

<b>Report to:</b>	<b>Executive</b>
<b>Relevant Officer:</b>	Alan Cavill, Director of Places
<b>Relevant Cabinet Member:</b>	Councillor Simon Blackburn, Leader of the Council
<b>Date of Meeting :</b>	20 <sup>th</sup> July 2015

## **SALE OF LAND TO THE POLICE AT CLIFTON ROAD**

### **1.0 Purpose of the report:**

- 1.1 To seek approval of the terms for the disposal of the site of the former Progress House, Clifton Road.

### **2.0 Recommendation(s):**

- 2.1 To approve the disposal of the site of Progress House to Lancashire Police Constabulary for the sum of £2,200,000 on the terms referred to in the Heads of Terms.

### **3.0 Reasons for recommendation(s):**

- 3.1 The sale of the Clifton Road site supports the rationalisation of the Council portfolio in relocating its staff to the Central Business District, and provides the Lancashire Police Constabulary with a new Blackpool based Western Division headquarters.

- 3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

- 3.2b Is the recommendation in accordance with the Council's approved budget? Yes

- 3.3 Other alternative options to be considered:

The site has been declared surplus to Council requirement and therefore an alternative user would need to be found.

#### **4.0 Council Priority:**

4.1 The relevant Council Priorities are:

- Create safer communities and reduce crime and anti-social behaviour
- Attracting sustainable investment and creating quality jobs

#### **5.0 Background Information**

5.1 At its meeting on the 9<sup>th</sup> March 2015, under decision EX19/2015, the Executive agreed in principle the disposal of the vacant former Progress House site on Clifton Road to Lancashire Police Constabulary.

5.2 In respect of the Progress House site, terms have now been provisionally agreed. Given that fact that the site is former railway sidings and Gas Works, it is highly probable that the land is contaminated and therefore taking likely costs into consideration, the Head of Property and Asset Management agrees that the Council under Section 123 of the Local Government Act 1972 is obtaining Best Value in this instance with the Council receiving Market Value given the high likelihood of the former railway siding being contaminated.

5.3 Does the information submitted include any exempt information? No

#### **5.4 List of Appendices:**

None

#### **6.0 Legal considerations:**

6.1 The Council under Section 123 of the Local Government Act 1972 is to obtain best value, and in this respect the Head of Property and Asset Management has outlined his view that Market Value is being obtained in Section 5.2 above.

6.2 The Council will need to seek consent from British Gas, the former owners of the site, for any disposal who will be seek confirmation that the purchasers will comply with restrictive covenants concerning the use and the height of any developments.

6.3 The Police, during negotiations, has been made aware of the restrictions, and it is anticipated that the proposed development can be accommodated within the uses specified. The Council or Lancashire Constabulary will be responsible for meeting British Gas costs incurred with granting consent, such costs to be agreed between the Council and the Police.

6.4 The interest to be sold is the freehold interest.

**7.0 Human Resources considerations:**

7.1 None

**8.0 Equalities considerations:**

8.1 None

**9.0 Financial considerations:**

9.1 The proceeds from the disposal are ringfenced to help meet the Council's cost in the Central Business District.

**10.0 Risk management considerations:**

10.1 A delay in the disposal of Progress house will incur additional interest charges on the Central Business District development

**11.0 Ethical considerations:**

11.1 None

**12.0 Internal/ External Consultation undertaken:**

12.1 Working Groups involving Planning, Estates and Highways and external consultants appointed by Lancashire Constabulary have been set up and consultation is on going.

12.2 The owners of the adjoining site, National Grid, have been consulted in relation to the decommissioning of that facility

**13.0 Background papers:**

13.1 None

**14.0 Key decision information:**

14.1 Is this a key decision?

No, Decision is  
subsequent to  
previous key  
decision  
EX19/2015

14.2 If so, Forward Plan reference number:

14.3 If a key decision, is the decision required in less than five days? No

14.4 If **yes**, please describe the reason for urgency:

**15.0 Call-in information:**

15.1 Are there any grounds for urgency, which would cause this decision to be exempt from the call-in process? No

15.2 If **yes**, please give reason:

**TO BE COMPLETED BY THE HEAD OF DEMOCRATIC GOVERNANCE**

**16.0 Scrutiny Committee Chairman (where appropriate):**

Date informed: N/A Date approved: N/A

**17.0 Declarations of interest (if applicable):**

17.1

**18.0 Executive decision:**

18.1

**18.2 Date of Decision:**

**19.0 Reason(s) for decision:**

**19.1 Date Decision published:**

**20.0 Executive Members in attendance:**

20.1

**21.0 Call-in:**

21.1

**22.0 Notes:**

22.1