

**Record of
Executive
Decisions
published
27/Feb/2015**

Elaine Waugh
Head of Law and Governance

Civic Centre
Sunderland

Record of Executive Decisions Published: 27/Feb/2015

Decision Taker: Cabinet

Appropriate Scrutiny Committee:
Scrutiny Committee

Date decision in force:

09/Mar/2015

Date of decision:

26/Feb/2015

Full description of decision:

To agree to the disposal of the Council's freehold interest in approximately 6.03 acres of land at Philadelphia, Houghton le Spring, Sunderland to Esh Developments (Esh) at a price which is the best consideration reasonably obtainable and on terms to be agreed by the Deputy Chief Executive, the Leader and Cabinet Secretary.

Reasons for decision:

To secure further investment in the city and facilitate a residential development, which will be of benefit to the Council by providing a satisfactory capital receipt, securing an increase in Business Rates, the council tax base and income through the new homes bonus.

Alternative options considered and rejected:

The alternative options are: -

- (i) Retain the land. This would not secure further investment in the City or the capital receipt, business rates, council tax and New Homes bonus. The Council will continue to incur holding costs of the vacant site.
- (ii) Advertise the site on the open market. The Council has received an offer for the site without the costs and delay of marketing the opportunity. The offer complies with the Council's statutory duty to obtain the best consideration reasonably obtainable for disposals of land which is supported by external valuation evidence. The proposed development is appropriate in planning terms. Furthermore by agreeing to a direct sale to the owner of the adjacent sites it will ensure that a comprehensive development can be achieved. Both of the options have been considered and are not recommended.

Title and author(s) of written report:

Disposal of land at Philadelphia, Houghton le Spring, Sunderland - Report of the Deputy Chief Executive

Contact Officer:

Nick Wood

Extension:

561 2631

Email:

nick.wood@sunderland.gov.uk

Is this a key decision: Yes

Does the Decision contain Confidential/Exempt Information: No

Declarations of Interest and Dispensations:

None