

27 March 2015

Asset & Enterprise Committee

The Depot, Eagle Way, Warley, Brentwood

Report of: *John Parling, Strategic Asset Manager*

Wards Affected: *Warley*

This report is: *Public*

1. Executive Summary

- 1.1 The Depot adjoins a number of other Council owned land holdings which are leased out including, a car park, workshop, Hall and Scout Hut. Details of the Depot and other holdings are set out in Appendix A.
- 1.2 This report examines the scope for the redevelopment of the current Depot and adjoining land to provide a capital receipt and or improved revenue stream to the Council

2. Recommendation(s)

- 2.1 That further investigations are carried out into the viability of the redevelopment of the Depot and adjoining land and the relocation of existing activities and thereafter recommendations are presented to the Asset & Enterprise Committee for its consideration.**
- 2.2 That a budget of up to £25,000 is allocated to meet the costs of the further investigations and any consultants fees to progress the project.**

3. Introduction and Background

- 3.1 The Depot is used for Streetscene to provide various services including, refuse collection, grounds maintenance, vehicle maintenance, and waste storage. The majority of the buildings are physically obsolete in poor repair and the open storage and circulation areas are heavily pot holed

- 3.2 The Workshop & Service premises comprises relatively modern buildings have been well maintained by the existing tenants.
- 3.3 The surface car park let to Ford is in a good condition.
- 3.4 The area let to the Royal British Legion Youth Band Practice Hall is in a good condition.
- 3.5 The Scout Hut is similarly in a good condition.
- 3.6 The current land holdings include the following currently provides the following car park spaces:

Plot	Area	Occupational Details	Comments
The Depot	1.67 hectares (4.13 acres)	Streetscene	
Workshop	0.31 hectares (0.766 acres)	Allen Ford Dealer ship	
Band Hut	0.135 hectares (0.33 acres)	British Legion	
Car Park	0.48 hectares (1.19 acres)	Ford	
Total	3.3 hectares (6.42 acres)		

3.7 Rateable Value

Area	RV
The Depot	£122,000
Workshop	£47,250
British Legion	£12,500
Car Park	n/a
Scout Hut	n/a

- 3.8 The total area of the plots site is approximately 3.3 hectares (6.42 acres). For the purposes of this initial exercise it has been assumed that all the plots are combined to provide a net developable site of 2.5 hectares (6 acres).

4. Issue, Options and Analysis of Options

4.1 Option 1: Residential

For the purposes of this exercise if the current planning density guideline is adopted of 30 units per hectare then the net site could accommodate circa 75 units, of which 24 units will be affordable. Residential land in this location is worth between £4m - £4.25m per hectare therefore the potential value of the site if residential planning permission is granted is circa £10m.

4.2 Option 2: Mixed Use (Office/Retail/Hotel/Residential)

A mixed use scheme on the site is possible however the residual site value pursued is likely to be significantly lower than that achievable as residential use.

4.3 Issues

- The relocation of the existing uses: in particular, Streetscene, British Legion and Scouts
- The loss of income: significant revenue is received from the 2 commercial lets
- Planning: The current 2005 Brentwood Replacement Local Plan allocates the site for general employment purposes. Proposals as part of the Council's emerging Local Development Plan suggested the site be re-allocated to provide for residential use. Although an average residential density has been assumed in option 1 above, the 2013 Preferred Options consultation proposed a higher density on site in order to maximise land. In this case 80 dwellings per hectare could provide 137 units, although consideration would need to be given to the appropriateness of increasing residential density in light of surrounding uses and existing densities.

4.4 It is proposed that further investigations are undertaken both to locate alternative sites for the current occupiers and also the development of potential schemes for the site.

4.5 It is recommended that a budget of up to £25,000 is allocated to resource the further investigations.

5. Reasons for Recommendation

- 5.1 To pursue further investigations to determine viability of promoting the development of this asset.
- 5.2 To demonstrate that the Council is innovative and entrepreneurial in its management of its assets.

6. Consultation

- 6.1 None

7. References to Corporate Plan

The key criteria for the disposal of the freehold to the site are linked directly to the Corporate Plan 2013-16, specifically:

A Prosperous Borough-

- a) the redevelopment of the site is a priority
- b) Set planning policy that supports discerning economic growth and sustainable development.

8. Financial Implications

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The budget of £25,000 to fund the cost of further investigation into the development of the site will be allocated from existing resources, which were set aside for such purposes.

9. Legal Implications

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At this stage there are no legal implications. The titles for land assembly have not been examined. When the recommendations are reported after further investigations are carried out, these should include whether the site should be appropriated to Part IX Town and Country Planning Act 1990. This is often a request by developers to have the benefit of overriding any easements or restrictive covenants affecting any part of the site if there is development carried out pursuant to planning permission. Section 237 of the 1990 Act applies to land held or appropriated to Part IX of the Act.

10. Other Implications (where significant) – i.e. Health and Safety, Asset Management, Equality and Diversity, Risk Management, Section 17 – Crime & Disorder, Sustainability, ICT.

None

11. Background Papers (include their location and identify whether any are exempt or protected by copyright)

None

12. Appendices to this report

Appendix A - Site Plan

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