



## Officer Decision Record – Key Decision

### Appendix A NOT FOR PUBLICATION

Exempt information within paragraphs 3 of Schedule 12A to the Local Government Act 1972 (as amended)

### Land Disposal Plot A Amendment, Pioneer Park North, Stallingborough

Key decisions taken by an officer are subject to the 5 day call in period from circulation to Members, and therefore the decision will be released for implementation following the call-in period and no call in being received

#### 1. Cabinet date and copy resolution this key decision relates to

Pursuant to the Cabinet meeting 14th December 2017 where delegated authority was given to then Director of Economy and Growth in conjunction with the Portfolio Holder for Regeneration, Assets, Skills and Housing to take all actions necessary to secure the continued implementation of the South Humber Industrial Investment Programme (SHIIP). Copies of said report are available from Democratic Service.

<https://www.nelincs.gov.uk/your-council/decision-making/cabinet/>

Please also refer to Key Decision - Officer Decision Record, Land Disposal Plot A, Pioneer Park North (PPN), Stallingborough

<https://www.nelincs.gov.uk/assets/uploads/2021/07/Key-Decision-ODR-Land-Disposal-Plot-A-Pioneer-Park.pdf>

**2. Subject and details of the matter** (to include reasons for the decision)

Approval has previously been confirmed to sell a circa 2-acre parcel of land on the Pioneer Park North (PPN), shown in Appendix B - Plot A on the site plan, to a local engineering training business.

Due to the location of the balancing pond, which would leave an area we consider not viable for development, the company was approached to consider purchase of an additional 0.91 acres giving them complete control of Plot A, a total of 2.91 acres, to allow for future expansion. This additional area was negotiated at a slightly lower value, but the site is still being disposed off at a fair market price and higher than recent disposals.

**3. Decision being taken**

For the Executive Director for Environment, Economy and Resources to enter into Heads of Terms with the intention to sell Appendix B – Plot A (2.91 acres), PPN, Stallingborough at a price of £369,000 (an average of £127,214 per acre) to a local engineering training business and on further terms at the discretion of the said Executive Director.

**4. Is it an Urgent Decision? If yes, specify the reasons for urgency. Urgent decisions will require sign off by the relevant scrutiny chair(s) as not subject to call in.**

No

**5. Anticipated outcome(s)/benefits**

The disposal of the whole of Plot A to a single occupier will insure the council against having a relatively small piece of land which could become redundant. In addition, it allows space to ensure the company has land for future expansion. Disposal of this land and subsequent development will create an income to the council within the projections of the SHIP model.

**6. Details of any alternative options considered and rejected by the officer when making the decision** (this should be similar to original cabinet decision)

None

**7. Background documents considered** (web links to be included and copies of documents provided for publishing)

Copies of Cabinet report (14<sup>th</sup> December 2017) are available from Democratic Service. <https://www.nelincs.gov.uk/your-council/decision-making/cabinet/>

Please also refer to Key Decision - Officer Decision Record, Land Disposal Plot A, Pioneer Park North (PPN), Stallingborough

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**8. Does the taking of the decision include consideration of Exempt information? If yes, specify the relevant paragraph of Schedule 12A and the reasons**

No

**9. Details of any conflict of interest declared by any Cabinet Member who was consulted by the officer which relates to the decision (in respect of any declared conflict of interest, please provide a note of dispensation granted by the Council's Chief Executive)**

N/A

**10. Monitoring Officer Comments (Monitoring Officer or nominee)**

The Council is able to dispose of land and property assets as long as it complies with various statutory obligations, including s123 Local Government Act 1972 where the Council is obliged to obtain the best price reasonably obtainable.

The decision is consistent with the previous Cabinet decision, Officer Decision Records and subsequent delegations for such matters arising around the SHIIP programme.

**11. Section 151 Officer Comments (Deputy S151 Officer or nominee)**

The proposed sale would result in a capital receipt estimated at £369k less costs of sale and this would then be reinvested into the Council's Capital Investment Programme.

The sale will also facilitate business investment with the creation of employment opportunities for the area as well as additional business rate receipts.

**12. Human Resource Comments (Head of People and Culture or nominee)**

There are no direct HR implications

**13. Risk Assessment (in accordance with the Report Writing Guide)**

Failure to enter into negotiations with the business may result in them relocating the facility out of the borough altogether.

**14. Has the Cabinet Tracker been updated with details of this decision?**

Yes

**15. Decision Maker(s):**

Name: Sharon Wroot

Title: Executive Director for  
Environment, Economy and  
Resources

Signed: REDACTED

Dated: 15.09.21

**16. Consultation carried out with  
Portfolio Holder(s):**

Name: Cllr Callum Procter

Title: Portfolio Holder for Economic  
Development, Housing and Tourism

Signed: REDACTED

Dated: 16<sup>th</sup> September 2021

**17. If the decision is urgent then  
consultation should be carried out  
with the relevant Scrutiny  
Chair/Mayor/Deputy Mayor**

Name: N/A

Title: N/A

Signed: N/A

Dated: N/A

Key Decisions are defined in the Constitution as:

A decision (whether taken collectively or individually by members) which is likely:

- (i) to result in the Council incurring expenditure which is, or the making of savings which are, significant having regard to the Council's budget for the service or function to which the decision relates; or
- (ii) to be significant in terms of its effects on communities living or working in an area comprising two or more wards.

A decision will be considered financially significant if:

- (i) in the case of revenue expenditure, it results in the incurring of expenditure or making savings of £350,000 or greater;
- (ii) in the case of capital expenditure, the capital expenditure/savings are in excess of £350,000 or 20% of the total project cost, whichever is the greater

In determining whether a decision is significant in terms of its effect on an area comprising two or more wards, consideration shall be given to:

- (i) the number of residents/service users that will be affected in the wards concerned;
- (ii) the likely views of those affected (i.e. is the decision likely to result in substantial public interest)
- (iii) whether the decision may incur a significant social, economic or environmental risk.