TRAFFORD COUNCIL

STATEMENT OF EXECUTIVE DECISION

DATE OF DECISION	30th July 2012	DECISION MAKER **Executive** (Councillors Anstee, Dr. Barclay, Miss Blackburn, Colledge, Cornes, Coupe, Hyman, Mitchell and M. Young)
DECISION REFERENCE	E/30.07.12-7&15	

RECORD OF THE DECISION

Land Sales Programme

1. That the outcome of the 2011/12 Land Sales Programme be noted.

2. That the proposed additions to the Land Sales Programme for 2012/13 onwards as set out in the reports, including the proposed methods of sale, be approved.

3. That delegation be confirmed to the Corporate Director of Economic Growth and Prosperity to:

a. negotiate and accept bids
b. engage external resources where this will assist in implementing the programme
c. submit for planning permission on any properties included in the Programme where this will assist in marketing
d. offset eligible disposal costs against capital receipts in accordance with Capital Regulations up to a maximum of 4% of the value of the capital receipt
e. advertise the intention to dispose of a site in the event that it comprises open space as defined by the Town and Country Planning Act 1990, in accordance with the relevant statutory procedure, and if any objections are received, to refer to the relevant portfolio holder for consideration
f. And, In consultation with the Executive Member, to –
i) add to or substitute sites into the Programme during the year
ii) hire security services or arrange for the demolition of any property subject to revenue costs being met from donor Services
iii) authorise alternative methods of disposal where appropriate e.g. auction and joint venture.

4. That the estimated gross values set out in the Part II report, together with a number of sites which have yet to be assessed, be noted. (Some sites are earmarked for affordable housing and, following an assessment on a site by site basis and Executive Member approval, will be potentially disposed of at nil or reduced value.)

REASONS FOR THE DECISION

The sale of surplus assets reduces the Council's overall expenditure, backlog of maintenance, generates capital receipts and supports regeneration. There is a need to undertake a range of procedures to ensure that the best consideration for the sale is achieved. This will in future include more formalised option appraisal in accordance with the Audit Commission's recommendations. This includes the incurring of eligible expenditure in advance of sale, which will be recouped from the sale proceeds

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

All options will be considered as set out in the report, to ensure best value and the achievement of wider objectives. Retention of property would have consequences for the resourcing of the Capital Programme, for the Council's efficiency target and the delivery of a range of Council objectives. Postponing disposals would reduce the level of receipts in year but would in most cases not necessarily achieve a higher receipt at a later date. Wider projects rather than sale as individual sites, where amalgamation appropriate, achieve a higher receipt than individual sale.

CONFLICTS OF INTEREST DECLARED AND ANY DISPENSATION

None.

IMPLEMENTATION DATE

8th August 2012 (Sixth working day after publication, unless called in.)

PUBLICATION DATE

31st July 2012

RECORDED BY:

Acting Director of Legal and Democratic Services

RETURN TO DEMOCRATIC SERVICES DIVISION, FLOOR 6, QUAY WEST, TRAFFORD WHARF ROAD, TRAFFORD PARK, MANCHESTER, M17 1HH, AS SOON AS A DECISION IS MADE OR AS REASONABLY PRACTICABLE THEREAFTER.