



## **North Devon Council**

Report Date: Monday, 5 February 2024

Topic: Land at St Georges Road Barnstaple - Joint Marketing with Adjoining Devon County Council Land

Report by: Helen Bond, Property Manager

### **1. INTRODUCTION**

- 1.1. North Devon Council own a parcel of unused land at St. Georges Road, Barnstaple, adjacent to Devon County Councils (DCC) former social services offices.
- 1.2. DCC have vacated this property, it is at end of life and it is now surplus to their occupational requirements. They intend to dispose of the asset for residential development purposes. NDC have the opportunity to market their site for disposal alongside DCC.

### **2. RECOMMENDATIONS**

- 2.1. Members approve that NDC market our asset alongside Devon County Councils site and agree the freehold disposal. The disposal mechanism to be delegated for approval by the Head of Place, Property and Regeneration in consultation with the Leader and the Lead Member for Place Property and Regeneration..

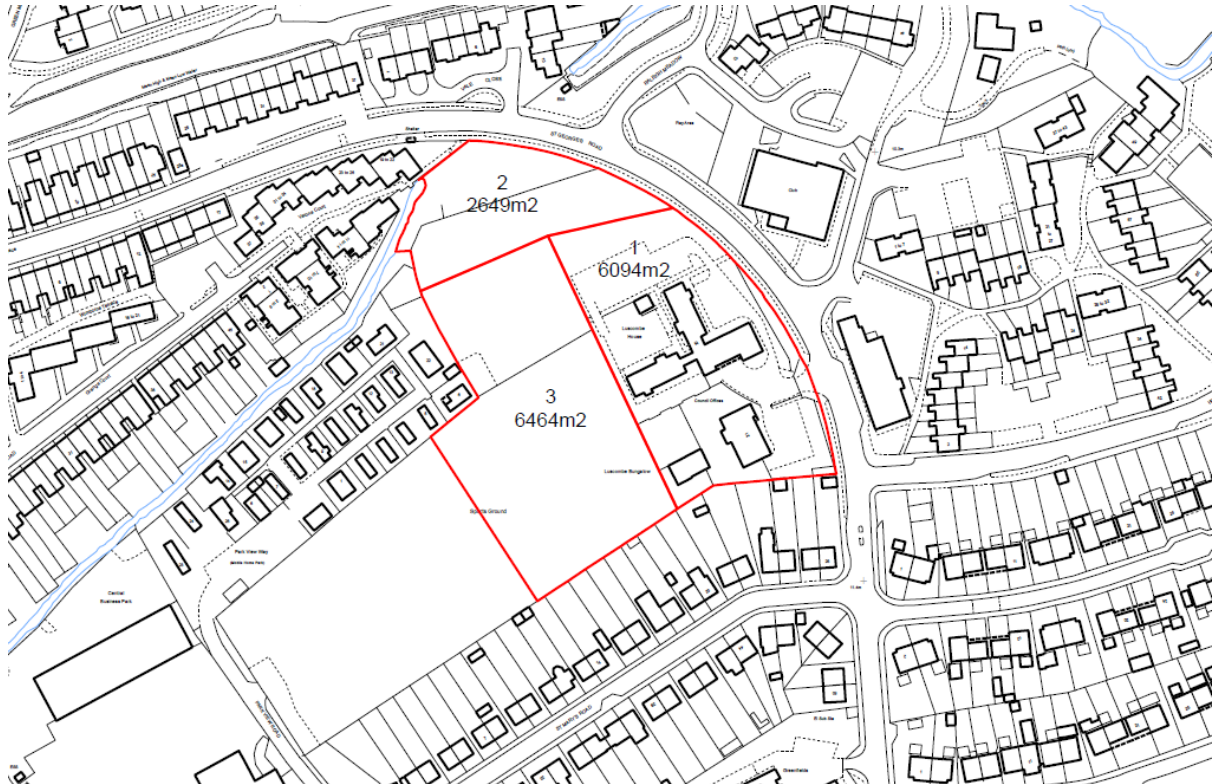
### **3. REASONS FOR RECOMMENDATIONS**

- 3.1. The site is surplus to requirements and this proposal provides the opportunity to generate a capital receipt and will support a housing scheme in this area of the town. We have requested that DCC include Affordable Housing providers in the disposal process.

### **4. REPORT**

- 4.1. The subject site extends to 0.65 acres, the adjoining DCC site extends to 1.5 acres. It is proposed that the sites are marketed jointly with a 30% to 70% split of receipt, subject to marketing and disposal costs.
- 4.2. Norse Group will be instructed to undertake the marketing and disposal exercise on behalf of both parties. DCC in-house Legal Team will provide their services for the transaction should an acceptable offer come forward.
- 4.3. DCC intend to apply for Brownfield Land Release Fund monies to support the costs of demolition on the subject site.
- 4.4. Site Plan below – only areas 1 and 2 are relevant. Area 1 – DCC Area 2 – NDC. Access will be provided should area 3 come forward in the future, but it is not part of these proposals.
- 4.5. NDC have requested an affordable scheme is considered and DCC are open to this but wish to market the site openly to ensure Best Value is achieved.

- 4.6. DCC are undertaking a Pre-application enquiry, but their intention is to market the sites conditionally subject to Planning Permission.
- 4.7. Equalities and Environmental Assessments have been prepared and will be reviewed if successfully marketed.



## 5. RESOURCE IMPLICATIONS

- 5.1. Officer Team for Property Services and Legal in the marketing and disposal process. DCC's Legal Team will manage the legal process by NDC input will be required in the technical process.
- 5.2. Potential Capital Receipt to the Council.

## 6. EQUALITIES ASSESSMENT

- 6.1. Please detail if there are/are not any equalities implications anticipated as a result of this report. If so, please complete the Equality Impact Assessment (EIA) Summary form available on Insite and email to the Corporate and Community Services Team at [equality@northdevon.gov.uk](mailto:equality@northdevon.gov.uk).



## 7. ENVIRONMENTAL ASSESSMENT

7.1. Please undertake an Environmental Assessment and complete the checklist (EAC) form available on Insite. If there are no environmental implications arising from your proposals please state that there are none. If after completion of the assessment there are environmental implications please provide a brief summary. If you require any further information please contact the Sustainability and Climate Change Officer. Email completed EACs to [donna.sibley@torridge.gov.uk](mailto:donna.sibley@torridge.gov.uk)

## 8. CORPORATE PRIORITIES

8.1. What impact, positive or negative, does the subject of this report have on:

- 8.1.1. The commercialisation agenda: A potential Capital Receipt and a positive use for a surplus and vacant site
- 8.1.2. Improving customer focus and/or
- 8.1.3. Regeneration or economic development – land regeneration

## 9. CONSTITUTIONAL CONTEXT

9.1. The decision in respect of the recommendations in this report can be made by this Committee pursuant to delegated powers provided in Part 3 Annexe 1 paragraph 1

## 10. STATEMENT OF CONFIDENTIALITY

This report contains no confidential information or exempt information under the provisions of Schedule 12A of 1972 Act.

## 11. BACKGROUND PAPERS

The background papers are available for inspection and kept by the author of the report.

## 12. STATEMENT OF INTERNAL ADVICE

The author (below) confirms that advice has been taken from all appropriate Councillors and Officers: Helen Bond Property Manager.