



AGENDA ITEM: 5(i)

CABINET: 15 March 2016

Report of: Director Development and Regeneration

Relevant Portfolio Holder: Councillor I Moran

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SUBJECT: STRATEGIC ASSET MANAGEMENT PLAN (SAMP)

Wards affected: Borough wide

1.0 PURPOSE OF THE REPORT

1.1 To update Members on the progress of the Strategic Asset Management Plan and to seek authority to dispose of assets.

2.0 RECOMMENDATIONS

2.1 That the contents of the report, including the work undertaken by officers to date, and the progress on the assets previously identified for disposal be noted.

2.2 That the Director Development and Regeneration be authorised to take any actions necessary to secure disposal of category 1 sites as recommended in Appendix A in relation to sites in the Up Holland Ward.

2.3 That the postponement the agreed Ward Delivery Plan be agreed and that available resources concentrate on bringing sites previously agreed for disposal to the market for the time being.

3.0 BACKGROUND

3.1 The Strategic Asset Management Plan commenced in September 2010 and to date asset reviews have been completed for the following wards;

Burscough West	Ashurst
Knowsley	Parbold

Wrightington	Digmoor
Birch Green	Scarisbrick
North Meols	Aughton & Downholland
New burgh	Derby
Skelmersdale North	Scott
Rufford	Aughton Park
Tanhouse	Moorside
UpHolland	

3.2 Some of the assets have development potential and, where appropriate, planning applications have been submitted to secure their enhanced value. At the 16th September 2014 Cabinet meeting, authority was given to adopt a new ward mapping delivery plan and in accordance with this the appraisal of assets within Burscough East began in July 2014. Also at this meeting authority was given to adopt a new Member consultation process which means that Ward Councillors are consulted on a face to face basis prior to and following their Ward being appraised. The Portfolio Holder is also consulted in the same manner following the completed appraisal of assets within a ward.

4.0 CURRENT POSITION

4.1 When the last SAMP Cabinet report was presented to Members there were two full time Officers working on the ward mapping exercise and seeking planning permissions for SAMP sites, as well as working to deliver a number of other projects which have become a priority for the Economic Regeneration Team. One member of staff has now left the Authority and as such, there is only one full time Officer working on the SAMP process alongside other work. Despite this loss of resource and competing work priorities, momentum has been maintained but this will not be able to be sustained in the longer term. The Council's vision is to be ambitious for our economy and the focus of staff is changing to reflect emerging priorities.

4.2 As per the approved Ward Delivery Plan, the Up Holland Ward was appraised during the months of August 2015 to October 2015. This Ward has a large number of Council owned assets, requiring the assessment of 70 sites. Officers met with Ward Councillors prior to and upon completion of all site appraisals. The Ward Councillors raised no objections to the recommendations being put forward as outlined in Appendix A. In total 2 sites have been identified which have potential for disposal, and these are identified on the plans attached as Appendix B having potential for disposal only to the landowners of the adjacent industrial units. The category 2 sites, of which there are 2, require further investigatory work in terms of development with adjacent sites.

4.3 Since the September 2015 Cabinet meeting, work has been continuing on sites previously approved for disposal. This can be summarised as:

- Sales have been completed for Hillock Lane in Scarisbrick, Hoole Lane in Banks and Melbreck in Skelmersdale.
- Sales have also been agreed on Sephton Drive in Ormskirk, Garnett Place, Skelmersdale and Trevor Road in Burscough.

- Planning permission has been granted, subject to the signing of a S106 agreement, for outline residential development on the former Westec House site. Work is on-going to agree the S106 requirements.
- In addition a number of pre-application enquiries have been submitted to Planning for consideration in relation to potential residential developments.

5.0 PROPOSALS

- 5.1 As highlighted in 4.1 in consultation with the Portfolio Holder, the focus and energy of the team is changing to deliver the strategies recently approved by Council. With this in mind, I am proposing to defer work on the Ward Delivery Plan however, I am confident that I can still bring sites previously agreed for disposal to the market and deliver the effective sale of any 'windfall' sites that attract interest. This will also allow more officer time to be spent on delivering the priorities and actions set out within the Economic Development Strategy and Ormskirk Town Centre Strategy.
- 5.2 Where sites have been identified for disposal and agreed by Cabinet, Officers will continue to progress sites through the pre-application and planning application stages.

6.0 SUSTAINABILITY IMPLICATIONS/COMMUNITY STRATEGY

- 6.1 The outcomes of the Strategic Asset Management Plan and the nature of any scheme that comes out of this Plan will ultimately ensure a number of key objectives of the Community Strategy are met, including providing affordable housing, young and older people, the economy and jobs and better environment, plus cross cutting themes such as reducing deprivation in our communities.

7.0 FINANCIAL AND RESOURCE IMPLICATIONS

- 7.1 Securing the enhanced valuation of assets to be disposed will continue to require resources e.g. pre-application submissions, planning application fees, surveys and the professional drawing of plans when required etc. It has been reported previously to Cabinet that as a long term measure there will be a need to pump prime the project by the retention of a small percentage of future capital receipts or a budget being made available from revenue resources. At present there is sufficient funding available in the SAMP budget to bring forward anticipated development sites. However, if additional funding is required a further report will be taken back to Cabinet.

8.0 RISK ASSESSMENT

- 8.1 As previously reported, the Plan has demonstrated that many of the assets held by the Council have the potential for development or for utilising the land in a different way. If this potential is realised, their value will be significantly

enhanced either financially or as a benefit to the community. In some cases there will be opportunities to generate capital receipts from their disposal and in other instances benefit to the local community is achieved through the creation of new or improved functional usage of land, such as the creation of allotments. If the assets are not considered in a timely fashion, taking into consideration other important areas of work, this could represent a significant loss of capital receipts for the Council or the reduction in value if a successful adverse possession claim is made by a third party.

9.0 CONCLUSIONS

- 9.1 It is important to continue to roll out the Strategic Asset Management Plan across the Borough to enable all assets to be identified and assessed, but equally officers need to spend time working on assets categorised as 1 for pre-applications and planning applications and on delivering the Economic Development and Ormskirk Town Centre Strategies. Given the temporary reduction in staff resource, and the need to concentrate on these other important priorities, the priority should be to bring sites previously agreed for disposal to the market and the ward mapping exercise can be completed at a later date. The Plan will ultimately ensure the asset register is fully up to date and the continued ownership of all the assets is challenged to determine those that are suitable for further development are identified and progressed.

Background Documents

The following background documents (as defined in Section 100D (5) of the Local Government Act 1972) have been relied on to a material extent in preparing this Report.

West Lancashire Strategic Asset Management Plan, which is available at: www.westlancs.gov.uk/living_in_west_lancs/regeneration_projects/action_plans.aspx

Equality Impact Assessment

The previous Equality Impact Assessment undertaken for the Cabinet report prepared for the September 2010 meeting will suffice for this report as the content of the Plan remains the same.

Appendices

Appendix A – Up Holland Recommendations

Appendix B - Location plans of category 1 sites

Appendix C – Ward delivery plan showing remaining wards which require appraisal