

SHEFFIELD CITY COUNCIL

INDIVIDUAL CABINET MEMBER DECISION RECORD

The following decision was taken on 13th March 2019 by the Cabinet Member for Finance.

Date notified to all members: 14th March 2019

The end of the call-in period is 4:00 pm on 20th March 2019

Unless called-in, the decision can be implemented from 21st March 2019

1. **TITLE**

Proposed Disposal of Attercliffe Waterside Development Site

2. **DECISION TAKEN**

1. That the Cabinet Member for Finance approves the proposals to enter into the agreements to carry out a joint sale and future development of the land at Attercliffe Waterside on the basis set out in this report;
2. That the Head of Property Services in consultation with the Director of Legal and Governance be instructed to agree the final terms of the documentation required to effect this transaction; and
3. That the Director of Legal and Governance be authorised to complete such legal documentation as she considers necessary or appropriate in connection with this transaction on such terms as she may agree to give effect to the proposals set out in this report and generally to protect the Council's interests.

3. **Reasons For Decision**

1. The proposed development at Attercliffe Waterside will be a major boost for the regeneration of Attercliffe, building on the success and momentum of the Olympic Legacy Park and growth of investment and employment in the wider Lower Don Valley.
2. The site has the potential to deliver up to 400 new homes in a mix of different housing types and to attract new businesses and jobs into characterful existing buildings around the canal.
3. The proposal to enter into a joint sales agreement will produce higher land values to the Council than by trying to sell its interest in isolation.
4. The proposed open market process and safeguards that will be built into the joint sales agreement and draft development agreement to capture future increases in value will ensure that the Council obtains the best consideration

for its properties.

4. Alternatives Considered And Rejected

1. The Council and the other owners could continue to hold their property for the next few years before seeking to dispose on the open market and if the wider regeneration of the Lower Don Valley continues it is possible that they may achieve a higher value in future. However future values cannot be guaranteed and the vacant and semi derelict condition of the properties would continue to have a negative impact on the immediate area and not deliver the homes and economic benefits for the regeneration of Attercliffe.
2. The Council could consider trying to dispose of its properties in isolation rather than in a comprehensive scheme with the other landowners. However the complexity of the leasehold interests and restrictive covenants together with the lack of control over what would happen with the other owner's properties would mean that this would be difficult to achieve and values would definitely be lower.
3. As a further alternative the Council could consider using its own capital resources to seek to acquire the interests of the other two landowners such that it has complete control over marketing and long term proposals for the site. However the Council's capital programme has limited capacity and this may not be seen as a high priority for the use of limited funds, particularly if an alternative strategy can achieve largely the same outcomes. It is also unlikely that the other land owners would cooperate with such a proposal as both CRT and DoN have a long term interest in the future of the area.

5. Any Interest Declared or Dispensation Granted

None

6. Respective Director Responsible for Implementation

Executive Director, Place

7. Relevant Scrutiny Committee If Decision Called In

Economic and Environmental Wellbeing Scrutiny Committee