

Meeting	Decision Session - Executive Leader (incorporating Finance & Performance)
Date	20 November 2017
Present	Councillor Carr

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## **19. Declarations of Interest**

At this point in the meeting, the Executive Leader was asked to declare any personal interests not included on the Register of Interests, any prejudicial interests or any disclosable pecuniary interests which he had in the business on the agenda. No additional interests were declared.

## **20. Minutes**

Resolved: That the minutes of the Executive Leader (incorporating Finance & Performance) Decision Session held on 17 October 2017 be approved and then signed by the Executive Leader as a correct record.

## **21. Public Participation**

It was reported that there had been no registrations to speak and one written representation at the meeting under the Council's Public Participation Scheme. The written representation was from O'Neill Associates, Planning Consultants for Bootham Developments in support of the officer recommendation in relation to item 4.

## **22. Sale of Land at Bootham Row Car Park**

The Executive Leader considered a report which sought confirmation of the Executive decision to continue with the disposal of land at Bootham Row to Bootham Developments LLP for the revised sum of £165,000.

In response to a request from the Executive Leader, Philip Holmes from O'Neill Associates summarised the points made in their written representation.

The Assistant Director for Regeneration and Asset Management outlined the options and recommendation for the sale of the land. The Asset Manager was asked and clarified how the value of the land was calculated based on rental income per car park space and confirmed that a residual valuation had been considered, but was not appropriate in this case.

The Executive Leader considered the following options for the sale of the land at Bootham Row Car Park:

Option 1 – Sale of the land to Mr Steve Hull for £180,000

This will achieve the highest capital receipt for the Council and provide environmental benefits by way of resurfacing, tree/shrub planting and repairs/replacement to kerb stones. However, the land will remain as a car park. This option will not achieve the level of improvements to the environment and public realm in the area offered by option 2, and may also mean that unsightly buildings in the vicinity will not be redeveloped. There is no logic to selling a car park for use as a car park by a private operator with no prospect of significant improvement to public realm and landscaping. Should this option be chosen, the matter will have to be referred back to the Executive for a final decision, because this will not be in accordance with the original decision made by the Executive, or the reasons for that decision.

Option 2 – Sale of the land to Bootham Developments LLB for £165,000

This option will provide improvements to the public realm and the setting of the conservation area and listed buildings. The redevelopment will entail the demolition of the unsightly buildings adjacent to the site and the creation of a 'frontage' to the rear facing the remaining car park.

The capital receipt achieved will be lower but, as was detailed in the original Executive report of 28<sup>th</sup> September

'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'

Following consideration it was:

Resolved: That the Executive Leader confirmed the Executive decision to continue with the disposal of land at Bootham Row to Bootham Developments LLP for the revised sum of £165,000.

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

Cllr D Carr, Chair

[The meeting started at 3.00 pm and finished at 3.10 pm].

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