

Talke Road, Alsager

Option 8: To include the site within the Councils Housing Development Framework.

Advantages:

1. Ability to meet local housing needs.
2. Control over the type of provision which is developed on the Councils land assets.
3. Potential to generate a capital receipt or revenue income stream.
4. There is only the requirement to carry out a mini tendering process given there is a housing framework in already in place.
5. No requirement to borrow funding to develop the homes.

Disadvantages:

1. It is possible the controlling party of the other land may not be successful. Therefore, there is a risk that a comprehensive and cohesive development in a plan-led way may not be delivered.
2. Mobilisation cost may not be shared over site; remediation of wider site dealt with would not be dealt with in a holistic way.
3. Any sale is likely to be less than market value.
4. Timescales are likely to be extended due to the mini tendering process.
5. It is likely given the proximity of the Council's land to the adjoining land that only the controlling interest of the adjoining land may bid. This would then give a similar outcome, but with no real change other than delaying the scheme and frustrating the party with the controlling interest of the adjoining land.

Financial return:

A capital receipt or income will be received.

Financial costs short term

- The Council would still be responsible for the site up until planning permission has been obtained.

Financial Costs longer term

- The Council would no longer be responsible to the costs associated with the site.

Considered as a Disposal of Public Open Space under legislation:

Yes