



## 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### Appendix A NOT FOR PUBLICATION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 PP1, Edison Road, Pioneer Park, 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

14 December 2017

DN.79 Review of South Humber Industrial Investment Programme

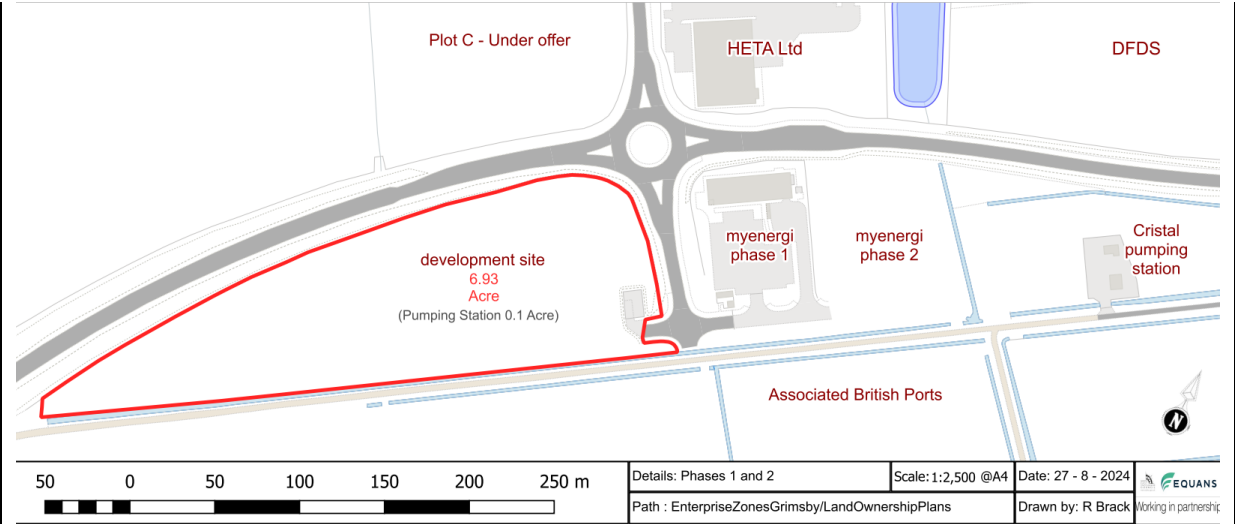
That authority be delegated to the Director of Economy and Growth, in conjunction with the Portfolio Holder for Regeneration, Assets, Skills and Housing, to take all actions necessary to secure the continued implementation of SHIP.

Copies of said report are available from Democratic Service.

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

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

Approval is sought to sell a 6.93 -acre parcel of land on the Pioneer Park, known as Plot PP1, Edison Road, Pioneer Park, outlined on the map below, to West Ranga Property Group.



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The proposed development will bring deliver two separate plots providing a 23,500 sq. ft facility to offer relocation and expansion to an existing North East Lincolnshire based business, plus a second quality industrial building of approximately 30-40,000 sq. ft.

This plot is a prominent roadside position, within the curtilage of the Enterprise Zone, and the last in NELC ownership on Pioneer Park. The site has been on the open market for sale with the councils retained agents, PPH, who have recommended the sale represents market value.

By disposing of this plot NELC are continuing to demonstrate a track record of working with businesses to achieve the council's ambition of a stronger economy by attracting private investment to support local businesses and growth potential.

Details of the proposed transaction are outlined in Closed Confidential Appendix A.

**3. Decision being taken**

For the Executive Director for Place and Resources, in conjunction with the Leader of the Council and Portfolio Holder for Economy, Regeneration, Devolution and Skills, to enter Heads of Terms with the intention to sell Plot PP1, Edison Road, Pioneer Park, Stallingborough as per proposals in closed Appendix A, subject to contract, and on further terms at their discretion.

**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**

Disposal of this piece of land will see the development of c60,000 sq.ft of industrial, sales, and office accommodation on a prime site at Pioneer Park, Stallingborough, further enhancing the site and attracting investment. In addition, it will create an income to the council in line with the business model of SHIP.

**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/>

**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 decision is consistent with the will and expectation of Cabinet. Legal colleagues will support with the disposal and any ancillary matters, as appropriate.

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

The sale of the land will generate a capital receipt that could be invested into the Council's Capital Programme.

**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)**

Heads of Terms are time limited and a pre-cursor to a formal contract of sale. Any subsequent contract is handled by the Legal team to ensure the council are protected against non-delivery of the scheme.

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

Yes

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

Name: Sharon Wroot

Title: Executive Director, Place and Resources

Signed: REDACTED

Dated: 17.12.24

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

Name: Cllr Philip Jackson

Title: Leader of the Council and Portfolio Holder for Economy, Regeneration, Devolution and Skills

Signed: REDACTED

Dated: 17<sup>th</sup> December 2024

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

Name:

Title:

Signed:

Dated:

