Consultees (Internal and External)

4.5.1 The Ward Councillors have been consulted - Cllr Strachan and Cllr Stone have raised no concerns or objections. Cllr Aziz has not responded.

4.6 How the Proposals deliver Priority Outcomes

4.6.1 A disposal would be consistent with Corporate Priority 8 in the Corporate Plan 2011-14, since it would help to "sustain effective and prudent financial management" of the Council's resources

4.7 Other Implications

4.7.1 None

5. Background Papers

5.1 File ref: 60189

Adrian Daniell, Principal Estates Officer, Ex 8762

Report Title:	Disposal of 2-4 Edith Street, Northampton
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Cabinet Member:

I declare no conflict of interest applies

I agree the report's recommendations

I do not agree the report's recommendations

I agree the report's recommendations subject to the following amendments:

The reason for the decision is as follows:

Cabinet Member For: []

Signature: _____

Date: _____



Title: **2-4 Edith Street**

DWG No.

**ESTATES & ASSET
MANAGEMENT**

PRINTED ON: **10th November 2011**



Directorate of Planning and Regeneration

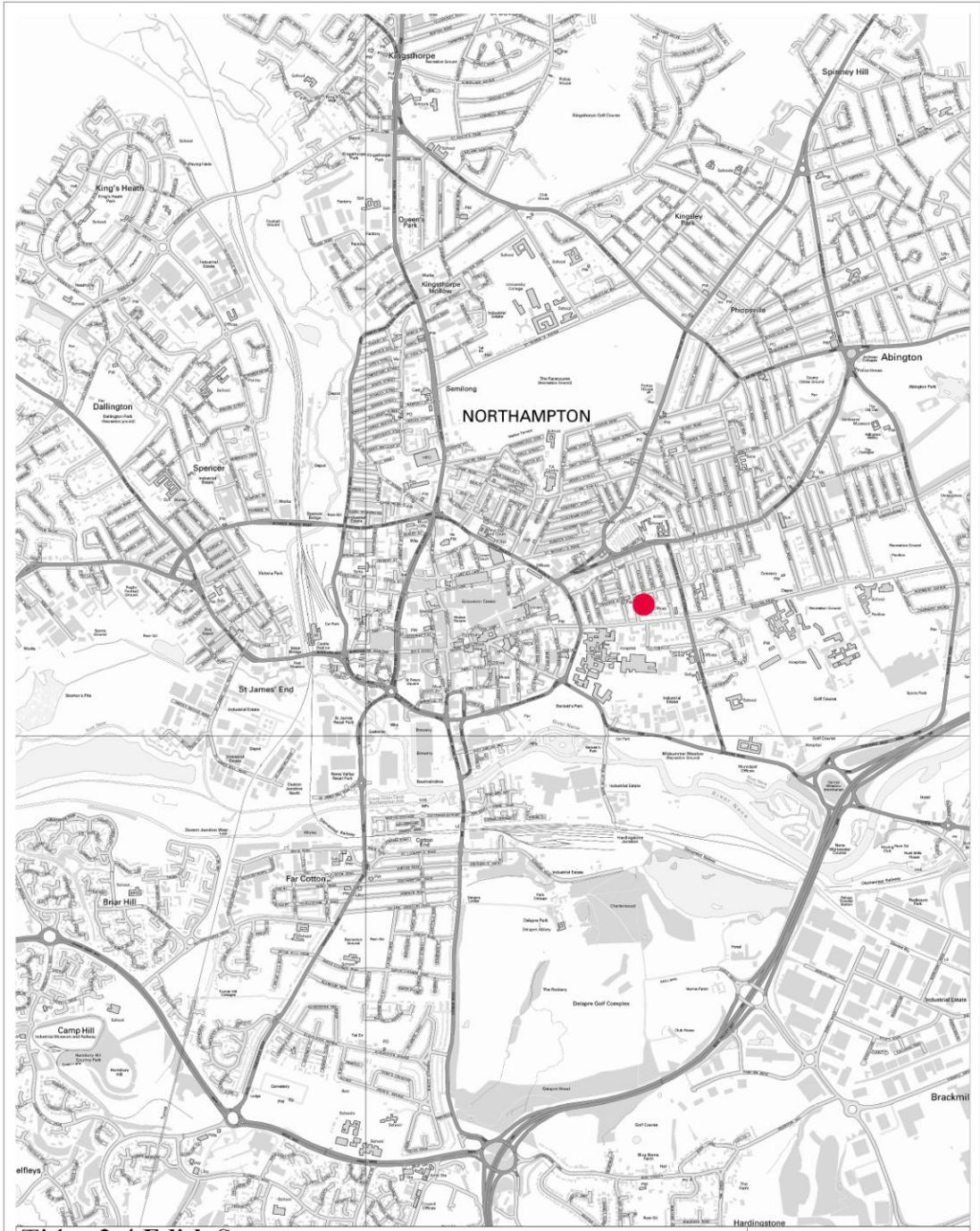
Northampton Borough Council

DRAWN BY: **Jenny Mudge**

SCALE: **1:1250**

DATE: **10th November 2011**

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Title: **2-4 Edith Street**

DWG No.

**ESTATES & ASSET
MANAGEMENT**



**Directorate of Planning and Regeneration
Northampton Borough Council**

PRINTED ON: **7th February 2012**

DRAWN BY:

SCALE: **1:25000**

DATE:

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