

Wyre Forest District Council

Record of a Council Decision delegated to be made by an Officer

This includes a record of an Executive Decision made by an officer under Regulation 13, Part 4 of the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012

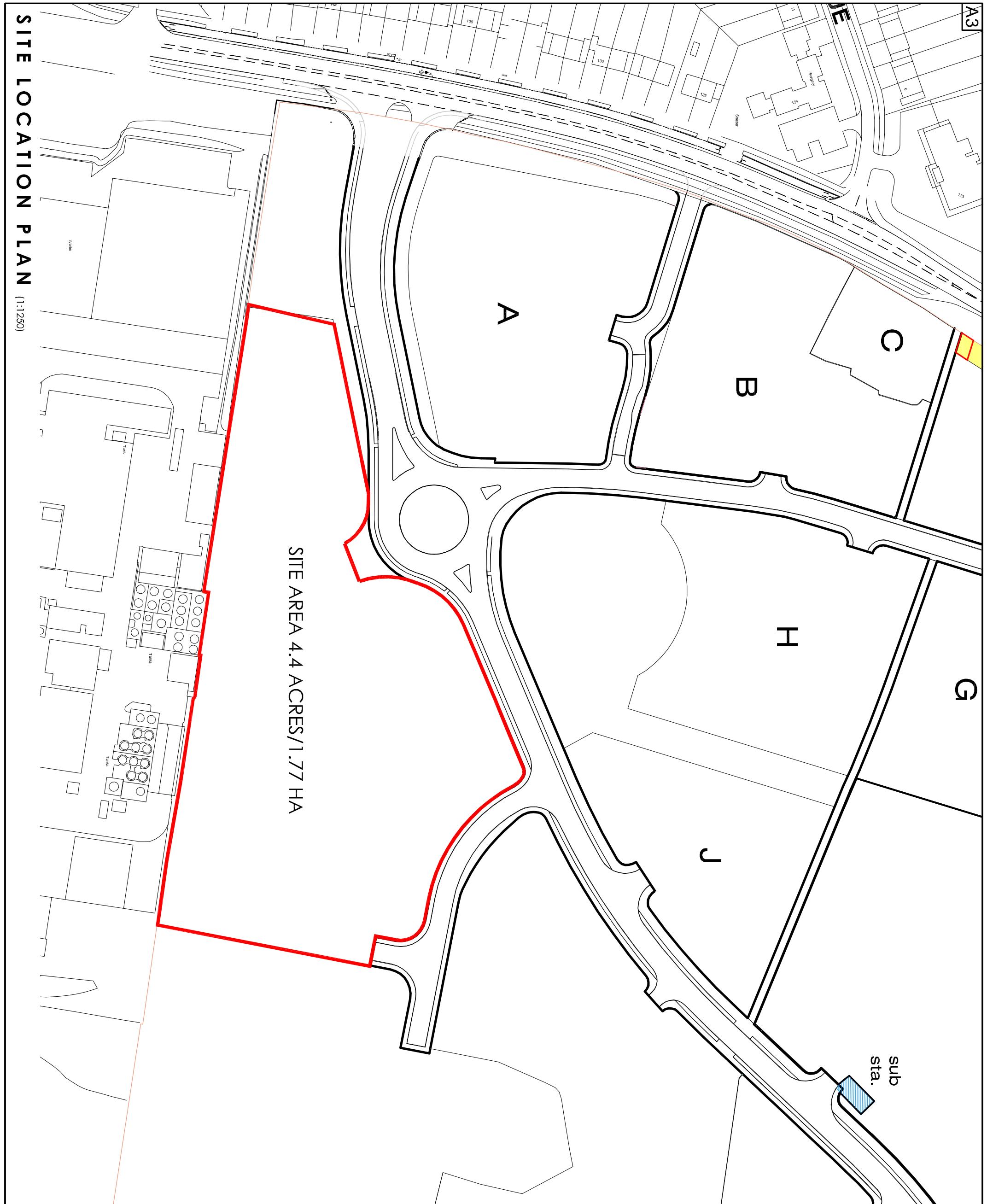
Item decided: Final Business case for purchase of land and 6 industrial units at Silverwoods, Kidderminster.	
Officer who has taken the decision	Corporate Director: Economic Prosperity & Place
Date of the decision	19th January 2018
Reason for the decision/alternatives considered	<p>Cabinet resolved on 22/11/16 to agree the outline business case for investing in new industrial units at a site on the Silverwoods development in Kidderminster. Delegation was granted for the Corporate Director: EP&P to agree the detailed business case in consultation with the Chief Financial Officer (now Corporate Director: Resources) and the Solicitor to the Council and the Cabinet Member for Planning & Economic Regeneration.</p> <p>A detailed business case has been prepared (exempt) and supported with financial modelling and market analysis by Thomas Lister (exempt) and a Red Book valuation undertaken by Thomas Lister (exempt). The business case supports the proposed investment in six industrial units comprising 2000 sq ft to 4000 ft sq with associated parking and servicing which will be purchased upon completion by the developer. This meets with the Council's Corporate Objectives and strategies to support business growth and regeneration. Council on 14th December 2016 has agreed to include the development in the Capital Programme.</p>

Date and source of Delegated Decision (if appropriate)	Cabinet 22/11/16.
Council/Cabinet member consulted – if applicable	Cabinet Member for Planning & Economic Regeneration; Corporate Director: Resources; Solicitor to the Council
Any interest declared by the Consultee or officer	None.

SITE LOCATION PLAN

(1:1250)

SITE AREA 4.4 ACRES / 1.77 HA



PRE-APPLICATION

150cm
140cm
130cm
120cm

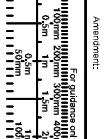
100mm 200mm 300mm 400mm 500mm 600mm 700mm 800mm 900mm 1000mm

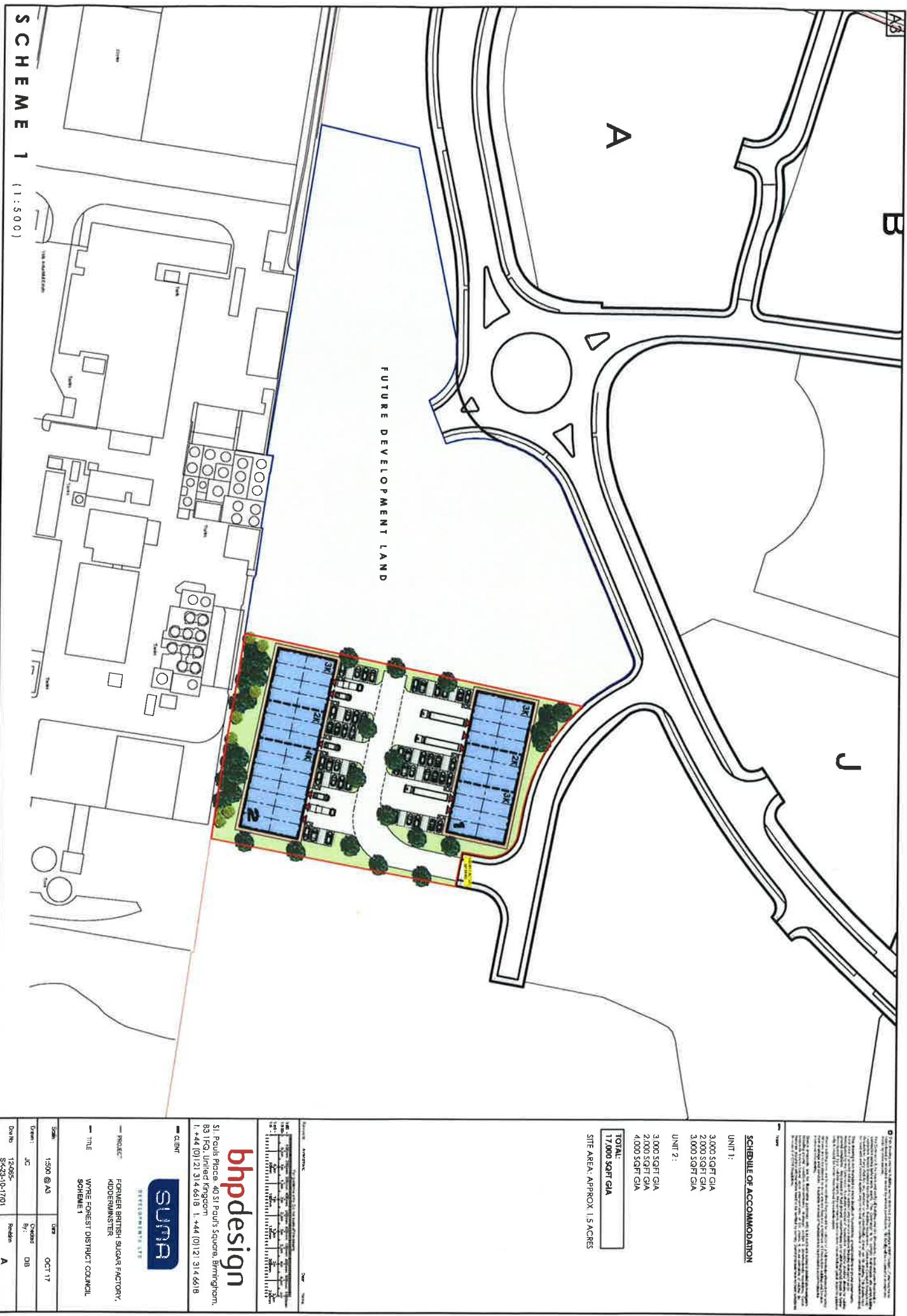
0.5cm 1cm 1.5cm 2cm 2.5cm 3cm 3.5cm 4cm 4.5cm 5cm

0.5mm 1mm 1.5mm 2mm 2.5mm 3mm 3.5mm 4mm 4.5mm 5mm

bhpdesign

— CLIENT:
— PROJECT:
— TITLE:
— SITE LOCATION PLAN
FORMER BRITISH SUGAR FACTORY,
KIDDERMINSTER
DEVELOPMENTS LTD

PRE-APPLICATION		
Notes:		
<p>This drawing and the building works depicted in the copy of BSF Drawing LP and my notes represent an agreed scheme, except by written permission. No liability is accepted for amendments notified by the Client.</p> <p>The Contractor is to comply in full with the drawings and any other documents which may be issued by the Building Control Officer, Building Standards Officer, Construction (Design & Management) Regulations Officer, Fire Officer, Health and Safety Executive, Local Authority or other relevant authority or other relevant body, and any other relevant legislation or other relevant documentation provided. This drawing is not intended to give any guarantee against any structural, geotechnical or other relevant considerations.</p> <p>Each set of drawings is a tool used to support my structure design and may be damaged in use. It must be handled with care and stored in a safe place. A copy of the drawing must be retained at all times. Any damage caused to the original drawing must be reported to me immediately. A copy of the drawing must be retained by the client at all times. Any alterations to the original drawing must be made by me and only should be further investigated by a suitable expert.</p> <p>Where existing areas are to be reduced they should be subject to full structural investigation to verify from a surveyor and a suitable method of construction to prevent subsidence and/or ground movement prior to any proposed changes.</p> <p>Site proposals are for illustrative purposes only, as such as a reference to detailed site investigation and planning applications. All dimensions, areas, elevations, levels, heights, etc., are approximate only. Sketch features, accurate dimensions and details are to be determined by survey. Surveyor's report will then be considered in respect of CDM and other requirements.</p>		
<p>Revision: A Amendment:</p> <p>Object: Name:</p> <p>For guidance only. Do not scale off this drawing.</p> 		
<p>bhpdesign St. Paul's Place, 40 St Paul's Square, Birmingham, B3 1FQ, United Kingdom t. +44 (0)121 314 6618 f. +44 (0)121 314 6618</p> <p>■ CLIENT:</p> <p>SUMA DEVELOPMENTS LTD</p> <p>■ PROJECT: FORMER BRITISH SUGAR FACTORY, KIDDERMINSTER</p> <p>■ TITLE: SITE LOCATION PLAN</p>		
Scale:	1:1250 @ A3	Date: DEC 17
Drawn:	JC	Checked By: DB
Drew No:	12-J065-PP-01	Revised: ■



WYRE FOREST DISTRICT COUNCIL

**COUNCIL
14TH DECEMBER 2016**

**POLICY AND BUDGET FRAMEWORK
MATTERS WHICH REQUIRE A DECISION BY COUNCIL**

**RECOMMENDATIONS FROM THE CABINET –
22ND NOVEMBER 2016**

Purpose of Report

To consider recommendations from the Cabinet on matters outside the policy framework or approved budget of the Council.

SUPPORTING INFORMATION

Would Councillors please note that the related reports and documents have not been included in the Council book, as they have already been sent to Members via the Cabinet agenda. A public inspection copy is available on request. The policy documents, referred to below, have been posted on the Council's website.

RECOMMENDATIONS TO COUNCIL	CABINET MEMBER
Review of Council Tax Reduction Scheme 2017/18 <ul style="list-style-type: none"> From 1 April 2017 the technical changes to align the scheme with housing benefit, tax credits and Universal Credit outlined in paragraph 3.4 of the Cabinet report are adopted in the Council Tax Reduction Scheme. 	Councillor S Fearn
Amendments to Capital Programme The Provision of Temporary Accommodation <ul style="list-style-type: none"> The Capital Programme be amended to include the costs of £267,060 associated with the conversion works, with funding as detailed in paragraph 5.6 of the open report. 	Councillor N Desmond
Industrial Units Investment Business Case <ul style="list-style-type: none"> The Capital Programme be amended to include the costs to accommodate the purchase of the land and construction of the industrial units together with the requisite revisions to the revenue budget as set out in the detail of Appendix 3 of the exempt report. <i>Note: The detailed amounts are set out in the exempt report and are taken into account in the global adjustments to the capital programme set out below.</i> 	

Leisure Centre Provision

- The Capital programme be adjusted to take account of the proposed financial changes resulting from the demolition of the former Glades Leisure Centre and the confirmed capital receipt from Stourport Sports Centre as set out in paragraph 2.1.1 of the exempt report.

Note: The detailed amounts are set out in the exempt report and are taken into account in the global adjustments to the capital programme set out below.

Public Realm

- The Capital programme be adjusted to take account of the proposed financial changes resulting from the Kidderminster Town Centre Public Realm works as set out in paragraph 2.1.2 of the exempt report.

Note: The detailed amounts are set out in the exempt report and are taken into account in the global adjustments to the capital programme set out below.

- The total adjustments to the capital programme arising from the four items above are:

Additions to gross capital costs £ 2,777,095

Funded by

Increase in contributions from third parties £105,000

Changes in amounts of capital receipts £783,060

Increase in prudential borrowing £1,743,065

Direct revenue funding £80,970

Capital Grant £65,000

Total funding: £2,777,095

WYRE FOREST DISTRICT COUNCIL

**Cabinet
22nd November 2016**

**Overview and Scrutiny Committee
Thursday 3rd November 2016**

Industrial Units Investment Business Case

The Committee received an exempt report from the Head of Economic Development and Regeneration - North Worcestershire, which detailed a proposal for the Council to purchase new industrial units.

Members welcomed the proposal which was in line with the Council's recently adopted Strategic Asset Management Plan and Enterprise and Business Growth Strategy.

Recommend to Cabinet:

The proposal to purchase land, at the site identified in the exempt report to the Overview and Scrutiny Committee, and subsequent construction of industrial units be approved, subject to the production of a satisfactory full business case.

Background papers:

Exempt report to the Overview and Scrutiny Committee, Thursday 3rd November 2016