

TITLE OF REPORT: ITEM REFERRED FROM FINANCE, AUDIT AND RISK COMMITTEE: 21 NOVEMBER 2016 – LAND AND PROPERTY REVIEW

The following is an extract from the Draft Minutes of the Finance, Audit and Risk Committee meeting held on 21 November 2016.

42. LAND AND PROPERTY REVIEW

The Senior Estates Surveyor presented a report of the Head of Finance, Performance and Asset Management in respect of a Land and Property Review.

The Senior Estates Surveyor advised that the report provided an update on land and property disposals between 2011 and 2016. Five sites had been sold for housing which had generated £5.85million of capital receipts, with 43 homes constructed and around a further 23 expected (as set out in Table 1 of the report). Three sites had been sold for other purposes and had generated receipts of £110,000 (as set out in Table 2 of the report). Three sites had been leased.

The Senior Estates Surveyor stated that the report also provided an update on progress made in relation to land and property that had previously been approved for disposal. The progress with 14 such sites was detailed in Table 4 of the report.

The Committee noted that the report also sought Cabinet approval to investigate disposal options for three new sites, as detailed in Table 5 of the report.

The Committee was concerned that a number of the sites contained in Table 4 of the report, in particular those that indicated a potential use for housing, had not been included as sites in the emerging North Hertfordshire Local Plan.

The Strategic Director of Finance, Policy and Governance commented that the list of sites in the report referred to the Council's role as Landowner in the management of its assets, as distinct to the Council's role as Local Planning Authority in approving a Local Plan for the District. She explained that discussions with Planning Officers had previously occurred in respect of the sites, and whilst they remained on the asset disposals list, where they had not been included in the emerging Local Plan, that may make them unsuitable for development in planning terms at the current time.

The Committee acknowledged the views of the Strategic Director of Finance, Policy and Governance. However, Members' concerns persisted, and the Committee considered that Recommendation 2.2 of the report regarding the sites listed for disposal in Table 4 should be expanded to ensure that account be taken of the emerging North Hertfordshire Local Plan.

RECOMMENDED TO CABINET: That Recommendation 2.2 in the report be expanded to read "That Cabinet notes that options for the sites previously approved for disposal as listed in Table 4 of the report are still being progressed, but that account should be taken of the emerging North Hertfordshire Local Plan".

REASON FOR DECISION: To provide comments to Cabinet on the Land and Property Review.

[The report to which this referral relates is Item 14 on the agenda.]

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