

TRAFFORD BOROUGH COUNCIL

STATEMENT OF EXECUTIVE DECISION

<u>DATE OF DECISION</u>	Wednesday, 21 February 2024	<u>DECISION MAKER</u>
<u>DECISION REFERENCE</u>	E/ 21.02.24/ L Patel	Executive (Councillors T Ross, C Hynes, S Adshead, K G Carter, J Harding, E Patel, J Slater, R Thompson, A J Williams and J A Wright)

RECORD OF THE DECISION

STRATEGIC LAND REVIEW LAND PROGRAMME UPDATE - PART 1

1. Note the outcome of the 2023/24 Land Sales Programme.
2. Approve the Disposal Programme for 2024/25 as set out in the report and note the sites that have been earmarked for disposal / development.
3. Delegate authority to the Corporate Director of Place to:
 - a. Negotiate and accept bids in consultation with the Director of Finance and Systems and the Director of Legal and Governance for all sites listed on the Disposal Programme.
 - b. Engage external resources where this will assist in implementing the programme, including a professional team where reasonably required to support a development project.
 - c. Commission, submit and/or authorise as appropriate:
 - i) any applications for planning permission on any properties included in the programme where this will assist in marketing and/or add value, or in any case where the Council is proposing to redevelop the site whether directly or in partnership with another party.
 - ii) any surveys/investigations where such surveys will reduce the risks associated with redevelopment, add value to the capital receipt /revenue return and/or assist with the preparation, submission and resolution of any planning permission application, or any other usual pre-development survey or investigation.
 - iii) any feasibility study or design for the site and or premises in association with either obtaining a planning consent or as part of options appraisal.
 - iv) any demolitions or physical alterations that will either reduce the risks associated with holding the premises or accelerate the sale/redevelopment and/or add value to the capital receipt/revenue return.
 - d. Offset eligible disposal costs against capital receipts in accordance with capital regulations.
 - 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 in consultation with the Executive Member for Environment and Regulatory Services.
 - f. Acquire adjacent land or property where the acquisition will either add value to the overall development or de-risk the disposal/development of the Council asset.
 - g. Delegate authority to the Corporate Director of Place, in consultation with the Executive Member for Housing and Regeneration and the Director of Finance and

Systems, to add or substitute sites into the programme during the year including sites with a value of over £499,999.

- h. Transfer sites from Category 1 to Category 2, and vice versa
- i. Commission security services.
- j. Authorise alternative methods of disposal where appropriate.
- k. Authorise community engagement and consultations where the Corporate Director of Place deems it necessary or advantageous.
- l. In relation to any site currently in development or any site which commences development during this programme, agree any licence or approve the grant of any easement or lease or any other disposal, including where that disposal taken in isolation would constitute a disposal at undervalue, which is designed or intended to implement or facilitate the development.
- m. Authorise marketing, pricing and disposal strategies and authorise the sale of plots, either individually or in blocks, including where the anticipated or actual capital receipt exceeds £499,999.

4. Delegate authority to the Director of Legal and Governance in consultation with the Corporate Director of Place and, where appropriate, the Director for Finance and Systems, to finalise and enter into all legal agreements required to implement the Disposal Programme for 2024/2025.

REASONS FOR THE DECISION

The sale of surplus assets reduces the Council's overall expenditure and backlog maintenance, generates capital receipts to support the capital programme, assists regeneration and place making in strategic locations and facilitates residential development and in turn housing growth. There is a need to undertake a range of procedures to ensure that the best consideration for the sale is achieved including full exposure to the market and a transparent audit trail.

The development of Council owned land provides an opportunity to achieve a greater receipt as develop profit will be retained by the Council. It gives the Council control over how the land is developed so that it can be better aligned with the Council's strategic objectives and that the development meets Council priorities relating to affordable housing, energy efficiency and carbon reduction.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

Retention of surplus property would have consequences for the resourcing of the Capital Programme, impact on revenue savings and the delivery of a range of Council objectives.

Alternative options are considered for each site before they are added to the Strategic Land Review Programme.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION

None

IMPLEMENTATION DATE

Tuesday, 5 March 2024 (six working

PUBLICATION DATE

26 February 2024

days after publication, unless called in).

RECORDED BY:

Director of Legal & Democratic Services

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<u>DECISION REFERENCE</u>	E/ 02.02.24/ J Harding	Executive (Councillors T Ross, C Hynes, S Adshead, K G Carter, J Harding, E Patel, J Slater, R Thompson, A J Williams and J A Wright)

RECORD OF THE DECISION

CAPITAL STRATEGY, ASSET INVESTMENT STRATEGY, CAPITAL PROGRAMME AND PRUDENTIAL & LOCAL INDICATORS 2024/27

That Executive approves the:-

1. Capital Programme as detailed in Section 2 and Appendix 1
2. Schemes to be undertaken from the "block" budget allocations reported in paragraph 14 and detailed in the updated Appendix 2.

That Executive recommends the Council to approve:-

3. The Capital Strategy including Prudential and Local Indicators in Section 1.
4. The overall Capital Programme in the sum of £413.15m for the period 2024/27 comprising £154.56m in respect of the General Capital Programme (as detailed in Section 2) and an Asset Investment Strategy gross expenditure budget of £258.59m for the period 2024/27 and continues to work within the previously approved budget envelope of £500m.
5. The continuation of the existing Asset Investment Strategy included in Appendix 3
6. The flexible use of capital receipts as detailed in Capital Strategy (Section 2 paragraph 9)

REASONS FOR THE DECISION

The Authority is regularly assessed on the performance of its Capital Programme and how delivery matches corporate policies and proposed spending plans. To reflect budgets in line with revised expectations will assist in evidencing that compliance with the above is being met.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS

The Executive could decide to use capital receipts to repay debt which would generate revenue savings on the Medium Term Financial Plan. However, the proposed application of the capital receipts are to schemes with mandatory requirements and schemes to protect the long-term viability of the Council's assets; enabling efficient and effective service delivery and avoiding potential increases in maintenance

costs in future years, the benefits of which are greater than just using the receipts to repay debt.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION
None

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RECORD OF THE DECISION
EXECUTIVE'S RESPONSE TO SCRUTINY COMMITTEE'S RECOMMENDATIONS TO THE BUDGET PROPOSALS FOR 2024/25
That the Executive's response to the Scrutiny Committee be approved.

REASONS FOR THE DECISION
The report provides a response to the review carried out by the Scrutiny Committee.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED AT THE MEETING/BY MEMBERS
Not Applicable.

CONFLICTS OF INTEREST DECLARED AND ANY ASSOCIATED DISPENSATION
None

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