



# EXECUTIVE MEMBER DECISION

<b>REPORT OF:</b>	Executive Member for Finance and Governance Executive Member for Growth and Development
<b>LEAD OFFICERS:</b>	Strategic Director of Place
<b>DATE:</b>	Friday 11 <sup>th</sup> March 2022

<b>PORTFOLIO/S AFFECTED:</b>	Growth and Development
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<b>WARD/S AFFECTED:</b>	Blackburn Central;
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<b>SUBJECT:</b> EMD Disposal of Plot 3 Wainwright Way, Blackburn
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## 1. EXECUTIVE SUMMARY

1.1 To seek approval for the sale of the freehold interest in Plot 3 Wainwright Way, Blackburn to an identified purchaser and enter into a building licence and subsequent agreement for sale.

## 2. RECOMMENDATIONS

That the Executive Members:

2.1 Approve entering into a building licence and subsequent agreement for sale with the identified purchaser.

2.2 Authorise the Strategic Head of Service – Legal and Governance to complete the necessary legal formalities.

2.3 Authorise the Growth Programme Director to finalise details of the building licence and heads of terms.

## 3. BACKGROUND

3.1 Plot 3 Wainwright Way, Blackburn comprises approximately 0.48 acres of commercial development land located on the fringe of the town centre boundary within Blackburn Central ward.

3.2 Of the six plots originally available at Wainwright Way, five have already been developed or sold.

3.3 Provisional terms have now been agreed, subject to planning, with an identified purchaser, who intends to build units to let for commercial use. A premium will be paid for the freehold interest.

3.4 Construction will be carried out under a building licence, with the freehold of the site to be transferred to the purchaser upon completion, to ensure the development is completed within an acceptable timeframe. 20% of the agreed premium will be paid upon exchange, with the remainder to be paid upon completion.

#### **4. KEY ISSUES & RISKS**

4.1 An end user with an acceptable scheme has been identified and a reasonable consideration offered.

4.2 Should the transaction not proceed, the Council will re-market and tender the site.

#### **5. POLICY IMPLICATIONS**

5.1 The disposal method accords with the Council's approved policy for disposals.

#### **6. FINANCIAL IMPLICATIONS**

6.1 The Council will receive a capital receipt.

6.2 Each party is to bear their own costs in relation to this transaction.

#### **7. LEGAL IMPLICATIONS**

7.1 The disposal method complies with the Council's legal obligations for such transactions and with the Council's disposal policy.

#### **8. RESOURCE IMPLICATIONS**

8.1 Legal and surveyor resources will be required to complete the transaction

#### **9. EQUALITY AND HEALTH IMPLICATIONS**

**Please select one of the options below. Where appropriate please include the hyperlink to the EIA.**

Option 1  Equality Impact Assessment (EIA) not required – the EIA checklist has been completed.

Option 2  In determining this matter the Executive Member needs to consider the EIA associated with this item in advance of making the decision. (*insert EIA link here*)

Option 3  In determining this matter the Executive Board Members need to consider the EIA associated with this item in advance of making the decision. (*insert EIA attachment*)

#### **10. CONSULTATIONS**

10.1 The proposal has been subject to consultations between Council Officers, Executive members, and Legal and Planning departments.

#### **11. STATEMENT OF COMPLIANCE**

The recommendations are made further to advice from the Monitoring Officer and the Section 151 Officer has confirmed that they do not incur unlawful expenditure. They are also compliant with equality legislation and an equality analysis and impact assessment has been considered. The recommendations reflect the core principles of good governance set out in the Council's Code of Corporate Governance.

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**12. DECLARATION OF INTEREST**

All Declarations of Interest of any Executive Member consulted and note of any dispensation granted by the Chief Executive will be recorded and published if applicable.

<b>VERSION:</b>	<b>1</b>
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<b>CONTACT OFFICER:</b>	<b>PMO Growth</b>
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<b>DATE:</b>	09 <sup>th</sup> February 2022
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<b>BACKGROUND PAPER:</b>	
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