
REPORT OF THE DEVELOPMENT DIRECTOR

TO THE DEPUTY CITY MAYOR'S PROPRERTY BRIEFING
ON TUESDAY 25TH NOVEMBER 2014

TITLE: SURPLUS PROPERTY – FORMER ORDSALL YOUTH CENTRE,
ORDSALL LANE, SALFORD

RECOMMENDATIONS:

That the Deputy City Mayor approves the following:

1. That the Former Ordsall Youth Centre is retained by the council and transferred to the non-operational managed estate.
 2. That initially the property is offered to Primrose Hill Day Nursery by way of a commercial lease at a Market rent.
 3. That Urban Vision negotiates the terms of the lease for the occupation of the property and obtains any necessary approvals.
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EXECUTIVE SUMMARY:

This purpose built community facility was constructed in the 1970's and has been used as a Youth Club by Salford Council.

The property was identified as being surplus through the Youth Services Review in April 2014 and was vacated in August 2014.

Following consultations five expressions of interest for community type uses have been submitted to the council.

The Council has considered potential options for the future use of this asset including retention and or re-use by the City Council or a third party as well as disposal. It has recommended that the Deputy City Mayor approves the above recommendations.

BACKGROUND DOCUMENTS:

Letter to Ward Councillors and others on the 14th October 2014 requesting comments on this matter.

KEY DECISION: NO

DETAILS:

TITLE: SURPLUS PROPERTY – FORMER ORDSALL YOUTH CENTRE,
ORDSALL LANE, SALFORD

BACKGROUND

The property is a purpose built community facility, which was constructed in the 1970's. It has been used by the Youth Service as a Youth Club for many years.

The property was identified as being surplus through the Youth Services Review in April 2014. The property was vacated in August 2014.

DESCRIPTION

The youth centre is a single storey building with an internal mezzanine floor and basement. It is a community facility of brick construction with a low pitched roof.

The Net Internal Areas are:

Ground Floor:	153.2 Sq.ms
Lower Ground Floor:	57.0 Sq.ms
First Floor:	29.0 Sq.ms

The property benefits from 10 car spaces and is secured by railings around the perimeter.

LOCATION

The property, shown shaded red on the attached plan, is located in a prominent position at the junction of Oldfield Road and Ordsall Lane. To the north of the site immediately adjacent to the youth centre are residential properties. To the west on the opposite side of Oldfield Road is older persons accommodation. On the opposite side of Ordsall Lane is a large employment area. Ordsall Neighbourhood Office is located a short distance away on Robert Hall Street.

Adjoining the youth centre (outside of the railings) is a triangular parcel of land (shaded blue) which is grassed over and has an unadopted footpath running through it east to west. Terrier records classify this land as non operational/underused.

CONDITION

The property has been reasonably well maintained, although there may be some outstanding minor repairs. The main issue with the property is its lack of accessibility and as such is not suitable for general public use without significant physical alterations to the building.

PLANNING COMMENTS

The parcels of land are out-of-centre and are not allocated within the council's Unitary Development Plan. The preference would be for the youth centre site to remain in community use. Should however a proposal for a non-recreation/community use be put forward, it would need to satisfy UDP Policy EHC4. The policy is considered to conform with the National Planning Policy Framework (paragraphs 70 and 74) and as such considerable weight can be placed on its stipulations in the decision making process.

UDP Policy EHC4 states "planning permission for the reuse or redevelopment of existing or former health or community facilities will be granted where there is a clear lack of demand for the existing use, or appropriate alternative provision is made". To satisfy Policy EHC4 and for a non-recreation/community use to be deemed appropriate, falling demand for the facility would need to be demonstrated, alternatively it would have to be shown that there was adequate provision already in the area or that appropriate re-provision would be made. Included in any justification, details of the activities that currently or previously took place at the site would be needed.

The surrounding area comprises a mix of uses, but since housing adjoins the site to the north east, if Policy EHC4 can be satisfied, then residential development would seem to be most appropriate. This would be subject to no amenity concerns given the proximity of employment uses. If the land is redeveloped, any trees on site should be retained wherever possible.

The adjoining parcel of land (shaded blue) is considered to have very limited amenity/recreation value despite being grassed over. This is due its location at the junction of two main roads and its size. There is a footpath running through the land adjoining the youth centre but this is unlikely to be a major constraint. Redeveloping the land along with the youth centre site is likely to create a higher quality scheme to the benefit of its residents and is preferable to retaining the land as open space.

An employment use would not be encouraged, despite the proximity of the Ordsall Lane employment area. The site is clearly separated from employment uses by Ordsall Lane. Also, it is not really compatible with the adjoining housing estate to the north east. Redevelopment of the site for town centre uses (i.e. offices, shops, financial and professional services, restaurants etc) will be difficult to justify. This is on the basis that the broad thrust of the National Planning Policy Framework is to protect existing designated town and neighbourhood centres. In the first instance town centre uses should be directed to in-centre locations within a reasonable catchment area of the site, and normally only when all available sites/buildings have been explored can sequentially less preferable sites be considered.

OPTIONS CONSIDERED

Options considered include:

1. Retention of the building for council use – No expressions of interest from directorates were received.

2. Transfer to the managed estate to lease for third party use - Five parties have expressed an interest in using the building.
3. Disposal.

INTERESTED PARTIES

Primrose Hill Day Nursery

Primrose Hill Day Nursery Ltd currently lease accommodation in the Children's Centre at Primrose Hill Primary School. Due to requirements for additional school places for primary children in the area notice has been served on the nursery terminating the agreement on 3rd November 2014 (Children's Services have informally confirmed that the nursery can continue to operate until the end of December 2014).

The nursery have viewed the Youth Centre and consider it to be suitable for their needs subject to adaptation.

Councillor Mashiter has commented:

"Primrose Hill is the only day nursery on the Ordsall estate and is over subscribed. If I was to immediately prioritise the needs of the Ordsall estate, I would choose the day nursery, as this is a genuine much needed resource. Any loss in the provision of day care given the pressure on the nursery in its current location would be detrimental to what the City's ambitions are for the Ordsall estate. If there is no day nursery, young families may decide not to locate on the Ordsall estate".

Councillor Dobbs has commented:

"I fully support Councillor Mashiter, it is a much valued service within our community and they need new premises".

Children's Services Directorate – Several responses have been submitted in support of this option.

Salix Homes

Salix have registered an interest in the site for consideration within the transfer process. In the short term the building could be used as a community asset with a medium to long term aspiration for redevelopment.

Trustees of King's Church

Until its closure, King's Church ran a fortnightly Kids Club for the local community at the Youth Centre. The Trustees would like to have some involvement in the future use of the building.

Starting Life Well Team

Salford Council is looking to relocate 2 childcare groups currently situated in the Lower Kersal area, the former Youth Centre could be suitable.

Ordsall Trust

The Trust have logged an interest in taking a three year lease of the building, to use as a base for a proposed Construction Skills project, subject to obtaining funding.

DISPOSAL

The council holds the freehold of the whole site (shaded red and blue). There are no restrictive covenants affecting the use of the site and a sale for any use could be considered subject to planning. If the whole site were to be sold the footpath which runs between the red and blue land may need to be stopped up.

The preference from planning would be for the youth centre to remain in community use. Should a proposal for non-recreation/ community use be put forward, any proposal would need to satisfy UDP Policy EHC4:

“planning permission for the reuse or redevelopment of existing or former health or community facilities will be granted where there is a clear lack of demand for the existing use, or appropriate alternative provision is made”.

The site is contained within the Framework Agreement with LPC Living. LPC have been approached to see whether they are interested in developing the site in the event a decision is made to dispose.

CONCLUSION

In view of the presumption in favour of the re-use of community facilities (Policy EHC4) and as planning consent is unlikely to be granted for an alternative use, given the level of community interest, it is recommended that the building is transferred to the managed estate and leased to Primrose Hill Day Nursery on full repairing and insuring terms at a Market rental.

The triangular parcel of land, shown coloured blue, can also be offered to the nursery to provide additional outdoor space (subject to footpath issues being resolved).

In the event that the nursery do not wish to include the land within the lease it can remain as open space maintained by the council. Alternatively, given the site's prominent position, consideration can be given to the potential for erecting an advertisement hoarding on it.

KEY COUNCIL POLICIES:

- Salford City Council's Asset Management Plan
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EQUALITY IMPACT ASSESSMENT AND IMPLICATIONS:

The most effective use of the Council's assets impacts positively on the community and community groups.

ASSESSMENT OF RISK: Low

LEGAL COMMENTS Supplied by: Michelle Brice City Solicitors Department
Manchester City Council (0161 219 6303)

The former Ordsall Youth Centre ('the Property') has been identified as being surplus.

When dealing with the Property, as detailed in the report the following should be checked and applied:-

- (1) Is the Property registered as an Asset of Community Value on Salford's register of such assets. If so the correct procedure should be followed before disposal.
- (2) If the Property is to be transferred to the managed estate that transfer or appropriation as the case may be needs to follow statutory procedure.
- (3) If there is any part of the Property that is to be sold or appropriated that comprises Open space then the advertisement and consideration procedure in s123 2A Local Government Act 1972 need to be applied and followed.
- (4) S123 Local Government Act 1972 – best value requirements need to be applied to any proposals/disposal.
- (5) Title should be checked and any necessary consents (if any) should be obtained before any dealing
- (6) The report confirms that there are no covenants preventing the proposed use.
- (7) There is no proposed method of disposal, once proposals are known the proposals/terms for the same should be checked with City Solicitors
- (8) There is the possibility given the proposals that the Property could be used by Primrose Day Nursery and others by way of licence(s)
- (9) If minded to grant a lease exclusively to Primrose Hill Day Nursery, excluding security of tenure should be considered.
- (10) The Property whilst in the Ordsall 'Framework Agreement' area is not Acquisition Land as defined under the agreement, there is therefore no obligation to sell/offer the Property to LPC Living.

The Council should apply the above and seek further legal advice in respect of any proposals accordingly.

FINANCIAL IMPLICATIONS Supplied by: Chris Mee – Finance Manager
(Capital/PFI) Ext 0434

There are no direct financial implications to be considered within this report, however subject to the outcome of negotiations for the occupation of the property by the

nursery, there should be savings generated on the running / maintenance costs of the building currently incurred by the council and a rental income.

PROCUREMENT IMPLICATIONS Supplied by Mark Griffiths, Procurement Manager
Ext 6290

No procurement implications as it is a disposal by the Council.

HR IMPLICATIONS Supplied by:

No HR implications as it is a disposal by the Council.

OTHER DIRECTORATES CONSULTED: All directorates have been consulted

CONTACT OFFICER: Russ Nutter TEL NO: 793 231

WARDS TO WHICH REPORT RELATES: Ordsall