



NORTHAMPTON  
BOROUGH COUNCIL

## Cabinet Member Delegated Decision

<b>Report Title</b>	<b>Disposal of Rectory Farmhouse, Olden Road, Rectory Farm, Northampton NN3 5DD</b>
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**AGENDA STATUS: PUBLIC**

<b>Expected Date of Decision:</b>	2018
<b>Within Policy:</b>	Yes
<b>Policy Document:</b>	No
<b>Directorate:</b>	Economy, Assets and Culture
<b>Cabinet Member:</b>	Cllr Tim Hadland, Member for Regeneration, Enterprise and Planning
<b>Ward(s)</b>	Rectory Farm Ward

### 1. Purpose

- 1 The purpose of this report is to seek the authority to dispose of Rectory Farmhouse, Olden Road, Rectory Farm, Northampton NN3 5DD

### 2. Recommendations

2.1 Approve the disposal of the freehold property and land forming Rectory Farmhouse to Billing Brook School. The site is identified edged red and hatched black on the plan at Appendix 2.

2.2 Delegate to the Head of Economy, Assets and Culture in consultation with the Lead Member for Regeneration and Planning authority to negotiate and agree the terms of the transfer

### **3. Issues and Choices**

#### **3.1 Report Background**

- 3.1.1. The Council owns the freehold of Rectory Farmhouse and adjoining land identified edged red and hatched black on the plan at Appendix 2. The land is accessed from Olden Road and then past the Community Centre whose access the site will share
- 3.1.2 The Council has been approached to sell the property and land by the Billing Brooke School for use as an ancillary Sixth Form Centre.

#### **3.2 Issues**

- 3.2.1 The site is currently vacant and secured but requires a large amount of money and resources to bring it up to an acceptable standard (its Energy Performance rating is a "G" grade and therefore not fit for letting purposes). The Citex security shutters and alarm cost approximately £5,000 to install and there is a weekly running cost of approximately of £170 per week.

#### **3.3 Choices (Options)**

- 3.3.1 The Council could choose to retain ownership of the property and land with the associated management costs including substantial maintenance and repairs.
- 3.3.2 The Council could sell the property and land and generate a £150,000 Capital receipt and remove the management, maintenance and repair obligation and associated costs

### **4. Implications (including financial implications)**

#### **4.1 Policy**

- 4.1.1 This report does not set new policy

#### **4.2 Resources and Risk**

- 4.2.1 The Council would transfer responsibility for the management and maintenance of the land concerned, with potential future revenue savings.
- 4.2.2 There are not considered to be any adverse risks associated with the disposal of the land.

### **4.3 Legal**

- 4.3.1 The Property noted above, falls within the provisions of the Agreement dated 1<sup>st</sup> April 1985 which relates to the Transfer of Community related Assets at Northampton made between (1) Northampton Development Corporation and (2) Northampton Borough Council. The Property noted above, on investigation, has been identified as forming part of Rectory Farm.
- 4.3.2 Rectory Farm is described within the Agreement as "Building for non-commercial social uses by voluntary groups, local residents groups and the Council" and has a category rating of II. Under the provisions of the Agreement this means that Rectory Farm has been identified as a property where it is possible that a future change of use or redevelopment could result in an increase in its income generating potential.
- 4.3.3 The Agreement specifies that for a period of 50 years from the date of the transfer (1<sup>st</sup> April 1985) that the Council is required to repay, until the expiry of that period of time, a pre-determined percentage of the assessed capital value of the Property on the occurrence of either (a) an actual change of use of the land or building to use other than specified within the Agreement or (b) there is a disposal of the land or building to another person. Either of these events will trigger the requirement for the Council to repay monies back to the statutory successor in title to Northampton Development Corporation now known as Homes England on the disposal of the Property.
- 4.3.4 Pursuant to the provisions of the Agreement the appropriate percentage is 100% in the first year after the transfer and thereafter 2 percentage points less for each year that elapses, so provision will need to be made for the repayment back to Homes England.

### **4.4 Equality**

- 4.4.1 There are none identified.

### **4.5 Consultees (Internal and External)**

- 4.5.1 The Ward Councillor, Councillor James Hill, has been consulted previously; no issues/objections had been received.

### **4.6 How the Proposals deliver Priority Outcomes**

- 4.6.1 Transfer of this land is consistent will increase capital income and reduce revenue expenditure to the Council which assists in the delivery of priority outcomes.

### **4.7 Other Implications**

4.7.1 The release of the Capital receipt will allow works and improvements to be carried out at the adjoining Community Centre.

## 5. Background Papers

5.1 None

David Smith  
Consultant Chartered Surveyor  
Extension: 7655

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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:

*To enable reports to Council meeting*

Cabinet Member Regeneration,  
Enterprise and Planning

Signature: \_\_\_\_\_

*[Handwritten Signature]*

Date: \_\_\_\_\_

*12/12/2018*

**APPENDIX 1**

**DELEGATED DECISION NOTICE**

**SUBJECT:** Disposal of Rectory Farmhouse, Olden Road,  
Rectory Farm, Northampton NN3 5DD

**DECISION  
SUMMARY:**

**DECISION OF:**

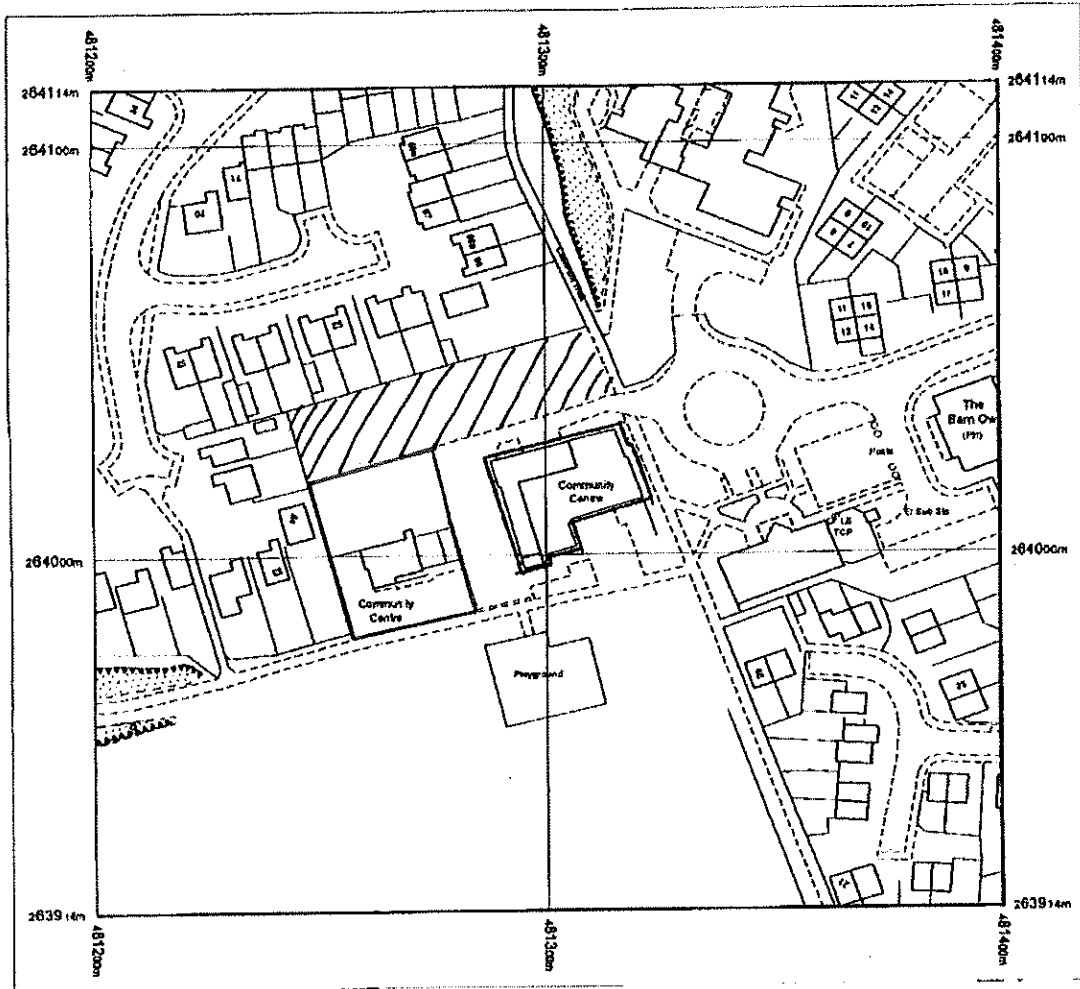
**DECISION DATE:**

**CALL-IN EXPIRY:**

**Lead Officer: David Smith**

If you have any queries about this decision please contact the Lead  
Officer David Smith via 01604 837655 or alternatively by e-mail at the below address:  
[dwsmith@northampton.gov.uk](mailto:dwsmith@northampton.gov.uk)

## APPENDIX 2



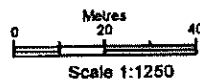
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