

## **NORTH LINCOLNSHIRE COUNCIL**

### **COMMERCIAL CABINET MEMBER**

#### **COMMERCIAL AND ESTATE LAND AND PROPERTY UPDATE**

##### **1. OBJECT AND KEY POINTS IN THIS REPORT**

- 1.1 To update the Cabinet Member on the transactions through disposal, acquisitions, and leases in 2020/21.
- 1.2 To update the Cabinet Member on the Disposal Strategy and Commercial Property Portfolio Outturn.

##### **2. BACKGROUND INFORMATION**

- 2.1 Despite the Covid 19 pandemic in 2020/21, North Lincolnshire's manufacturing and logistics sectors have gone from strength to strength, with significant planned investment on council land moving forward. We have however, seen a detrimental impact on some of our other sectors particularly the automotive and digital sectors.
- 2.2 The housing market has remained strong backed by government initiatives including the stamp duty holiday for house purchasers, which has enabled the building of more housing units in North Lincolnshire in 2020/21 than in the last 5 years.
- 2.3 The commercial property portfolio, acquisitions and disposal programme plays a significant part in the council achieving its goals.
- 2.4 The property portfolio framework was approved by the Commercial Cabinet Member to ensure that the council's strategy, policies, guidance and procedures are transparent. This framework is intended to promote expediency in the way that disposals and acquisitions are dealt with by the council.
- 2.5 The council's Disposal Programme aims to achieve £24.8m over a 5 year period from 2017 - 2022. At the end of 2020/21 (yr 4), £14,030,691 has been achieved in capital receipts, representing 56.58% of the total target of £24.8m.
- 2.6 In the year ending 2020/21 a total of £279,783.60 was achieved in capital receipts against a target of £6m, this outcome was severely affected by the prevailing economic uncertainty due to the coronavirus pandemic on the property market. Positively numerous disposals are at an advanced stage and are anticipated to complete early in the financial year 21/22.
- 2.7 We acquired the Sawcliffe Commercial Property Development through the Property Trading Account in 2020/21.

2.8 Appendix 1 provides an update on transactions for 2020/21 the schedule covers activity relating to commercial and non-commercial property including acquisitions, disposals and leases.

### **3. OPTIONS FOR CONSIDERATION**

3.1 The report is for information only.

### **4. ANALYSIS OF OPTIONS**

4.1 Not applicable.

### **5. FINANCIAL AND OTHER RESOURCE IMPLICATIONS (e.g. LEGAL, HR, PROPERTY, IT, COMMUNICATIONS etc.)**

#### **5.1 Financial**

The outturn position for disposals for 2020/21 was £279,783.60, the transactions for 2020/21 can be found at appendix 1 of the report.

The outturn position for the Commercial Property Portfolio is £137k overachievement of the target set in the Medium-Term Financial Plan.

#### **5.2 Staffing**

There are no staffing issues to report.

#### **5.3 Property**

Transactions listed on the attached schedule can either add to or reduce our existing property portfolio. The details are at Appendix 1.

#### **5.4 IT**

There are no IT implications.

#### **5.5 Legal**

The council's actions in disposing of land are subject to legal statutory provisions; in particular to the overriding duty on the council, under section 123 of the Local Government Act 1972. The Property Framework sets out the internal processes and decision making in accordance with officer delegation and promotes expediency in the way that disposals and acquisitions are dealt with by the council.

Transaction 10 and 11 were disposed of under-value following consideration that the disposal is likely to contribute to the achievement of the promotion or improvement of the economic, social or environmental well-being of the whole or any part of the area or all or any persons resident or present in the area.

### **6. OTHER RELEVANT IMPLICATIONS (e.g. CRIME AND DISORDER, EQUALITIES, COUNCIL PLAN, ENVIRONMENTAL, RISK etc.)**

6.1 Nothing to report at this stage in the programme.

## 7. OUTCOMES OF INTEGRATED IMPACT ASSESSMENT (IF APPLICABLE)

7.1 For all Commercial and Estate land disposals a IIA is attached to the decision record.

## 8. OUTCOMES OF CONSULTATION AND CONFLICTS OF INTERESTS DECLARED

8.1 Consultation has taken place with all relevant stakeholders and appropriate notices prior to the completion of any transactions.

## 9. RECOMMENDATIONS

9.1 That Cabinet Member notes the transactions for 2020/21.

DEPUTY CHIEF EXECUTIVE AND EXECUTIVE DIRECTOR COMMERCIAL  
DIRECTOR: BUSINESS DEVELOPMENT

Church Square House  
SCUNTHORPE  
North Lincolnshire  
DN15 6NL

Author: Chris Ramsbottom/Lesley Potts

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### Background Papers used in the preparation of this report –

## Schedule of Property Transactions 2020/21

### Acquisitions

Location/Address	Description	Completion Date	Cost of Acquisition
Sawcliffe	Investment Fund - PTA Acquisition	04 December 2020	£500,000 (+VAT)

### Disposals

	Location/Address	Description	Completion Date	Capital Receipt
1	Land at Goldcrest Close, Scunthorpe	Estates Disposal	Completed 23 Jul 20	£ 1,900.00
2	Double Rivers, Crowle	Estates Disposal	Completed 10 Aug 20	£ 31,000.00
3	Windsor Way, Barnetby (Kings Road land)	Estates Disposal	Completed 30 Oct 20	£ 160,000.00
4	Land at Lincoln Castle Way, (West Hann Farm Land) New Holland	Estates Disposal	Completed 23 Dec 20	£ 45,000.00
5	Former Ashby Superloo site, Scunthorpe	Estates Disposal	Completed 08 Jan 21	£ 2,500.00

6	Meredyke Rd, Luddington	Estates Disposal	Exchanged 31 Mar 21	£ 24,800.00
7	Crowle Primary, Crowle - Easement	Misc capital receipt	Completed 24 Jul 20	£ 10,000.00
8	Ilearn Education Trust, Scunthorpe	Misc capital receipt	Payment 01 Feb 21	£ 2,000.00
9	Humber Road, South Killingholme - Pipeline easement	Misc capital receipt	Completed 29 Oct 20	£ 2,583.60
10	Second Avenue, Flixborough Industrial Estate	PTA capital receipt	Completed 05 November 2020	£ 240,000.00
11	Plots 1A, 1B, 1C, 3A and 3B Foxhills Industrial Estate, Scunthorpe	PTA capital receipt	Completed 05 November 2020	£ 265,000.00

## Leases

	Location/Address	Description	Completion Date	Term of lease
12	Suites 9 & 10, Waters' Edge	Commercial lease	07 November 2020	3 years
13	Crowle Community Hub (former Crowle Library and Link)	Commercial lease	08 February 2021	10 years
14	Hoyle Road , Plot 11F, Unit 5	Commercial lease assignment	28 August 2020	31 March 2076
15	Newdown Road, Plot 14	Commercial lease assignment	19 March 2021	31 March 2076
16	Colin Road, Plot 1	Commercial lease assignment	19 August 2020	31 December 2063
17	Colin Road (off) Plot 48	Commercial lease	06 August 2020	10 years
18	Northampton Road, Plot 35	Commercial assignment	19 August 2020	31 December 2063
19	Former Lower Trent Composting Site	Commercial lease	01 October 2020	3 years
20	The Angel - Courtyard Cafe & Kitchen	Commercial lease	01 September 2020	5 years
21	Willoughby Road Garage & Service Station	Commercial lease	01 August 2020	5 years
22	Unit 34D Crosby Beaver Workshop	Commercial lease	01 April 2021	3 years
23	Normanby Gateway (Mail Service)	Commercial agreement	01 August 2020	1 year
24	Normanby Gateway (Mail Service)	Commercial agreement	01 January 2021	1 year
25	Normanby Gateway Suite 11	Commercial lease	01 October 2020	6 months
26	Normanby Gateway Suite 12A	Commercial lease	01 October 2020	3 years
27	Normanby Gateway Suite 14a	Commercial lease	01 November 2020	3 years

28	Normanby Gateway Suite 14b	Commercial lease	22 March 2021	3 years
29	Normanby Gateway Suite 33	Commercial lease	22 March 2021	3 years
30	Normanby Gateway Suite 5A	Commercial lease	01 January 2021	3 years
31	Normanby Gateway Suite 5B	Commercial lease	01 January 2021	3 years
32	Normanby Gateway Suite 8A	Commercial lease	01 November 2020	3 years
33	Normanby Gateway Suite 8B	Commercial lease	01 November 2020	3 years
34	Normanby Gateway Suite 8C	Commercial lease	01 November 2020	3 years
35	Normanby Gateway Suite 8D	Commercial lease	01 November 2020	3 years
36	Normanby Gateway Suite 8E	Commercial lease	01 November 2020	3 years
37	Normanby Gateway Suite 9	Commercial lease	01 October 2020	3 years
38	Unit 56, Hebden Road	Commercial lease	01 December 2020	3 years
39	Unit 5, New Holland Industrial Estate, Tattershall Castle Court	Commercial lease	01 September 2020	2 years
40	The Old Boathouse	Regeneration tender	14 December 2020	5 years
41	Unit 14, Billet Lane, Normanby Enterprise Park	Commercial lease	30 October 2020	3 years
42	Sawcliffe Industrial Estate, Unit 2	Commercial lease	07 December 2020	10 years
43	Unit 3, Sawcliffe (New) Industrial Estate	Commercial lease	07 December 2020	6 months
44	Unit 4, Sawcliffe (New) Industrial Estate	Commercial lease	07 December 2020	6 months
45	Unit 5, Sawcliffe (New) Industrial Estate	Commercial lease	07 December 2020	6 months
46	Unit 6, Sawcliffe (New) Industrial Estate	Commercial lease	07 December 2020	6 months
47	Unit 7, Sawcliffe (New) Industrial Estate	Commercial lease	07 December 2020	6 months