

BOLSOVER DISTRICT COUNCIL

Meeting of the Executive on 23rd June 2025

Disposal of Land at Rowan Drive, Shirebrook

Report of the Assistant Director for Housing Management

Classification	This report is Open
Contact Officer	Victoria Dawson Assistant Director Housing Management

PURPOSE/SUMMARY OF REPORT

To seek approval for the disposal of Land at Rowan Drive, Shirebrook.

REPORT DETAILS

1. Background

- 1.1 The land in question is edged red on the Plan at Appendix 1. The site is located in Shirebrook approximately 0.6 of a mile to the north-east of the town centre on a Council housing estate. The site is situated between Rowan Drive and Recreation Road.
- 1.2 The former garages have been demolished largely due to their condition and there is minimal income generated from the parking bays which are currently let. The site has been considered for alternative uses, including biodiversity offset which was not suitable. Redevelopment by the Council has also been considered but this has been discounted as not being financially viable.



2. Details of Proposal or Information

- 2.1 There are a number of vehicular and pedestrian accesses off the former garage site into the rear gardens of the properties on Recreation Road. An exercise has been undertaken to identify which of these accesses are by way terminable licences, and which permanent and this would need to be disclosed to any future purchaser. It is assumed that these accesses would not affect the viability of the development of the land.
- 2.2 In addition there are a number of privately owned garages on garage plots, land which is let to the owners by the Council. These are terminable upon notice.
- 2.3 Identified on the plan at Appendix A are the 3 red/hatched areas. These are 3 garage structures on the site which are not in the Council's possession and would be excluded from any Sale.
- 2.4 The site has previously been considered and subsequently discounted for Bolsover Homes development.
- 2.5 The land has been valued at £225,000 and in accordance with the Council's Disposal and Acquisition Policy this matter was referred to the Council's Assets Management Group who have recommended that the land be disposed of with any established access rights being made aware to the future buyer.

Reasons for Recommendation

- 3.1 The former garages have been demolished largely due to their condition and there is minimal income generated from the parking bays which are currently let. The land requires ongoing maintenance by the Council. Disposal would generate a capital receipt for the Council.

4 Alternative Options and Reasons for Rejection

- 4.1 Alternative uses for the site have been considered and discounted.

RECOMMENDATION(S)

That Executive approve disposal of the former garage site at Rowan Drive, Shirebrook .

Approved by Councillor Phil Smith, Portfolio Holder for Housing

IMPLICATIONS:

<u>Finance and Risk</u> Yes <input type="checkbox"/> No <input type="checkbox"/>		
Details: The disposal of this land would result in a capital receipt for the Council. This will be used to finance future capital expenditure. <div>On behalf of the Section 151 Officer</div>		
<u>Legal (including Data Protection)</u> Yes <input type="checkbox"/> No <input type="checkbox"/>		
Details: The Council is required to sale the land for the best consideration possible in accordance with Section 123 of the Local Government Act 1972 <div>On behalf of the Solicitor to the Council</div>		
<u>Staffing</u> Yes <input type="checkbox"/> No <input type="checkbox"/>		
Details: <div>On behalf of the Head of Paid Service</div>		
<u>Equality and Diversity, and Consultation</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <i>(Please speak to the Equality and Diversity Officer for advice)</i>		
Details: None arising from this report		
<u>Environment</u> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Please identify (if applicable) how this proposal/report will help the Authority meet its carbon neutral target or enhance the environment. <i>(Please speak to the Climate Change Officer for advice)</i>		
Details: None arising from this report		

DECISION INFORMATION:

<p><input checked="" type="checkbox"/> Please indicate which threshold applies:</p>	
<p>Is the decision a Key Decision?</p> <p>A Key Decision is an Executive decision which has a significant impact on two or more wards in the District or which results in income or expenditure to the Council above the following thresholds:</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>Revenue (a) Results in the Council making Revenue Savings of £75,000 or more or (b) Results in the Council incurring Revenue Expenditure of £75,000 or more.</p>	<p>(a) <input type="checkbox"/> (b) <input type="checkbox"/></p>

