

Executive

28 September 2017

Report of the Director of Economy and Place

Portfolio of the Executive Member for Finance and Performance

Sale of Land at Bootham Row Car Park

Summary

1. This report seeks a decision on the sale of a strip of land at Bootham Row Car Park to Bootham Developments LLP, owners of 27 Bootham.

Recommendation

2. The Executive is asked to :

Approve the sale of land at Bootham Row car park for the sum of £155,000.

Reason: To achieve a capital receipt and improve the environment and public realm of Bootham Row and the surrounding area.

Background

3. The site is currently used as part of the Bootham Row car park. It provides parking for motorcycles and 5 car parking spaces. A plan of the site is included at annex 1.
4. The site adjoins 27 Bootham, owned by Bootham Developments LLP. The main building is grade II listed. There is a vacant shop at ground floor level, with flats above. There is a mid twentieth century flat roof building at the back which was last used for storage. The development site is within the Central Historic Core Conservation Area at the rear of 25/27 Bootham. 19, 21 & 25 Bootham are also grade II listed. Due to the proximity of the rear building to the main building and its scale and form it detracts from the listed building and the conservation area setting.
5. The developers have approached the Council with the intent of demolishing the unattractive building at the rear and developing houses. One of the options includes an extended commercial unit at ground level and flats above.

6. The proposed scheme contains improvements to the public realm and the setting of the conservation area and listed buildings. However a significant concern over the proposals was the inadequate access provision for residents. The access points would be via the strip of land on Bootham Row (behind Bootham Tavern) currently used for motor cycle parking. The surfacing is uneven and poor quality. The pavement is narrow (about 1m wide) on both sides. The environment is unattractive and though the scheme can be developed without improved street design, the use of adjoining Council land will deliver a significant improvement to the visual amenity and setting of the scheme.
7. Due to the shallow depth of the site, the land is not capable of being redeveloped in its own right for any other use, other than the existing car parking.
8. A provisional agreement has been negotiated with Bootham Developments to sell the strip of land for the sum of £155,000, which reflects the open market value of the site. The sale price equates to £2.87m per acre. This compares well with the £1.25m per acre land value achieved for the sale of a small 0.01 acre strip of land at Percy's Lane to enable a development off Walmgate.
9. The sale will provide the following improvements for local residents
 - a) Provision of a new footpath where none exists at present.
 - b) Attractive paved and landscaped open space.
 - c) Trees
 - d) Improved street design.

These improvements will enhance the environment of the immediate area by changing what is currently an unattractive access to the car park into an attractive landscaped area with the loss of only a small area of motorcycle and car parking space which can be absorbed into the remainder of the car park

10. The proposed sale to Bootham Developments offers the opportunity to realise a capital receipt, improve the public realm, improve the environment for neighbouring properties, and enhance the value of the Council's retained land. This could not be achieved by selling the property to any one else.

Consultation

11. Parking Services and Development Management have been consulted in connection with the proposed sale.

Analysis

12. The disposal of land will generate a capital receipt and contribute to the improvement of the overall environment of Bootham Row and the surrounding area, thus enhancing the public realm and providing an attractive access to this public car park. However, the sale will involve the loss of a small amount of operational car park which generates income estimated at £7k pa. There is a strong likelihood that this income will be displaced into the main car park and any revenue impact will be mitigated by the capital receipt.
13. Rejecting the sale will allow the existing income levels to be maintained from the operational car park. However, the opportunity to achieve a capital receipt and improve the public realm in that area will be lost.

Council Plan

14. This proposal contributes towards providing a prosperous city for all where local businesses can thrive and provide good quality housing.

Implications

15.

Financial - The council budgets for £377k income from Bootham Row car park and the loss of 5 spaces will impact revenue estimated at circa £7kpa. Car park income is a key income generator for the council (£5.7m budget) and variations will be reported to Executive through the regular monitoring regime.

Human Resources (HR) – There are no human resources implications.

Equalities – The scheme will deliver general improvements to the pedestrian access to the car park and the residential and commercial spaces that adjoin it. .

Legal - Pursuant to S.123 of the Local Government Act 1972 the Council can dispose of property for a price equal to open market value/best consideration without needing to obtain the consent of the Secretary of State. The sale contract and transfer deed will not oblige the purchaser to carry out any works to the purchaser's existing land, the sale property or the Council's retained land.

Crime and Disorder – There are no crime and disorder implications.

Information Technology (IT) – There are no information implications.

Property – Implications are included in this report.

Risk Management

16. The loss of car parking space is very small and is unlikely to have any significant impact on parking provision in the city. It will however improve the pedestrian access and therefore reduce the risk of accidents.

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Report **Date** 18 September 2017
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Report
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Wards Affected: Guildhall

All

For further information please contact the author of the report

Background Papers:

Annexes

Annex 1 – Site Plan