

CABINET

12 JANUARY 2021

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**DISPOSAL OF PUBLIC OPEN SPACE - LAND AT LEYFIELDS AND NETHERSTOWE,
LICHFIELD**

1. Decision:

The Cabinet confirmed the disposal of the two pieces of land at Leyfields and Netherstowe, Lichfield, subject to securing planning consent, to Bromford Housing Association, for the provision of affordable housing.

2. Statement of Reasons:

This issue was brought to Cabinet as a matter for urgent consideration in order to ensure that the decision on sale of the land in question is determined prior to any consideration of the planning application submitted on the sites.

At a Cabinet Meeting of 4th September 2018, approval was granted, subject to securing planning consent, to the disposal of two pieces of land at, Leyfields, and Netherstowe, Lichfield, to Bromford Housing Association, for the provision of affordable housing.

The land at Leyfields is shown edged red on Plan A of the Cabinet report, and the land at Netherstowe edged red on Plan B of the Cabinet report. Both areas of land are defined as being, public open space.

Following Cabinet approval, the Council entered into a conditional contract to dispose of the sites to Bromford Housing Association.

Bromford has subsequently submitted planning applications for the provision of 16 affordable homes at Leyfields, and 8 affordable apartments at Netherstowe. Both planning applications are currently under consideration.

Under the provisions of the Local Government Act 1972, before disposing of public open space, a Local Authority must give notice of its intention by advertising in a newspaper circulating in the area in which the land is situated, for two consecutive weeks, and consider any objections to the proposed disposal which may be made. Ideally this process should have been done before the contract was entered into with Bromford, but once it was identified that this process has not been carried out it was immediately addressed under instruction of the Leader of the Council.

Notice was published in the Eastern edition of the Express and Star Newspaper on the 18th and 25th November 2020, seeking representations on the proposed disposals by no later than 12.00 noon on Wednesday 2nd December 2020.

The placement of these advertisements provided notice of the proposals, giving local people an opportunity to submit their comments, and ensures compliance with the legislative requirements, and the Council also included details on its website.

The Cabinet report provides an overview of the responses received to the Council's proposal to dispose of the sites.

3. Any Alternative Options:

The options available were for Cabinet to decide either to confirm the disposal, or alternatively to recommend to Council not to dispose of the land, noting the loss of potential affordable homes and the financial MTFS implications.

(Councillor Cox declared an interest as a Member of Planning Committee and did not take part in consideration of this item)

**LICHFIELD CITY CENTRE MASTERPLAN - COMMERCIAL PROPERTY ADVISOR
APPOINTMENT**

1. Decision:

The Cabinet:

- 1.1 Agreed that Bidder B be awarded the contract.
- 1.2 Delegated to the Cabinet member for Major Projects and Economic Development in consultation with the Head of Economic Growth and Development the authority to sign the contractual agreements and to authorise any minor variations in the contractual arrangements subject to the costs being within the agreed budget.

2. Statement of Reasons:

A procurement exercise has been carried out for the appointment of Commercial Property Advisors to provide advice and support on how the Council takes the development opportunities outlined in the Lichfield City Centre Masterplan forward.

The Eastern Shires Purchasing Organisation (ESPO) Estates Professional Services (2700) framework agreement was identified as a suitable framework agreement under which to run a further competition in order to identify a suitably knowledgeable and experienced commercial property supplier. A further competition process was run in line with ESPO's guidelines as per the Council's Contract Procedure Rules.

Three (3) bids were received in response. These bids have all been appraised against defined criteria set out in the further competition documents covering price and quality. The cost is based on hourly rates, in line with the ESPO framework agreement, as the work undertaken will be on an on-call basis. The quality of the bids has been considered in relation to eight criteria, detailed within the report.

The appointed supplier will provide the Council with robust, independent and expert advice on commercial property matters.

In the evaluation process, which consisted of both a written bid and a presentation/Q&A session with relevant officers, BIDDER B achieved the highest overall score.

3. Any Alternative Options:

Cabinet could decide not to award this contract to Bidder B and conclude this procurement exercise without appointment.

Cabinet could direct officers to carry out another procurement exercise for this appointment.

Cabinet could decide not to appoint Commercial Property Advisors.

