

Cabinet Decision	 TOWER HAMLETS
24 April 2019	
Report of: Corporate Director, Place	Classification: Partially Exempt
Disposal of Land at Ailsa Street, Lochnagar Street and Bromley Hall Road E14	

Lead Members	Mayor John Biggs, Cabinet Member for Asset Management
Originating Officer(s)	Interim Head of Asset Management, Property & Major Programmes Interim Divisional Director, Housing and Regeneration
Wards affected	Lansbury
Key Decision?	Yes
Forward Plan Notice Published	29 May 2018
Strategic Plan Priority / Outcome	All priorities

By virtue of section 100A of the Local Government Act 1972 and paragraph 3 of Schedule 12A of the Local Government Act 1972, two appendices in this report are exempt as they contain Information relating to the financial or business affairs of any particular person (including the authority handling the information). Specifically, the appendices contain land valuation information and the terms of the disposal; the premature publication of this information could prejudice the Council in negotiating the transaction. In all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the appendices as it could jeopardise the Council's financial position when negotiating the transaction with the developer.

Reasons for Urgency

The report cannot await the next scheduled meeting of Cabinet in May because the purchasers of the Council land, who are the developers of the Ailsa Street scheme, have indicated that an earlier decision is required in order to fit with its development timetable. The negotiations with the developers have recently been concluded, with insufficient time for the report to be finalised and published at least five days prior to the meeting. However it should be noted that the forthcoming decision notice was published in May 2018

Executive Summary

The Council owns a number of assets that are currently vacant. These assets are both a financial burden at a time of fiscal constraint, and an opportunity. There is a regeneration project within the Poplar riverside area, referred to as the Ailsa Wharf scheme. The scheme, which has planning consent, includes areas of vacant land owned by the Council.

In order to facilitate the carrying out of the scheme by the developer and to generate a capital receipt for the Council, it is proposed that the Council agrees to sell land to the developer on the terms set out in this report. At its meeting in November 2017, Cabinet agreed to proceed with a sale of the land to the then developer. Subsequently the development opportunity was sold and the Council has been negotiating terms with the new developer. These terms are now substantially agreed and are presented in this report for approval.

The land involved is situated in Ailsa Street, Lochnagar Street and Bromley Hall Road E14 as shown on the plan at Appendix A, where the Council land is shown shaded in a plum colour ("the Council land") and the other land making up the development site is shown shaded in a lilac colour.

Recommendations:

The Mayor in Cabinet is recommended to:

1. Note that the Council land at Ailsa Street, Lochnagar Street and Bromley Hall Road E14, as shown on the plan at Appendix A, was confirmed by Cabinet as being surplus to the Council's requirements in November 2017.
2. Agree to the disposal of the Council's freehold interest in the Council land to London River Lea One Ltd on the terms set out in the report.
3. Authorise the Corporate Director of Place, to agree to any subsequent minor or favourable variations to the terms and the precise boundaries of the Council land to be sold, in order to implement the recommendation above.
4. Agree to delegate authority to the Corporate Director of Place to decide whether the Council will acquire the affordable housing units to be provided within the scheme and whether to acquire a further 5% of the total number of units provided, for use as additional affordable housing, or to meet other housing objectives.
5. Agree to delegate authority to the Corporate Director of Place to agree the terms for both of the acquisitions mentioned in paragraph 4 above.
6. Authorise the Corporate Director of Place of to agree to any

subsequent minor or favourable variations to the terms and the precise boundaries of the land to be sold, in order to implement the recommendations above.

7. Authorise the Corporate Director of Place, to enter into the necessary legal agreements required to implement the recommendations above.
8. To note the equalities considerations as set out in section 7.

1. REASONS FOR THE DECISIONS

- 1.1 It is important at a time of reducing funding and budgets in the public sector to ensure that efficiencies are driven through the running and/or disposals of the Council's assets to reduce revenue costs and/or generate capital receipts.
- 1.2 The decisions in this report will contribute to the continual review and rationalisation of the Council's assets, and help reduce the operational portfolio to the optimum required. The disposal will generate a capital receipt for the Council, which can be reinvested and directed to its principal expenditure priorities. It will also reduce revenue expenditure on upkeep, maintenance and security.
- 1.3 The proposed redevelopment of the land as part of a wider regeneration area will bring disused and environmentally poor sites in a prominent location into productive use. By taking constructive action in this way, the Council is meeting its strategic enabling role in promoting regeneration. The redevelopment will have a potentially transformative effect on this area of the borough. The provision of a significant amount of affordable housing will help the Council to meet its targets and support people on lower incomes into quality accommodation.
- 1.4 At its meeting in November 2017, Cabinet agreed to proceed with a sale of the land to the then developer. Subsequently the development opportunity was sold and the Council has been negotiating terms with the new developer. These terms are now substantially agreed and are presented in this report for approval.
- 1.5 The Poplar Riverside Housing Zone was established in 2016. The Housing Zone contains 10 potential development sites the majority of which occupy former industrial lands bound by the A12, A13 and River Lea. The Council is focussed on ensuring a significant quantum and mix of affordable homes is delivered in the Housing Zone, alongside high quality and affordable workspace, open space, cultural facilities and community infrastructure.
- 1.6 Poplar Riverside has the potential to emerge as London's new affordable

district in which to both live and work. Utilising the rich asset that is the River Lea will be crucial to the regeneration of Poplar, and equally important will be the delivery of key infrastructure to significantly improve connectivity and reduce severance, creating a network of routes that open up Poplar Riverside to the rest of Tower Hamlets and East London.

- 1.7 Over 15,000 homes are likely to be built in Poplar Riverside over the next 10 to 15 years, with the majority scheduled for delivery by the early 2020s. The development of Poplar Riverside will also provide up to 3,000 new jobs, new parks and open spaces, improvements to the wider Lea River Par and new schools.
- 1.8 GLA Housing Zone funding is no longer available, and the Council is pursuing a range of other funding options for infrastructure as well as other regeneration objectives. However, before the end of the Housing Zone funding programme in 2018, the Council did secure GLA funds towards the delivery of a new pedestrian and cycle bridge at Lochnagar Street.
- 1.9 The terms of the proposed Council land sale include options for the Council to purchase the affordable housing units provided in the scheme and an additional 5% of units for use as affordable housing. It is proposed that the decision to exercise these options is delegated to the Corporate Director of Place in line with the position on the acquisition of residential property for affordable housing generally approved by the Mayor in November 2017.

2. ALTERNATIVE OPTIONS

- 2.1 The Council has the option of developing the land itself, but the land consists of discrete areas, and the benefits of a comprehensive development would not be delivered through a piecemeal approach. In isolation the Council's land would deliver a restricted number of units compared to the contribution it would make to a wider scheme and the quality of the immediate environment would in any event make this an unattractive alternative. The ability to produce a significant income from the Council land from a commercial letting is also affected by the environment. The likely interest would be from low value uses, such as the vehicle salvage or waste processing operations that currently dominate the area.
- 2.2 In terms of the approach to the disposal, the Council land could be sold in the open market following a marketing programme. However, the adjoining land making up the Ailsa Wharf scheme has been assembled by the developer. This puts the developer in the position of a special purchaser. Such a

purchaser would be expected to offer terms to the Council more beneficial than those that other parties would be able to offer. The purchaser, by virtue of its site assembly, is in a position to take forward the wider development, which brings other benefits to the Council.

- 2.3 In line with the Council's Disposal Policy, agreed by Cabinet in April 2015, the Corporate Director of Place confirms that sale by negotiation is the most appropriate method of disposal, for the reasons set out above.

3. DETAILS OF REPORT

- 3.1 The Council has a significant operational and commercial portfolio that it manages. Officers continually review the property portfolio and bring forward sites for direct development or disposal from time to time. The direct development options depend on the availability of funding and the size of the redevelopment opportunity. Disposal of surplus sites reduces the revenue costs for the maintenance and security of vacant buildings, whilst generating a capital receipt.
- 3.2 This report focuses on Council land that has been mostly vacant for a number of years. The security and other vacant property costs place a significant demand on a limited revenue budget. This is expenditure that has not provided any direct benefit to the residents of the borough. Reduction of these revenue costs by disposing of the Council land will allow the Council to focus revenue budgets on services of higher priority.
- 3.3 The area in which the sites are situated is characterised by a poor environment and fly-tipping. Existing businesses include waste treatment and car scrapping. The costs incurred by the Council in securing and managing the vacant sites are significant. In 2018/19 the Council spent approximately £132,000 on security.
- 3.4 The Council, through the disposal of the land, will achieve the best consideration that can reasonably be obtained in accordance with its statutory obligations.
- 3.5 The Council's land to be disposed land consists of five separate areas. The Council's land represents around 30% of the total development site area. Part of the land to the west of Ailsa Street is subject to a lease to Poplar Harca, which has in turn granted an occupational tenancy to two individuals, trading as City Wood Services. This tenancy will be brought to an end in line with the redevelopment programme.

- 3.6 The two rectangular shaped areas of land to the north of Ailsa Street were subject to short term leases to a company, in respect of which the Council terminated the leases in May 2018. The other areas of Council land to the west and south of Ailsa Street have been vacant for some time. The vacant land is currently being secured with a full time staffed security presence.
- 3.7 The location plan attached at Appendix A is for identification. The precise boundaries of the land to be sold are to be determined on site and by reference to the title documents. Authority is therefore sought for the Corporate Director of Place to determine the precise boundaries of the land to be sold in order to implement the recommendations.
- 3.8 It is proposed to sell the Council land on a freehold basis, rather than through a 199 year leasehold interest, the latter being standard Council practice. This is because the Council land is being assembled with other land that is being acquired freehold. The proposed development will overlap existing ownership boundaries and for there to be different tenures would create significant difficulties for the development.
- 3.9 At its meeting in November 2017, Cabinet agreed to sell the Council land in Ailsa Street to Ailsa Wharf Developments (AWD), on the basis of the terms set out in the report. AWD set a deadline date of 11 December 2017 to exchange contracts. By the beginning of December, the draft contract for sale was mostly complete, although some key points remained unresolved.
- 3.10 Subsequently it was confirmed that AWD had sold the development opportunity to a new developer. The purchaser was a vehicle formed by a consortium of companies, including Hong Kong based developer, Country Garden (CG) and other China based investors. The vehicle is called London River Lea One Ltd (LRLO).
- 3.11 Since the sale took place, the Council has been negotiating with LRLO. In that time the s106 agreement for the scheme has been completed and, with it, planning permission granted. The land sale negotiations have reached an advanced stage, with provisional agreement on the major points. This is reflected in a set of heads of terms, which cover the same key items that were included in the deal previously approved at Cabinet.
- 3.12 In addition to the terms of sale, the s106 agreement and planning process will give the Council, in its role as Local Planning Authority, some control over the nature of the development and in particular the delivery of priority affordable housing. It should be noted that this will be subject to viability in the usual way.

- 3.13 The planning permission is for a mixed use scheme providing 785 residential units and 2,950 sm of commercial floor space, within a series of thirteen buildings of between three and seventeen storeys. The grant of planning consent does not guarantee that a development will take place. The Council is able to include terms within the Council land sale that encourage development, within the constraints of procurement regulations. A summary of the terms provisionally agreed is provided in exempt Appendix B.
- 3.14 The Council appointed Gerald Eve to advise on the negotiations for the sale of the Council land. After negotiations, provisional agreement on heads of terms has been reached. The main commercial provisions in the heads of terms are summarised in exempt Appendix B. Asset Management officers advise that the terms represent best consideration for the Council as required under s123 of the Local Government Act 1972.
- 3.15 The developer intends to implement the scheme in two phases. The first phase is to the east and north parts of the site and does not involve any of the Council land. The second phase is for the remainder of the site and contains the Council land along with other land to be acquired from third party owners. The two phase approach is reflected in the planning permission.
- 3.16 One of the main reasons for the disposal is to facilitate the comprehensive redevelopment. The Council has introduced a number of measures to help secure delivery of the redevelopment, without creating an obligation to carry it out, which would have procurement implications. These are;
- Linking the planning coverage to both phases, which will make selling on the site without development a less attractive option,
 - Including a clawback mechanism if part, or all, of the overall site is sold within a defined period and including a buy-back option for the Council to re-acquire its original freehold interest if development has not commenced within a defined period.
- 3.17 If the development is delivered, the Council will have options, which are equivalent to rights of first refusal, to;
- Purchase private residential units, which it will use as affordable housing, above the level secured through the planning process, such that the resulting proportion of affordable is a minimum of 40% across the overall scheme.
 - To acquire the affordable housing units secured through the s106 agreement or to nominate a body to do so. This option applies separately to the various component tenures and to the whole of the provision.

- 3.18 In terms of the workspace provision in the development, there is 2,950 sm of space to be distributed across five of the thirteen blocks. In comparable developments such commercial space has proved difficult to let, with the economic outcomes the Council seeks to achieve not being delivered in practice. For this reason the Council has agreed terms to ensure that the workspace, if delivered and subject to completion of the units, is let as quickly as possible with an option to acquire workspace that is not let after a given period on a long leasehold basis, at a discount to market value.
- 3.19 On any letting of the units by the Council it is likely to be necessary to add VAT to the rent in order to protect the Council's financial position. The workspace will be fitted out to a shell and core specification. If the Council elects not to exercise its option it will be able to direct the developer to market the unlet/unsold commercial units at the average of the values set out within two valuations to be obtained.
- 3.20 The following benefits may arise from the Council's involvement in the workspace;
- Ensure the space is let at an early stage,
 - Generate economic activity, supporting jobs and businesses,
 - Support the establishment of a new 'place' though active use of non-residential elements of the scheme,
 - Signal a vibrant start to the anticipated wholesale regeneration of the Leaside in this part of the borough,
 - As far as is possible ensure that the workspace is let at reasonable rents.
- 3.21 Any acquisition by the Council of workspace will be subject to a further Cabinet report at the relevant time.
- 3.22 The developer is committed to bring forward a design proposal and planning application for a cycle and pedestrian bridge over the River Lea from Lochnagar Street. The planning application will be to both Newham and Tower Hamlets Councils. Land on the Tower Hamlets side of the river has been secured for the structure within the scheme, but not land on the Newham side, which is in private ownership. The right to use the bridge design documents for future construction will be transferred to the Council following the grant of planning permission. The developer will safeguard land for the bridge foot print within the development and transfer it to the Council when required. The developer will support the Council to progress other aspects of the bridge proposal.

- 3.23 The Council entered into an agreement with the GLA in February 2018 to provide funding towards delivery of the Lochnagar pedestrian and cycle bridge. The details of the funding being provided through the grant are included in the exempt Appendix B. The funding comes with conditions relating to a number of delivery milestones for the bridge itself and also the wider Ailsa Wharf development. Given the time it has taken to get to an agreement following the original commercial terms agreed with Ailsa Wharf Developments, some of these milestones will need to be renegotiated with the GLA ahead of the Council drawing down any funds or committing to expenditure. GLA officers have been tracking the progress of the Ailsa Wharf scheme and the Council's negotiations with Country Garden. The GLA is aware that changes have occurred and GLA officers have indicated a willingness to amend the terms of the February 2018 funding agreement.
- 3.24 Legal work on the disposal contract has been undertaken at risk, with the developer having agreed to meet the Council's reasonable legal costs, subject to a cap.

4. COMMENTS OF THE CHIEF FINANCE OFFICER

- 4.1 On 28th November 2017, the Mayor in Cabinet declared the sites at Ailsa Street, Lochnagar Street and Bromley Hall Road, all located within the Poplar Riverside Housing Zone area, as surplus to requirements, and agreed that they would be sold by negotiation to the neighbouring landowner, Ailsa Wharf Development (AWG). Before the sale could be completed, AWG subsequently sold its interest in the adjoining land to London River Lea One Ltd (LRLO). This report seeks the agreement of the Mayor in Cabinet to now dispose of the land to LRLO.
- 4.2 Other options for the sites have been considered, including the possibility of the Council redeveloping them itself, however Council officers are of the view that the opportunity to regenerate the whole area through the sale of the Council's land to the other significant landowner is the preferred option in order to facilitate the redevelopment of the full site.
- 4.3 The sale transaction is a disposal to a 'special purchaser' i.e. a sale to a purchaser for whom the land has a higher value than for anyone else. The Council appointed Gerald Eve LLP to act on its behalf in the valuation assessment and subsequent negotiations with the developer. The costs of this commission are estimated at £25,000.
- 4.4 Following negotiation, a guaranteed capital receipt will be realised on completion of the disposal. In addition to the payment, a number of additional clauses have been negotiated by the Council.

4.5 Affordable Housing

- 4.5.1 The Heads of Terms provide the Council with the option to acquire some or all of the affordable housing units secured through the section 106 agreement or to nominate a body to do so. The acquisition of affordable housing units offers very good value for money, particularly as the purchases can be part funded (up to 30%) from the significant levels of retained receipts that the Council is holding from disposals of properties sold under Right to Buy legislation. It should be noted however that at this stage the Council is not committed to purchase these units or any empty commercial workspace units that it will also have a right to acquire if they remain vacant after an eighteen month period. Any purchases will be subject to a detailed assessment of the financial viability of the properties and will be subject to further approval by the Mayor in Cabinet.
- 4.5.2 In addition to the affordable housing provided under Section 106 agreements, the Council will have an option to purchase private residential units for use as affordable housing. This will mean that the proportion of affordable housing across the overall scheme will exceed 40%. Again the Council is not entering into any commitment at this stage.

4.6 Overage and Claw-back

- 4.6.1 Planning and Sales overage conditions have been incorporated into the Heads of Terms to protect the Council's interests. Both of these overage options are dependent on future market events and are not quantifiable, however the inclusion of the provisions protects the Council's interests in the event that market values or construction densities on the site increase in future years. A claw-back arrangement is also proposed whereby the Council will receive an element of any increase in land value in the event that the site is sold prior to development.

4.7 Buyback Provision

- 4.7.1 In order to encourage the development to take place in a timely manner, the Council has secured a buy-back provision. If this option does arise, a full assessment of the implications of repurchasing the site will be undertaken, with ultimate approval by the Mayor in Cabinet.
- 4.8 The site is held under Housing Revenue Account (HRA) powers, and as such, any receipts from disposal will be 100% usable within the HRA as these receipts are no longer subject to the pooling regime. They are also fully usable within the General Fund if applied for the provision of affordable housing or to fund regeneration projects. No potential receipts have been assumed as resources available to finance the capital programme, and as outlined above, future decisions in relation to this site will be the subject of further reports to the Mayor in Cabinet. All decisions on use of the capital receipt will be considered in accordance with the priorities identified within the Council's capital strategy.
- 4.9 Any costs that the Council incurs in relation to the sale can be met through the 'top-slicing' of up to 4% of the receipt value. These costs have been forward

funded in advance of the capital receipt being generated, and will be abortive if the sale does not proceed for any reason. In these circumstances the costs would need to be met from revenue.

- 4.10 The sites have been empty for several years and generate no income for the authority. Disposal will mean the Council is no longer liable for any upkeep of the land on which it is currently incurring revenue costs in order to ensure that the sites are secure. These costs totalled approximately £132,000 during the 2018-19 financial year and disposal of the sites will avoid the need for this expenditure to be incurred in future and will therefore reduce potential budgetary risks.
- 4.11 The Housing Zone area attracted significant levels of potential funding from the GLA, with elements relating specifically to the Ailsa Street area. Prior to this financing opportunity ending in 2018, the Council secured GLA funding to 'top up' other possible funding from the Mayor of London's Strategic Investment Pot for the proposed River Lea pedestrian and cycle bridge. Decisions in relation to this project will be sought within future reports to the Mayor in Cabinet.
- 4.12 The eventual redevelopment of the full site will generate resources through Section 106 or Community Infrastructure Levy obligations, or affordable housing liabilities. These will be controlled by the Council. The housing units within the development will also increase the Council's entitlement to New Homes Bonus which is currently assessed at approximately £1,900 per annum per additional housing unit. There are approximately 800 new housing units proposed within the development area which would equate to an additional New Homes Bonus entitlement of £1.5 million based on current rates. Following changes to the system the funding for each new property is now paid for a four year period rather than the original six years. The Council will also generate additional Business Rate income from the commercial workspace units.

4.13 VAT

- 4.13.1 The position in respect of the Council's option to elect to tax the property will need to be fully considered against its partial exemption position particularly in the light of the comments at para 3.19 of this report. Such an election would impact on both the sales receipts and any future income streams.
- 4.14 Details of the disposal terms and further financial comments are included within the restricted Appendix B to this report.

5. LEGAL COMMENTS

- 5.1 The report seeks the decision to declare the Council's land identified as surplus to requirements and to dispose of the freehold interest based on the terms summarised in exempt Appendix B.

- 5.2 The Council has the power by virtue of section 123 of the Local Government Act 1972 to dispose of land in any manner that it may wish, subject to the general requirement to obtain either best consideration or Secretary of State consent. Housing disposals are further covered by s32 of the Housing Act 1985 which again requires consent from the Secretary of State. However such disposals are in turn covered by a General Consent issued by the Secretary of State, requiring only that disposals be at “market value”.
- 5.3 “Market value” is defined in the General Consent as “the amount for which a property would realise on the date of the valuation on a disposal between a willing buyer and a willing seller in an arm’s-length transaction after proper marketing where the parties had each acted knowledgeably, prudently, and without compulsion and where the market value is assessed not earlier than 3 months before the buyer applies or agrees to an offer in writing”.
- 5.4 The Council land is being sold by direct negotiation with the developer, rather than on the open market. The Council’s Disposal Policy, agreed by Cabinet in April 2015, permits such a transaction in circumstances where the disposal could enable a marriage value to be realised. This is the case in situations where, as here, the buyer has a legal interest in the adjoining land.
- 5.5 The Council must consider, when disposing of land in circumstances where, in return, it may also be receiving the benefit of “works”, whether the transaction gives rise to a public works contract. If it did, then the contract would need to be awarded in accordance with the Public Contracts Regulations 2015. The law is clear, however, that where the developer does not have an obligation to carry out the works, the transaction shall be treated as an exempt land disposal. As explained in the report, there is no such obligation in this situation.
- 5.6 There will be provisions within the legal agreement to encourage development, including financial clawback (triggered when the land is sold on within a defined period), sale overage (which will disincentive any on-sale without development) and an option for the Council to buy-back the land (where development has not commenced within a defined period).
- 5.7 Where the developer does build out the scheme, the Council has the ability to exercise options to acquire property, as set out in the exempt Appendix. Should it wish to exercise any of those options, a further Executive decision will be required at the appropriate time.
- 5.8 The Council’s best value duty requires it to manage its asset portfolio in an efficient and effective way. Disposing of land for the best consideration obtainable together with reducing revenue expenditure discharges this duty.
- 5.9 The Council’s market value duty as set out in the consent requires a valuation of not less than three months’ age. This valuation has been obtained and used to set the price at which the Council will dispose of the land.

- 5.10 The Council is required when exercising its functions to comply with the duty set out in section 149 of the Equality Act 2010. Given the current usage of the Council land, there are no direct equality implications arising from the proposed transaction.

6. OTHER STATUTORY IMPLICATIONS

- 6.1 Best value implications. The arrangement proposed in this report supports the Council's best value duty. The proposal represents an efficient and effective use of the Council's estate.
- 6.2 Where an asset has been identified as surplus to requirements, the Council has the option to retain the asset for future use (and in the meantime to pay any costs associated with maintaining and securing the asset) or to sell the asset for a capital receipt.
- 6.3 In this case, the land is in poor condition and has a history of squatting and vandalism. It is guarded on a 24/7 basis at a cost to the Council and currently generates no income.
- 6.4 The Council will receive a capital receipt from the sale and facilitate the development of the wider Ailsa Wharf scheme generating new affordable residential units and workspace providing employment opportunities.
- 6.5 Environment. The Council's land and the surrounding area are in poor environmental condition and the area is subject to extensive fly-tipping, which will cease once redevelopment takes place. Any redevelopment will be of a substantially higher standard of energy efficiency than the current arrangements and built to higher environmental standards.
- 6.6 Risk management issues**
- 6.7 The key risks are set out below.
- 6.8 Vacant possession - the disposal is delayed leading as a result of squatting or failure to achieve vacant possession.
- 6.9 *Mitigation* – Asset Management will ensure that the site is continuously secured until completion. Active management of the process for securing possession.
- 6.10 Development not started – the site is not developed as anticipated by the Council.

- 6.11 Mitigation – a series of measures are built in to the sale terms designed to encourage development to be carried out.
- 6.12 Crime and disorder. Vacant land attracts anti-social behaviour, including vandalism and squatting. The area around the Council land is subject to considerable fly tipping, which the redevelopment will address in the future. The Council is expending significant funds in ensuring that the land is secure. However there are still attempts to enter in order to squat and/or vandalise.
- 6.13 The subsequent redevelopment of the land will remove these problems and help to deal with a number of unattractive sites within the borough.

7.0 EQUALITIES IMPLICATIONS

- 7.1 The development will provide a range of community benefits including affordable housing, public realm and access to the riverside.
 - 7.2 The public sector equality duty under section 149 Equality Act 2010 arises where the Council exercises its functions. The Council proposes to use the capital receipt generated by the sale for priority projects. Such schemes primarily benefit persons who are the intended beneficiaries of the equality duty. The affordable housing to be provided will benefit those in housing need and on lower incomes.
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Linked Reports, Appendices and Background Documents

Linked Report

- None

Appendices

- Appendix A – Site Plan
- Appendix B – Exempt information – summary of disposal terms

Background Documents – Local Authorities (Executive Arrangements)(Access to Information)(England) Regulations 2012

- Cabinet, November 2017, Report on the sale of land at Ailsa Street,
- Strategic Development Committee, November 2017, Report on the planning application for the Ailsa Wharf scheme,

Officer contact details for documents:

- Ralph Million, Senior Strategic Asset Manager, Property & Major Programmes