

Report to CABINET

Disposal of former Copsterhill Road Depot, Copsterhill Road, Oldham [Medlock Vale]

Portfolio Holder: Cllr Jean Stretton – Leader and Cabinet Member for Economy and Enterprise

Officer Contact: Helen Lockwood, Executive Director - Economy, Skills & Neighbourhoods

Report Author: Mark Prestwich, Principal Development Surveyor
Ext. 1660

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Reason for Decision

The purpose of the report is to outline details of two offers to purchase the Copsterhill Depot site following future clearance. The offers have been received by the Council following a restricted tender exercise.

Recommendations

It is recommended that Cabinet note the contents of the report only, with a further, restricted report – outlining the full background and proposed terms of sale – due for consideration under Part B of the agenda.

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1 Background

- 1.1 FCHO are due to vacate Copsterhill Depot in the forthcoming weeks and relocate into a new, bespoke facility at Primrose Bank. Upon possession of the property returning to the Council, in August 2017, the Council resolved to demolish the property and sell the cleared site to FCHO as part of a direct disposal (ModernGov.3019).

2 Current Position

- 2.1 In the interim period prior to progressing the agreed actions, the Council were contacted by representatives of the Shree Swaminarayan Temple who advised that, they were interested in the site, having had a known property requirement in the neighbourhood for a number of years.
- 2.2 Due to the strong geographical position of the opportunity for the Temple and support from local Councillors, the Council agreed to seek offers from both the Temple and FCHO as part of a restricted tender exercise. Officers wrote to both parties in early-November 2017 and included a range of survey work held on file showing the development encumbrances and restrictions. Offers were returned to the Council in mid-January 2018 and these have now been assessed.

3 Options/Alternatives

- 3.1 There are a range of options available to the Council and these can be summarised as follows;
- Do Nothing
 - Reject the offers and advertise the opportunity on the open market
 - Accept any of the offers submitted as a result of the restricted tender exercise
 - Accept the most economically advantageous offer

4 Preferred Option

- 4.1 Cabinet are asked to note the contents of the report only, with a further, restricted report – detailing the offers received and the recommended course of action – due for consideration under Part B of the agenda.

5 Consultation

- 5.1 Officers have consulted Councillors from Medlock Vale and Werneth wards.

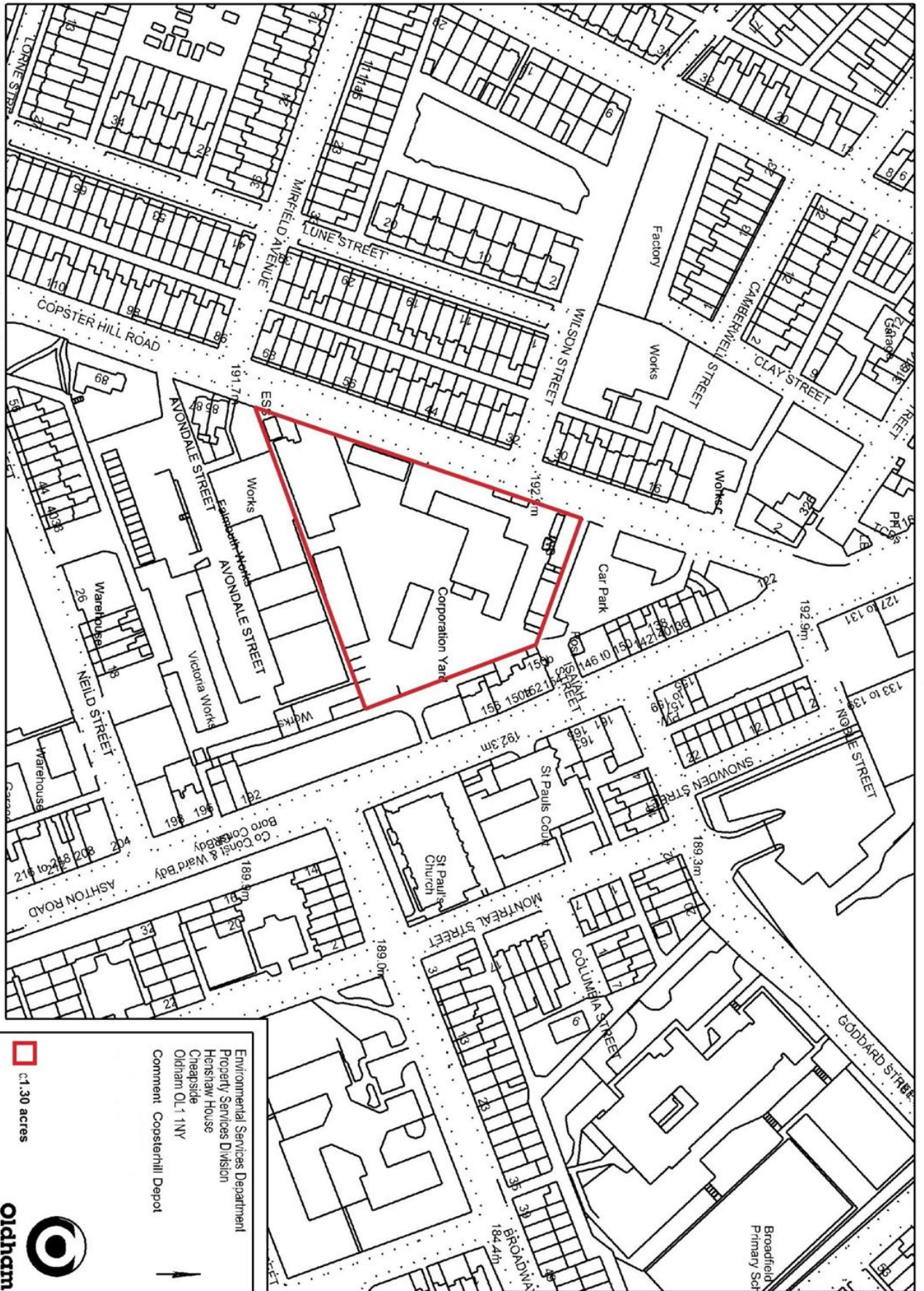
6 Financial Implications


- 6.1 Cabinet are asked to note the contents of the report only, with a further, restricted report – detailing the full financial implications – due for consideration under Part B of the agenda.

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- 7 **Legal Services Comments**
- 7.1 Cabinet are asked to note the contents of the report only, with a further, restricted report – detailing the full legal implications – due for consideration under Part B of the agenda.
8. **Co-operative Agenda**
- 8.1 Cabinet are asked to note the contents of the report only, with a further, restricted report – which address the Council’s Co-Operative Agenda – due for consideration under Part B of the agenda.
- 9 **Risk Assessments**
- 9.1 Cabinet are asked to note the contents of the report only, with a further, restricted report – which address any risks to the Council – due for consideration under Part B of the agenda.
- 10 **IT Implications**
- 10.1 None.
- 11 **Property Implications**
- 11.1 Cabinet are asked to note the contents of the report only, with a further, restricted report – which address property implications to the Council – due for consideration under Part B of the agenda.
- 12 **Environmental and Health & Safety Implications**
- 12.1 None.
- 13 **Equality, community cohesion and crime implications**
- 13.1 None.
- 14 **Equality Impact Assessment Completed?**
- 14.1 No.
- 15 **Key Decision**
- 15.1 Yes.
- 16 **Key Decision Reference**
- 16.1 ECEN-01-18
- 19 **Background Papers**
- 19.1 None.
- 20 **Appendices**
- 20.1 Appendix One - Plan of site.

Appendix One

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 c1.30 acres



Environmental Services Department
 Property Services Division
 Henshaw House
 Cheapside
 Oldham OL1 1NY
 Comment: Copsterhill Depot