

**PROPOSED SALE OF AYLESBURY VALE ESTATES ASSET AT ADAMS CLOSE,
BUCKINGHAM**
Councillor Bowles, Cabinet Member for Economic Development and Regeneration

1 Purpose

- 1.1 This reports seeks approval from AVDC as a 50% shareholder in Aylesbury Vale Estates (AVE), for a redundant hut at Adams Close, Buckingham to be removed from the community asset register and the land subsequently sold by AVE for residential development.

2 Recommendation

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| <p>2.1 Cabinet approves</p> <ul style="list-style-type: none">i) The removal of the hut from the AVE community asset registerii) Approves the subsequent sale of the land by AVE for residential development. |
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3 Supporting information

- 3.1 The site off Adams Close was transferred to AVE in 2009 and listed as a community asset. This status in effect protected the tenants of the building (the Scout Association), from being given notice by AVE for commercial reasons.
- 3.2 The site is in a residential area of Buckingham accessed via Adams Close. However, it also backs on to gardens of houses on Western Avenue. A plan showing the location of the site is attached as Appendix 1.
- 3.3 The hut has been occupied by the Scout Association since AVEs involvement in the portfolio. They currently occupy the premises on a 30-year lease to September 2021. No rent is payable. Akeman Asset Management was approached by the Scout Association as they have a new facility for their organisation in Buckingham and as such no longer require the premises off Adams Close. They, therefore, wish to surrender their lease.
- 3.4 The building is dated and in a state of disrepair. AVDC's electoral registration service ceased using the hut as a polling station some time ago because of this.
- 3.5 AVE does not believe that another community organisation would require the building in its current condition and there would certainly be a cost to reinstate it.
- 3.6 In its unoccupied state the building is also a target for vandalism and AVE has already had issues removing a local contractor from the site who was using it to park vehicles, receive deliveries and as a site for their skip. The unauthorised use led to numerous complaints from local residents.

- 3.6 AVE has discussed the potential of the site with planning consultants and a local land agent and are confident the site would be suitable as a small residential development of potentially up to 3 homes.
- 3.7 AVE Board approval has been requested (and given) to agree the surrender with the Scouts, achieve outline planning consent on the plot and sell to a residential developer. However, de-listing the scout hut as a community asset needs AVDC Cabinet approval as does the sale itself as the value of the sale is likely to exceed the £100,000 delegated authority for the sale of any asset (a range of £200,000 -£300,000 is the current expectation).

4 Options considered

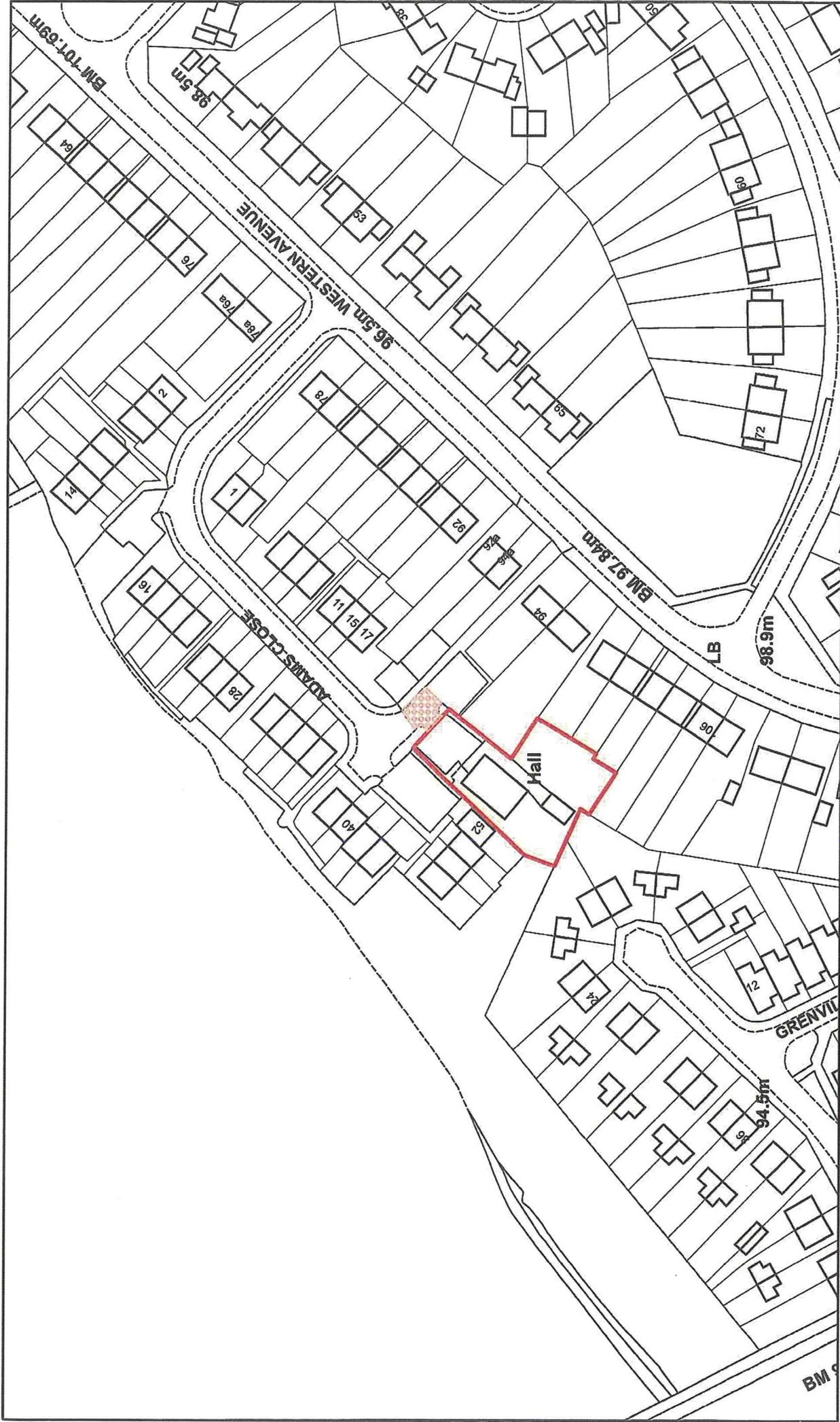
- 4.1 With no obvious alternative community use, the only other option would be to leave the building vacant in case a community use arises in the future but as recently experienced, this option would create other problems.

5 Reasons for Recommendation

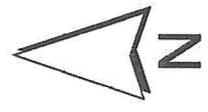
- 5.1 This asset is no longer meeting a local community need and its redevelopment will enable a small housing development to be bought forward.

6 Resource implications

- 6.1 The sale of the asset should generate a receipt for AVE which can be re-invested to help generate dividends for AVDC and the private sector partner.

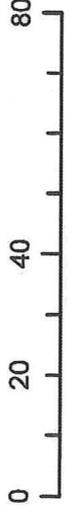


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 Corporate Resources Department
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Scout Site
 Western Avenue
 Buckingham

Part BM310666
 1:1,250
 80 Meters



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