

## SHEFFIELD CITY COUNCIL

### INDIVIDUAL CABINET MEMBER DECISION RECORD

The following decision was taken on 7<sup>th</sup> September 2021 by the Executive Member for Finance and Resources.

Date notified to all members: 8<sup>th</sup> September 2021

The end of the call-in period is 4:00 pm on 14<sup>th</sup> September 2021

Unless called-in, the decision can be implemented from 15<sup>th</sup> September 2021

1. **TITLE**

Sale of Land at Kettlebridge Road, Sheffield, S9 3AJ

2. **DECISION TAKEN**

That the Executive Member for Finance and Resources:

1. approves the sale of the Land at Old Woodchip Works, Kettlebridge Road, in line with the report; and
2. that the Chief Property Officer in consultation with the Director of Legal and Governance prepare all necessary legal documentation in order to sell the land.

3. **Reasons For Decision**

1. The preferred option is to progress with the proposed method of disposal, whilst ensuring it also delivers the most appropriate outcomes for SCC both in terms of capital receipt and also mitigating current maintenance costs.
2. The preferred option also supports a local business to grow and strengthen their occupation within Sheffield whilst helping to maintain and grow jobs within the City.

4. **Alternatives Considered And Rejected**

The alternative option would be to do nothing and allow the current arrangement to expire. This would mean that SCC are still liable for additional maintenance costs and could be at risk of losing the current Tenant as they have indicated that they will not stay beyond their term and would exercise their next break option because they are looking to acquire a site.

Given that a competitive sale price has been agreed with the current Tenant, marketing of the site was not required as the Tenant falls within the category of a

special purchaser under the Council's Disposal Policy.

Consideration was also given to alternative uses for the benefit of SCC such as housing however were discounted due to location and adjacent occupiers, which include a variety of manufacturing and warehouse occupiers such as Macro Wholesale Cash and Carry, Pimoroni, The Environment Agency and Jack Willis.

The site sits within CS5 of the Core Strategy, which defines this as Locations for Manufacturing, Distribution/Warehousing and other Non-office Businesses. Therefore, housing is not suitable.

Based on the current occupation of the existing business remaining within Sheffield, the approach of a disposal to the current Tenant was considered the preferred option as this meant they would retain their presence within Sheffield as they had considered relocating outside of the City due to a lack of alternative sites for them to acquire for their needs.

**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**

Overview and Scrutiny Management Committee