



WOKINGHAM BOROUGH COUNCIL

A Meeting of an **INDIVIDUAL EXECUTIVE MEMBER DECISION** will be held in LGF6 - Civic Offices, Shute End, Wokingham RG40 1BN on **MONDAY 6 FEBRUARY 2023 AT 2.00 PM**

Susan Parsonage
Chief Executive
Published on 27 January 2023

Note: Non-Committee Members and members of the public are welcome to attend the meeting or participate in the meeting virtually, in line with the Council's Constitution. If you wish to participate either in person or virtually via Microsoft Teams please contact Democratic Services. The meeting can also be watched live using the following link:
<https://www.youtube.com/watch?v=9sUa0dwb4ow>

Please note that other people may film, record, tweet or blog from this meeting. The use of these images or recordings is not under the Council's control.



WOKINGHAM BOROUGH COUNCIL

Our Vision

A great place to live, learn, work and grow and a great place to do business

Enriching Lives

- Champion outstanding education and enable our children and young people to achieve their full potential, regardless of their background.
- Support our residents to lead happy, healthy lives and provide access to good leisure facilities to complement an active lifestyle.
- Engage and involve our communities through arts and culture and create a sense of identity which people feel part of.
- Support growth in our local economy and help to build business.

Safe, Strong, Communities

- Protect and safeguard our children, young and vulnerable people.
- Offer quality care and support, at the right time, to prevent the need for long term care.
- Nurture communities and help them to thrive.
- Ensure our borough and communities remain safe for all.

A Clean and Green Borough

- Do all we can to become carbon neutral and sustainable for the future.
- Protect our borough, keep it clean and enhance our green areas.
- Reduce our waste, improve biodiversity and increase recycling.
- Connect our parks and open spaces with green cycleways.

Right Homes, Right Places

- Offer quality, affordable, sustainable homes fit for the future.
- Build our fair share of housing with the right infrastructure to support and enable our borough to grow.
- Protect our unique places and preserve our natural environment.
- Help with your housing needs and support people to live independently in their own homes.

Keeping the Borough Moving

- Maintain and improve our roads, footpaths and cycleways.
- Tackle traffic congestion, minimise delays and disruptions.
- Enable safe and sustainable travel around the borough with good transport infrastructure.
- Promote healthy alternative travel options and support our partners to offer affordable, accessible public transport with good network links.

Changing the Way We Work for You

- Be relentlessly customer focussed.
- Work with our partners to provide efficient, effective, joined up services which are focussed around you.
- Communicate better with you, owning issues, updating on progress and responding appropriately as well as promoting what is happening in our Borough.
- Drive innovative digital ways of working that will connect our communities, businesses and customers to our services in a way that suits their needs.

For consideration by

Clive Jones, Leader of the Council

Officers Present

Amanda Dennis, Senior Estates Surveyor

Irene Kearns, Senior Estates Surveyor

Callum Wernham, Democratic & Electoral Services Specialist

IMD NO.	WARD	SUBJECT
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IMD 2023/02

Wokingham
Without

**SALE OF LAND NEAR ST SEBASTIAN'S
CLOSE**

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EXCLUSION OF THE PRESS AND PUBLIC

The Individual Executive Member may exclude the press and public in order to discuss the Part 2 sheets of the above agenda item and to do so it must pass a resolution in the following terms: That under Section 100A (4) of the Local Government Act 1972, the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Act (as amended) as appropriate.

CONTACT OFFICER

Callum Wernham

Email

Postal Address

Democratic & Electoral Services Specialist

callum.wernham@wokingham.gov.uk

Civic Offices, Shute End, Wokingham, RG40 1BN

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Agenda Item IMD2

INDIVIDUAL EXECUTIVE MEMBER DECISION

REFERENCE IMD: 2023/02

TITLE	Sale of Land near St Sebastian's Close
DECISION TO BE MADE BY	Leader of the Council and Executive Member for Business and Economic Development- Clive Jones
DATE, MEETING ROOM and TIME	6 February 2023 LGF6 at 2 pm
WARD	Wokingham Without;
DIRECTOR / KEY OFFICER	Deputy Chief Executive - Graham Ebers

PURPOSE OF REPORT (Inc Strategic Outcomes)

The report is to seek approval to a proposed freehold disposal of land.

The sale will generate a capital receipt and relieve the Council of a management and maintenance liability of hard to sell land.

The receipt generated can be used towards the Council's strategic objectives.

RECOMMENDATION

That the Leader of the Council and Executive Member for Business Development grant approval for the heads of terms included in the part 2 report for the sale of land off St Sebastian's Close, Wokingham.

SUMMARY OF REPORT

Wokingham Borough Council owns some land off St Sebastian's Close and to the rear of Grove Cottages, which is landlocked and is currently vacant. Two adjoining owners have approached the Council with a request that the Council's land is combined with theirs in order to construct a small residential development on the site, subject to the receipt of planning consent.

Heads of terms have been discussed which are included in Appendix B, part 2 papers, and are recommended for approval.

The disposal will generate a windfall capital receipt, in the range of £150,000 to £500,000, and put the land to beneficial use.

Background

The Council owns some land to the rear of Grove Cottages and off St Sebastian's Close, which is shown edged blue on the plan in appendix A. The plots of land edged orange and red are owned by two different parties. The owner of the orange land also owns the access road leading to the site. The Council's land has no rights of access over the adjoining land and it is effectively landlocked.

The owners of the red and orange land have asked whether the Council would be willing to include its land into a scheme to redevelop the combined site for a small residential development.

Heads of terms have been provisionally agreed which are included as Appendix B.

A valuation has been undertaken which is included as Appendix C which demonstrates that the proposed sale price is fair.

Business Case (including Analysis of Issues)

The disposal of the land provides the Council with the opportunity to achieve a capital receipt from an otherwise underused piece of land with limited options for an alternative use. If the land is not sold the Council retains a piece of land as a potential management and maintenance liability.

The disposal depends upon the developer obtaining planning consent and there is a risk this may not be achieved.

FINANCIAL IMPLICATIONS OF THE RECOMMENDATION

The Council faces unprecedented financial pressures as a result of; the longer term impact of the COVID-19 crisis, Brexit, the war in Ukraine and the general economic climate of rising prices and the increasing cost of debt. It is therefore imperative that Council resources are optimised and are focused on the vulnerable and on its highest priorities.

	How much will it Cost/ (Save)	Is there sufficient funding – if not quantify the Shortfall	Revenue or Capital?
Current Financial Year (Year 1)	Nil	Yes – costs are staff time	R for Staff time, C for receipt
Next Financial Year (Year 2)	Nil	Yes – costs are staff time	R for Staff time, C for receipt
Following Financial Year (Year 3)	Nil	Nil	R for Staff time, C for receipt

Other financial information relevant to the Recommendation/Decision

The disposal will generate a capital receipt, in the range of £150,000 to £500,000.

Cross-Council Implications
The redevelopment will provide additional housing for sale on the open market and provide some council tax revenue.
It will relieve the Council of a potential maintenance liability.

Public Sector Equality Duty
No protected characteristic will be affected by this decision.

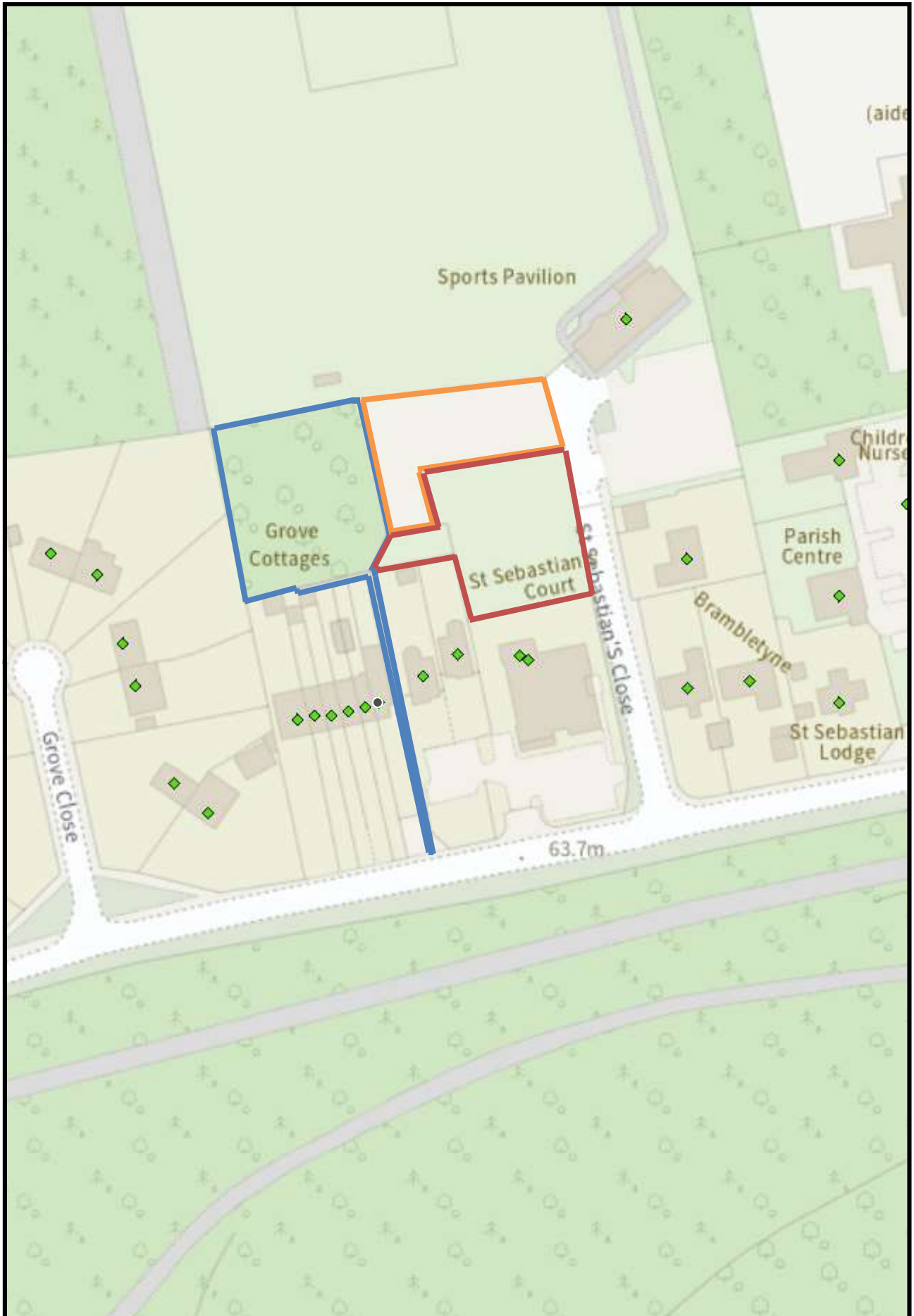
SUMMARY OF CONSULTATION RESPONSES	
Director – Resources and Assets	No comment received
Monitoring Officer	No comment
Leader of the Council	No comments to make on the report

Reasons for considering the report in Part 2
The part 2 report appendices contains commercial and financially sensitive information.

List of Background Papers
N/A

Contact Amanda Dennis	Service Commercial Property
Telephone No 0118 974 6000	Email amanda.dennis@wokingham.gov.uk

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