

Report to CABINET

Demolition of Office Block 1, Southlink

Portfolio Holder:

Cllr E Taylor – Cabinet Member for Housing and Licensing

Officer Contact: Emma Barton – Deputy Chief Executive (Place)

Report Author: Paul Clifford – Director of Economy

January 2025

Reason for Decision

In February 2020 the Council approved (via a Delegated Decision) the demolition of Office Block 1 at Southlink.

This reports updates on the latest position and seeks re-approval to demolish the vacant building.

Cabinet approved Vistry Partnership to develop land at Southlink following the completion of a competitive land sale process in October 2024. Vistry will deliver 146 affordable homes, including 32 at Social Rent, on the Southlink site which includes this land.

Recommendations

- Approve the demolition of Office Block 1.

Demolition of Office Block 1, Southlink

1 **Background**

- 1.1 The building is part of a key residential regeneration site for the Council (appendix A) which incorporates Council owned land shaded green and land shaded purple owned by TfGM.
- 1.2 The wider site was jointly marketed for a mixed tenure residential development of around 150 units including a mix of apartments and high-density houses. Cabinet approved Vistry Partnership to develop land at Southlink following the completion of a competitive land sale process in October 2024. Vistry will deliver 146 affordable homes, including 32 at Social Rent, with all homes constructed to the low carbon 'Future Homes Standard'.
- 1.3 Vistry will commence work on submitting a full detailed planning application and completing the legal agreements. It is envisaged that Planning will be submitted in early 2025 and take over control and ownership of the site in late 2025. As the site is part owned by TfGM, legal agreements will also need to be completed with them.

2 **Current Position**

- 2.1 Southlink Building No 1 was developed c 25 years ago with the objective of achieving lettings linked to business growth and provide a financial rental return to the Council. The building comprises 13,150 sq ft arranged over ground, 1st 2nd and 3rd floors.) The building is now fully vacant with the last tenant vacating in September 2024. The lack of demand for the vacant space is attributable to the dated condition of the building and the weak local occupational demand.

3 **Options/Alternatives**

Option 1 – Demolish the Building

Option 2 – Re-let/Re-use the Building.

Option 3 - Let Vistry demolish the building when they secure the site.

4 **Preferred Option**

- 4.1 Option 1 is the preferred option.

5 **Consultation**

- 5.1 Ward Members have been consulted and are supportive of this disposal.

6 **Financial Implications**

6.1 Contained within the PART B Report.

7 **Legal Implications**

7.1 Contained within the PART B Report.

8 **Equality Impact, including implications for Children and Young People**

8.1 No

9 **Key Decision**

9.1 Yes

10 **Key Decision Reference**

11.1 ESR-25-24.

12 **Background Papers**

12.1 The following is a list of background papers on which this report is based in accordance with the requirements of Section 100(1) of the Local Government Act 1972. It does not include documents which would disclose exempt or confidential information as defined by the Act :

File Ref :

Name of File : [insert]

Records held in [insert] Department, [insert address]

Officer Name : [insert]

Contact No : [insert]

13 **Appendices**

13.2 Appendix A – Plan of Southlink Site



Annex A - South
Link Site Plan.pdf