

Briefing Document for Delegated Decision

Collaboration Agreement in respect of 1.42 hectares or thereabouts of land at Arnside Road, Bestwood

The Council's freehold land to be incorporated into the Collaboration Agreement comprises 0.19 hectares vacant land, 0.3 hectares known as the former Wyton Close Playground and 0.93 hectares let on long lease to the proposed collaboration partner, at a ground rent of £2,195 pa rising to £2,931pa in 2038 and expiring in 2061. Ownership is split between the Trading Account, Housing Revenue and Communities. In addition to the Council owned land the Collaboration Partner owns freehold land amounting to 1.25 hectares.

On 18th July 2006, Executive Board approved the sale of the Council's freehold interest in the land (subject to planning), the subject of this report, to Bellway Homes. The sale to Bellway Homes was linked to the sale of the Collaboration Partner's freehold land and leasehold interests to Bellway Homes. In early 2008, following the crash in the property market Bellway Homes withdrew their offer for the site.

Since 2008, The Council has worked with the Collaboration Partner to bring about the demolition of the redundant buildings on site and negotiate the terms of a Collaboration Agreement that will facilitate the obtaining of full planning consent for residential development on the site. If appropriate planning approval is granted the parties will jointly market and dispose of their interests in the site.

The original Collaboration Agreement agreed and approved by Portfolio Holder Decision 0614 taken on 12th February 2013 was never completed. This earlier agreement was such that the collaboration partner met all of the up front costs associated with promoting the site to be reimbursed on sale, in return for a fee. It is now proposed that all costs are shared between the parties and met by the parties when they are incurred. By meeting the up front costs along with the Collaboration Partner the Council will not pay the fee associated with the collaboration partner meeting these costs.