

Uppingham Town Council

Report to:	Full Council
Date:	3 rd April 2019
Subject:	Recreation Land – South of Leicester Road and The Elms
Agenda Item:	9b

Report Objective(s):	Bring members up to speed with recent developments in relation to the recreation land gifted by Bloor Homes.
Background:	<p>Part of the land is currently being used by Bloor Homes as a compound for the development which gains UTC £5k per annum in rent. This was initially due to be for 3 years (life of the development), but due to legal delays and a quick build programme is now likely to be for 18 months. Bloor Homes currently think they will be off site by mid 2020 rather than 2021.</p> <p>This means that there is an opportunity for the successful party securing a long-term lease to get access to the site sooner and also UTC taking income from it too.</p> <p>Culshaw Partnership have been instructed to market the land and contact known potential interested parties. Their advice was to seek £20k per annum when initially marketed. The programme of marketing to ensure we can demonstrate best value will include local and national marketing.</p> <p>At the point we have some firm interest solicitors would be engaged to draft the lease. At this point matters would be presented back to members.</p> <p>In setting the budget for 2019/20 we didn't set aside any monies for commercial agent fees or legal costs.</p>
Risks & Issues:	Failure to effectively open market the recreation land may lead to criticism of Council not achieving best value for the land gifted. [Use professional agents and legal reps to ensure process meet due diligence tests and a reasonable annual rent is achieved.]
Consultation & Feedback:	Council have previously resolved to seek a long lease and regular annual income (see below 128/17 and the supporting paper attached).
Options:	<ol style="list-style-type: none"> 1. Do nothing and hold on to the land (would need to 'unpick' resolution 128/17) 2. Vire monies further into the new financial year 3. Allocate an earmarked reserve at the start of April 2019
Finance Required:	<ul style="list-style-type: none"> • £2,000 plus disbursements of circa £1,200 – Commercial Agent • £3,000 legal fees which in part may be recouped by tenant
Timeline:	Agree next steps for setting of earmarked reserves for 2019/20
Powers Required:	General Power of Competence
Recommendation(s) / Resolution in draft:	Allocate a suitable amount from either a budget line or earmark in reserves.
Next Steps and Actions for the Town Clerk:	Clerk to action next steps and resolutions.

Previous Resolution:

128/17	14 - Consider the next steps and potential use of the recreation land to the South of the Bloor Development on Leicester Road to enable the Clerk to draft a brief for the Commercial agent appointed to advise Council going forward.
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	<p>Resolution: Proposed by David Casewell that Council explores 'Option 3' in the briefing paper and this is actioned by the Clerk and to include a letter to the representatives of Robinsons about the land adjoining which is also designated as recreation land with a view to joining the two together. Seconded by Stephen Rozak and unanimously agreed.</p>
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Uppingham Town Council

Report to: Full Council

Date: 4th October 2017

Subject: Recreation Land to South of Bloor Homes Site

Agenda Item: 14 - Consider the next steps and potential use of the recreation land to the South of the Bloor Development on Leicester Road to enable the Clerk to draft a brief for the Commercial agent appointed to advise Council going forward.

Report Objective(s): Members to guide Clerk on the appropriate next steps and direction to be taken on the potential use and benefits potentially derived from the gifting of recreation land by Bloor Homes.

Background: When the Neighbourhood Plan was made a line known as the 'x-y line' marks the point at which the Southern boundary of land owned in part by Bloor Homes becomes recreational land. This land (3.51 hectares) could have a number of potential uses and although informal discussions have been held about potential future use Council has not yet resolved a way forward. In May Council empowered the clerk to engage a legal representative and commercial agent to assist in the options available ahead of progressing the way forward. Joy Plummer of Hegarty's Solicitors was appointed to undertake the legal work and Justin Fowler of Culshaw Partnership to advise from a commercial perspective. The latter activity is to ensure if the site is leased long term that best value is obtained and a robust process to achieve this is followed.

032/17 13 - To consider the next steps for the following items connected with the proposed development by Bloor Homes to the south of Leicester Road:

- a) Empower the Clerk to write to three firms of solicitors to act on Council's behalf in relation to the transfer of the recreation land from Bloor Homes.
- b) Consider the proposed headline terms of a new license for a building site compound situated on the recreation land to run from July 2017 to July 2020 between Council and Bloor Homes. Additionally empower the Clerk to instruct solicitors with this information once appointed under 13a).
- c) Consider the sourcing of and appointing of a commercial chartered surveying business to provide recommendations to council in conjunction with our legal advisers appointed under 13a) over the tender framework and timeline for the recreation land to the south of the Bloor Homes site.

Resolution: Proposed by David Ainslie that the Clerk is empowered to progress the above items (a, b & c), seconded by Ron Simpson and unanimously agreed.

Resolution: Proposed by Alec Crombie that a small group of nominated members support the Clerk on the above work and those named were Cllrs. Ainslie, Crombie and Rozak as well as the Chair of Planning. Seconded by Christine Edwards and unanimously agreed.

The legal work is progressing to receive the land and then a license will be drafted to allow a site compound to be installed for the 3 years the site is developed. This will bring the Council £5,000 per annum in revenue.

First of all Council need to decide how the land is to be used in the future when the development has completed and site compound area restored. By resolving this point it will allow Council to progress those views and where required investigate matters further.

- Risks & Issues:**
1. By not following an open and transparent process to realise 'best value' from the site having resolved the most desired approach; Council may be criticised by the community and other bodies. (Mitigate this by having a clear decision making record in relation to the land, consider the options presented by specialist advisers and

ensure a suitable framework is used arrive at the final outcome).

2. Speculation and rumour in a close knit community about the land use my cause issue with key stakeholders. (Mitigate this by ensuring a strong and clear dialogue with all key stakeholders).

Consultation & Feedback: Initial views being sought from members of Council before progressing further and briefing legal and commercial agent. This work will then inform subsequent discussions with Council members.

- Options:**
1. Do nothing and just maintain it as open space (minimal cost and no income)
 2. Create a recreation space potentially including for example sports pitches and changing facilities or an alternative use (minimal income and maintenance costs to be determined)
 3. Offer up the land on a long lease (99Years) and drawing an income from it either in a lump sum up front and peppercorn annual rent or on a commercial annual rent. Opportunity to write to Robinsons representative to see if they will adopt a similar approach to Bloor Homes in which case a further 0.82 hectares could be added to the final solution. (minimal cost and either regular annual income or up front lump sum)
 4. Another idea – member views and comments

Finance Required: Quotes have been obtained from legal representative and commercial agents ahead of appointment and will need to be budgeted for in 2018/19 and beyond.

- Timeline:**
- Oct 2017 – Steer given on preferred use of the land by Full Council
 - Oct-Nov 2017 – Brief given to legal and commercial agent to start to work up options and timescales to progress the preferred route
 - Dec 2017 / Jan 2018 – update and review of options
 - Feb 2018 / July 2021 – background work for preparation of final use
 - Sept 2021 – final solution in place post Bloor Development completion

Powers Required: General Power of Competency

Recommendation(s) / Resolution in draft: For member discussion – in the past Option 3 is the one that has been discussed, but without formal resolution. To be able to look at potential value to the community we now need to explore in more detail these options and it would help if member were to rule in or out options 1-3 or provide any alternatives.

Next Steps and Actions for the Brief the legal representative and commercial agent with outcome of discussion and resolution.

Town Clerk: Report back to Council with updates and further options to consider and decisions to make.

Attached map of site