

Report to:	EXECUTIVE CABINET
Date:	25 September 2019
Executive Member / Reporting Officer:	Councillor Cooney Executive Member (Housing, Planning and Employment) Jayne Traverse – Director of Growth Jayne Traverse
Subject:	Plots A & B Hattersley Industrial Estate, Stockport Road, Hattersley
Report Summary:	<p>On the 26 June 2019, the Council approved the terms and conditions for selling Plots A & B Hattersley Industrial Estate, Stockport Road, Hattersley to the RSK Group.</p> <p>It was originally proposed that the purchaser would be the RSK Group whose Head Office is based in Chester, and which is the largest privately owned integrated environmental engineering and technical business for consulting, testing and inspection of land. The company was set up in 1989 and employ 3,500 staff across UK/Europe/Africa & Middle East.</p> <p>The Council has subsequently been requested to sell the land to Alan Ryder Investments Limited which was not communicated at the time of progressing a previous report to 26 June 2019 Cabinet.</p> <p>Alan Ryder founded RSK Group Limited when he left university 31 years ago. He has always been the principal shareholder in RSK Group and has always occupied the position of Managing Director / Chief Executive.</p> <p>Alan Ryder is the sole owner of Alan Ryder Investments Limited, which is a small business that owns various commercial properties which are occupied by RSK Group under arms-length tenancy arrangements.</p> <p>The intention would be for Alan Ryder Investments Limited to own the land at Hattersley which will be developed to form the Hattersley Science and Technology Park. RSK Group will be the primary tenant on the site under a long leasehold arrangement.</p> <p>The Estates Business Manager is confident that this will not impact on the proposal or delivery of the Hattersley Science and Technology Park</p>
Recommendations:	To approve the change of name of the purchaser from the decision approved on the 26 June 2019 from RSK Group to Alan Ryder Investment Ltd.
Policy Implications:	None. Land is classed as Employment Land and the purchasers proposals create new and protect existing employment.
Financial Implications: (Authorised by the statutory Section 151 Officer & Chief Finance Officer)	This income generated of £400k from this disposal will be used towards the capital programme which is currently under prioritisation. The Council will incur a cost of £6.5k (net of VAT) which will consist of legal and surveyors' fees estimated to be £1.5k and agent fees of approximately £5k as stated in section 2.1. This will be funded from existing revenue budgets. The change in buyer doesn't affect the financial position.

**Legal Implications:
(Authorised by the Borough
Solicitor)**

This report follows on from a decision of Executive Cabinet on 26 June 2019 in relation to sale of this land, the decision of which is updated in this report, due to the original purchaser, RSK Group, subsequently nominating a different group company Alan Ryder Investments Limited to complete the purchase.

Risk Management:

Not selling the land will impact on the Capital programme.

Background Information:

Appendix A: report to Cabinet dated 26.06.19

The background papers relating to this report can be inspected by contacting Mathew Chetwynd – Estates Business Manager

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