

Strategic Land & Property Capacity

This note gives further detail on the nature and range of land and property support required by SDC. Capacity over a two year period is required to assist with the following range of activities:

Development Sites

1. Providing a structured, targeted and logical approach to unlocking the district's major development sites. Assessing and building the rationale for the ways in which the Council, through a range of interventions, can add value to the acceleration and delivery of these major high profile sites.

Potential Development Opportunities

2. Enhancing the Council's awareness of potential development opportunities across the district, beyond the major sites currently identified; addressing current opportunities and exploring / proposing a realistic and robust pipeline of future investment opportunities.
3. Preparing a land acquisitions strategy to deliver against SDC's strategic objectives, with associated evidence base and high level development rationale.
4. Providing assessment of the development opportunities emerging through, for example, the recent Call for Sites process; auctions and approaches from public and private sector partners.
5. On a site by site basis and potentially on a portfolio basis, building investment cases which create value within and across development sites.
6. Facilitating land assembly for development.

Asset Management

7. Taking forward the recommendations of the recent Cipfa Property Review, preparing an action plan to make significant service improvements.
8. Providing asset management challenge across SDC's portfolio, recommending development or disposal of those holdings.

Employment Land & Associated Matters

9. Providing an assessment of employment land, and the associated detail covering, e.g. the need and different provision of employment space across the district.

Regeneration & Housing Company

10. Delivering first phase activities contained within the business plan for the Regeneration & Housing Company (once approved), due to commence in the autumn of 2014, i.e. support for a housing acquisitions programme.

Other Matters

11. Enhancing current SDC work on empty properties by developing a programmed approach and delivering against an approved action plan to reduce the number of empty properties across the district.
12. Supporting the development of the Shorncliffe Road site to provide enhanced FE provision by advising how to maximise value from the site.
13. Exploring opportunities for attracting business investment to the area.
14. Providing support in securing external funding, raising finance, exploring JV potential.
15. Exploring how SDC can add value to the delivery of smaller development sites.

This capacity will not be expected to lead in providing:

- Aspects of political engagement and associated governance matters.
- Building the business case for the Regeneration & Housing Company.
- Strategic decision-making.
- State aid matters.