

**Oaklands School Site and The Glebelands Steering Group**  
**27<sup>th</sup> April 2017**

	Actions
<p><b>1. Present:</b></p> <p>Chris Edwards - Chair, Shropshire Council (CE)            Cllr Ted Clarke - Shropshire Council and Parish Council (TC)            Michael Watney, Balfours, agent for Lichfield Diocese (MW)            Lucy Roberts – Community Enablement Officer, Shropshire Council (LR)            David Fairclough, Community Enablement Officer, Shropshire Council (DF)            Cllr Mal Price, Cabinet Member, Shropshire Council (MP)            Jack Parry, Christchurch rep (JP)            Jane Kenyon, Senior Property Officer, Shropshire Council (JK)            Donna Payne, Capital Finance Officer, Shropshire Council            Caroline Higgins, Bayston Hill Parish Clerk            Joanne Hughes - note taker, Shropshire Council (JH)</p> <p>Apologies: Mark Salt, Steve Law, Andy Goldsmith, Rawden Parslow</p>	
<p><b>2. General updates</b></p> <p>CE - The purpose of today's meeting is to bring everyone up to speed as the group have not met for a while.</p> <p>Shropshire Council (SC) have taken external legal advice from Weightmans solicitors in respect of marketing the site as it is complex. Their advice would be to enter into a 'development lease' with a developer rather than a straight sale. This would maintain some control over the development which has always been the main purpose of the Steering Group.</p> <p>SC and the Diocese could procure a developer to build what has been agreed in the planning development brief and determine a start and end date. Putting conditions on the project would however, affect the value. When the development was complete, it would transfer on a freehold basis to the developer.</p> <p>Last month SC colleagues met with the Diocese and their lawyers to discuss procurement of a developer. The key message was that we are in a developers market and the days of selling a site easily are gone. A joint venture to share the risks was discussed which could yield a higher receipt. Soft market testing was also discussed to get an idea of the costs and interest in the site. Balfours agent will be tasked with soft market testing on the production of conditions from the two principal landowners.</p> <p>MP asked whether outline planning permission could offer flexibility with the type of housing, but not the community facilities and green space to be more attractive to a developer. JK responded that the timing of the planning application is dependent on the adoption of the planning brief, which cannot be</p>	

	<p>completed without the financial information from the pending Cabinet report. A chicken and egg situation.</p> <p>DP advised that the Cabinet report can be written without financial information in order to get authority to proceed to soft market testing which will then result in some indicative figures. Then a final report to Cabinet can be produced to seek approval to dispose once quotes received. The Steering Group are recommending an alternative 'social' approach to the development that meets with community approval, rather than a maximum value sale for all parties which would probably mean just housing. A simpler report required at this stage to move things forward.</p> <p>JP concerned that if Cabinet do not approve, the project could stall. MP suggested the report and planning permission sought as soon as possible, going to informal Cabinet first so it can be finalised straight after the elections.</p> <p>MW reported that he had revisited the sale receipt figures from three years ago. With building costs going up and the housing market slowing down, it is assumed approximately £300K less receipt will be achieved. However, with the expectation that building on the site may not commence for a further two years and the effect of the forthcoming General Election and Brexit, it is difficult to predict how the housing market will react.</p> <p>CH noted that whilst discussed informally, the Parish Council have not finally agreed the relocation of the Scout and Guide accommodation at Stanley Parker playing fields. CH will add to their next agenda.</p> <p><b>ACTIONS AGREED</b>  CE to ask Legal to start due diligence  CE to update Andy Goldsmith, Scout and Guides rep  JK to refresh the ecology surveys  DF/LR to updates costs for community building and confirm floor space, plans etc and amend Cabinet report  DF/LR to draft a timeline for communications/drop in event  JH to send latest version of Cabinet report to DF/LR  CE/MW to jointly procure Balfours to start soft market testing  Balfours to draft a sales pack for the soft market testing  Balfours to provide quotation for the soft market testing pack</p>	<p><b>DF to amend draft Cabinet report</b></p> <p><b>CH</b></p>
3.	<b>Any other business</b>	
	None, all covered above	
4.	<b>Date of next meeting</b>	
	10am on 6 <sup>th</sup> June 2017, Oswestry Room, Shirehall	