

## ECONOMIC DEVELOPMENT COMMITTEE

24 MARCH 2021

### OLLERTON HALL

#### **1.0 Purpose of Report**

1.1 To update Members on the disposal of Ollerton Hall.

#### **2.0 Background and Update**

2.1 Members will recall from the November 2020 meeting that following an understandable 'Covid-pause' with the preferred developer, it was agreed to recommence negotiations with both an **Agreement for Lease** and a **Lease** for the conversion of the site to residential use and its sale upon completion of the development.

2.2 I can confirm that both an **Agreement for Lease** and a **Lease** have now been agreed between the Council and the preferred developer Severns (Ollerton) Limited, the Director of which has experience of developing and converting heritage buildings across the region and nationally.

2.3 Members will recall that the purpose of approaching the development in this manner was to enable the developer to secure planning permission and Listed Building consent (submission expected late summer/autumn 2021) before implementing agreed works via a licence agreement, with all works being monitored by the Council (via a Clerk of Works) to ensure a satisfactory standard before the developer is able to complete the purchase at the end of the building process at the agreed price.

2.4 The approach adopted in this case, a lease-to-build option, has been designed specifically in partnership with the developer and Members to ensure comfort for all parties that works are deliverable.

2.5 Members attention is drawn to some specific requirements within the now executed agreements:

2.6 The **Agreement to Lease** binds the developer to:

- Submitting to the Council (as Landlord) proposed planning and listed building consent applications within 120 working days, and to in-turn submit these to the Council as Local Planning Authority within a further 20 days of confirmation that the Council agrees the content of the applications
- To notify the Council of any 'unacceptable' conditions within 10 days of receiving grants of planning permission and listed building consent. Unacceptable conditions in this case include that no S106 or CIL charge payments will be applicable. It must be noted that this will be a decision for the LPA to determine based on the planning submission of the preferred developer. This does not pre-determine the issue or bind the LPA. If the LPA determines that S106 contributions or CIL must be provided, the preferred developer will not be bound to purchase the building.
- A longstop date to secure planning permission.

- A requirement that the Council's Conservation Schedule of Works are included in the approved Listed Building Consent.
- That when all of the above is met the preferred developer pays the Council its deposit, with the **Lease** then commencing.

## 2.7 The Lease secures:

- A requirement to implement the scheme in accordance with the approved planning permissions and listed building consents (as may be amended by the LPA)
- A requirement for a Clerk of Works to be employed to regularly monitor progress of construction on the site
- That the preferred developer can purchase the site for the agreed price upon practical completion and Council sign-off (via the Clerk of Works) of the scheme

2.8 Further updates will be provided to the Committee as the scheme progresses. It is hoped, in due course, this will include a site visit. For the avoidance of doubt the Council, as Local Planning Authority, will now be tasked with responding to a pre-application process and determining any planning submission through its required regulatory due process.

## 3.0 Equalities Implications

3.1 Equality impacts will be considered as part of the design, consenting, and construction of the final scheme by the preferred bidder.

## 4.0 Digital Implications

4.1 None with respect to the proposed construction, save for public consultation will/may utilise electronic means of communication should national or local Covid-19 restrictions require.

## 5.0 Financial Implications (FIN20-21/9601)

5.1 There are no revisions to the proposed disposal which differ from the Policy & Finance Committee decision at its 28 November 2019 meeting. It remains the case that the any capital receipt secured from the freehold sale of Ollerton Hall (net of any associated fees, including the Council's Clerk of Works) will be ring fenced towards regeneration proposals within the Ollerton & Boughton area.

## 6.0 Community Plan – Alignment to Objectives

The redevelopment of Ollerton Hall will secure a sustainable reuse of an important and iconic listed asset, delivering inclusive and sustainable economic growth and protecting the historic environment.

## 7.0 RECOMMENDATION

**That the contents of the report be noted.**

**Reason for Recommendation**

**To keep Members informed of the latest position on plans to redevelop Ollerton Hall.**

**Background Papers**

Nil

For further information please contact Matt Lamb on ext. 5842.

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