

Committee: **Lead Member for Resources**

Date: **20 January 2015**

Title of Report: **Land at Woollards Field, Lewes Road, Brighton, BN1 9JS**

By: **Chief Operating Officer**

Purpose of Report: **To seek Lead Member confirmation that this property is surplus to County Council requirements and to delegate the terms of its disposal to the Chief Operating Officer at best consideration reasonably obtainable.**

RECOMMENDATIONS: The Lead Member is recommended to:

- (1) Note the status of the land as surplus to the County Council's requirements as evidenced by the Deed dated 28th August 1998 between East Sussex County Council and Brighton and Hove Council; and**
 - (2) Delegate authority to the Chief Operating Officer to agree the terms of disposal in line with best consideration reasonably obtainable as defined by S.123 of the Local Government Act 1972**
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1. Background

1.1 The subject land is hatched in the attached plan and comprises approximately 0.79 hectares of open undeveloped grassland adjoining The Keep archive centre. The site was originally used as overflow playing fields but is reported as having been declared surplus in 1990.

2. Supporting Information

2.1 The sale of this land will generate a capital receipt and contribute towards the funding of the County Council's capital programme. The provisional sale price is set out in a report containing exempt information in a later item on the agenda.

2.2 The land is owned freehold by East Sussex County Council although it is located outside the county within the boundaries of the Brighton & Hove City Council. The land is specifically mentioned in a formal 1998 agreement by Deed between East Sussex and Brighton & Hove Councils pursuant to S20 Local Government Act 1992.

2.3 The 1998 Deed dealt with the transfer of assets and liabilities between the two Councils following the creation of the Brighton & Hove Unitary Authority. The agreement stipulates that the Woollards Field land is surplus and is to be disposed of at the best consideration reasonably obtainable with the proceeds to be split between East Sussex and Brighton & Hove in accordance with their respective tax bases (approx. 68% ESCC and 32% B & H).

2.4 In November 2010 East Sussex had an approach from an agent acting on behalf of South East Coast Ambulance Service NHS Trust (SECamb) expressing interest in the site for establishing an ambulance Make Ready Centre to cover the Brighton area. It

was agreed by the Council that the disposal could generate wider benefits from dealing with SECamb in terms of aligning asset plans.

2.5 To satisfy the requirement for best consideration a planning consultant's report was commissioned to identify potential development opportunities for the site and this was used as a basis for a subsequent jointly commissioned independent valuation to establish the market value.

2.6 SECamb has been successful in obtaining planning consent, subject to completion of a S106 Agreement, for its proposed Make Ready Centre on the site and terms for a sale are provisionally agreed in line with the jointly commissioned valuation.

3. Conclusion and Reason for Recommendation

3.1 The land is outside East Sussex County Council's boundaries and is recognised as surplus in a formal document recording an agreement reached between two Authorities following a local government re-organisation.

3.2 It is recommended that this property be confirmed as surplus to County Council requirements and the authority to agree terms of disposal is delegated to the Chief Operating Officer on the terms provisionally agreed representing the best consideration reasonably obtainable in accordance with terms of the 1998 Agreement.

KEVIN FOSTER

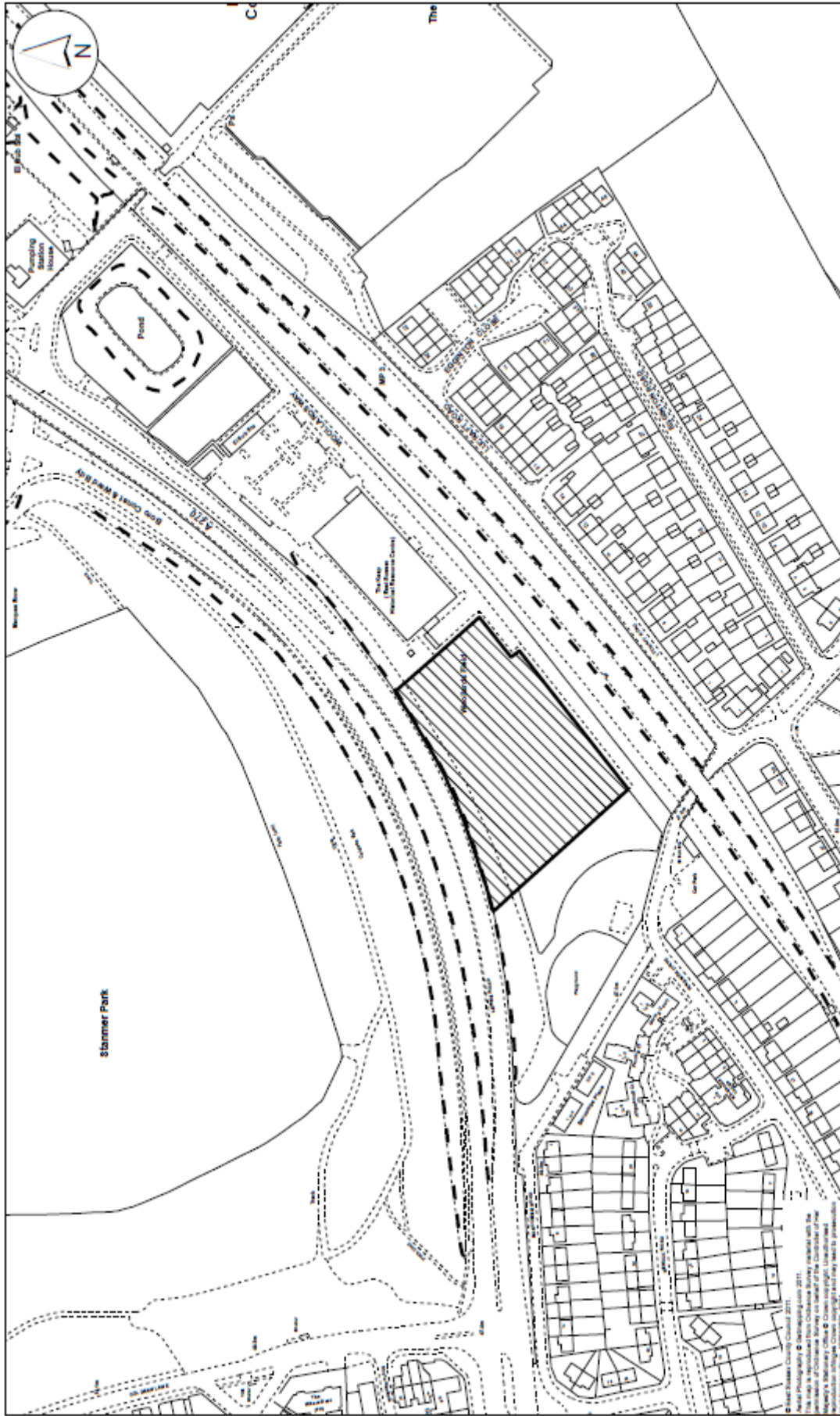
Chief Operating Officer


Contact Officer: Nick Anderson, Estates Surveyor 01273 336969

Local Member: Not within East Sussex County Council administrative area

Background Documents

none



	
Map Title: Woollards Field, Woollards Way, Brighton	
Date: 7 January 2015	Map No: 1
Scale: 1:2,500	Author: NA/RP

