

PROPERTY SUB-COMMITTEE**20 JANUARY 2000****2000/2001 CAPITAL PROGRAMME – OPPORTUNITIES FOR CAPITAL RECEIPTS FROM PROPERTY DISPOSALS**

	Property	Issues
1.	Wilton Hall, Bletchley	Wilton Hall was declared surplus and Lambert Smith Hampton are instructed on its freehold sale. Particulars are being prepared and advice to be received shortly on an asking price. Considerable local interest has already been generated regarding the proposed sale.
2.	Wilton Avenue , Bletchley	The vacant site comprises 1.254 ha (3.098 acres) and has formerly been used as a Hostel and Depot. The site is designated as proposed housing and community facility on the Local Plan. The EDAW study considered the site and may recommend a commercial use. There is a planning concern regarding the preferred access from Church Green Road (due to the presence of mature trees within a Conservation Area). This access although reducing development density, due to visibility splays, would provide maximum returns to MKC. The alternative access from Wilton Avenue although allowing a higher development density would have a net result of reducing the value of the site by £100,000 and could protract the disposal of the site due to negotiations on the ransom value. Residential development would necessitate planning gain in the form of affordable housing and public open space. A consideration may be given to a land swap with MK College, if this is not detrimental to the Council. The anticipated sale price is £900,000 assuming access from Church Green Road.
3.	Cranfield Road, Woburn Sands	The site comprises 0.87 Ha (2.144 acres) made up of disused allotments and former BCC Highways Depot. Access requires further investigation and there is a need to allow for public open space, tree preservation and affordable housing within the scheme. There is some concern about new housing in close proximity to the proposed upgraded East-West rail link and this may affect the value of the site. Additionally drainage of the site is considered problematic and advice from a Drainage Engineer will be required. The anticipated sale price assuming no major difficulties is £870,000.

4.	Olney Road, Lavendon	Formerly a highways depot (now disused), this freehold site comprises 0.05 Ha (0.12 acre) adjacent to the Conservation Area. The site would suit 1 detached or two semi-detached dwellings plus garaging. The Parish Council are keen to see that any scheme includes an element of public parking. (One detached house plus 6 public car parking spaces is the compromise scheme that seems to be acceptable to the Council and Lavendon Parish Council). Previously, a planning application by Bucks County Council was not determined due to a difficulty with closing part of the public highway. It is recommended that an Outline Planning Consent be sought prior to marketing of the site. Estimated sale price is in the region of £50,000 , although this could take some time to achieve allowing for negotiations with interested parties locally.
5.	Youth Properties	The Youth Service and its properties transferred to MKC on re-organisation. A wide ranging review was carried out with the aid of the Community Education Development Centre and reported in March 1998. The Community Committee accepted all of the CEDC's recommendations and many, notably a complete restructuring of the service, have already been actioned. The recommendation by CEDC "to dispose of up to half the youth centres" is now ready to be explored and those which may form the nucleus of any disposal programme are Bletchley Youth Centre, Olney Youth Centre, Wolverton and Millmead Hall. All have complications, being used as Community facilities and the users/management committees will need consulting. Equally to obtain planning permission for a more valuable use will have to show that there is no demand for community facilities on site. It is not expected that the decision to declare the properties surplus will be taken by the Children and Youth Committee within the next six months.
6.	19/20 Market Square Stony Stratford	The Council own the Freehold interest in these office premises which comprise approximately 3,862 sq ft on two floors, being Grade II Listed. Formerly a Magistrates Court, they are now leased to Oxon and Bucks Probation Service as offices. The Probation Service are prepared in principle to lease part only or relocate if favourable terms could be negotiated. In Planning terms, B1 Offices are preferred. The property may lend itself to a first class refurbishment for professional offices or conversion into flats. Possible constraints include: Sensitivity to impact on Listed Building and Conservation Area, Limited parking provision, Refurbishment difficulties due to specialised design and Office letting restrictions being problematic due to current layout. Alternative accommodation may need to be found for the Probation Service which may be time consuming and have cost implications. The feasibility of refurbishing/ converting the property should be undertaken to ensure the most profitable return on the property. It is suggested marketing by Auction would be most appropriate. Estimated sale proceeds are £240,000.

7.	Long Rigg Centre, Sedburgh	<p>This property was purchased in 1977 through funds associated with the Technical Vocation Education Initiative where 8 secondary schools pooled their government money to acquire Longrigg. All the M.K. Secondary Schools purchase time at the Centre (income to Centre £24M per annum) and the Centre is otherwise subsidised by MKC (£33M per annum) or obtains funds from use by the Private Sector £20K/30M per annum. The Resident Centre Manager is an MKC employee.</p> <p>The release of Longrigg has been offered up as part of budget reviews previously but this has not been taken up.</p> <p>Although this would appear to be substantial revenue savings and a capital receipt further investigations are needed plus consultation with the users before a decision can be made that the property/facility is surplus. There is the possibility that the eight original schools involved in the purchase will claim the sale proceeds as their own.</p>
8.	Home Farm Depot, Bletchley	<p>The majority of the Home Farm site has been identified in the final draft EDAW Study as required for a new Southerly Road Link. The site is effectively blighted by the unofficial notation so unless the proposed road link is removed from the study's conclusions a sale is not a practical proposition.</p>
9.	Green Farm, Newport Pagnell	<p>This industrial estate is let to a number of small occupiers. Because of the arrangement for leases that are currently being put in place, the property has a higher market value at the moment than it might otherwise have. This is the estimated sale price that is shown in Annex A. If these negotiations for the restructuring of the leases should fall through the property may not be recommended for sale. It is proposed to put this investment to public auction once the new lease is in place.</p>