

**To:** Cabinet  
**Date:** 15 April 2026  
**Report of:** Jane Winfield – Director of Property & Assets  
**Title of Report:** Disposal of Land outside of the City

<b>Summary and recommendations</b>	
<b>Decision being taken:</b>	To approve the disposal of land outside the City
<b>Key decision:</b>	Yes
<b>Cabinet Member:</b>	Cllr Ed Turner – Portfolio holder for Finance and Asset Management
<b>Corporate Priority:</b>	Strong, Inclusive Economy.
<b>Policy Framework:</b>	Asset Management Strategy

<b>Recommendation(s):</b> That Cabinet resolves to:	
<ol style="list-style-type: none"> <li>1. <b>Approve</b> the disposal of land at Grenoble Road;</li> <li>2. <b>Delegate</b> authority to the Director of Property and Assets, in consultation with the Director of Law, Governance and Strategy and the Group Finance Director and Lead Member for Finance and Asset Management to agree the final terms and enter into the final agreement and any other documents necessary to effect the transaction provided that the disposal will meet the requirements of s123 of the Local Government Act 1972 (which states that a council shall not dispose of land otherwise than by way of a short tenancy, for a consideration less than the best that can reasonably be obtained).</li> </ol>	

<b>Information Exempt From Publication</b>	
<b>Exempt Appendix 1 – Not for Publication</b>	This information is exempted from publication under Schedule 12A to the Local Government Act 1972: Information about someone’s finances or business
<b>Exempt Appendix 2 – Not for</b>	

<b>Publication – Risk Register</b>	This information is exempted from publication under Schedule 12A to the Local Government Act 1972: Information about someone’s finances or business
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<b>Appendix No.</b>	<b>Appendix Title</b>	<b>Exempt from Publication</b>
<b>Appendix 1</b>	Exempt Appendix 1 – Not for publication	Yes This information is exempted from publication under Schedule 12A to the Local Government Act 1972 on the following basis: <ul style="list-style-type: none"> <li>Information about someone’s finances or business</li> </ul>
<b>Appendix 2</b>	Exempt Appendix 2 – Not for Publication – Risk Register	Yes This information is exempted from publication under Schedule 12A to the Local Government Act 1972 on the following basis: Information about someone’s finances or business

### **Introduction and background**

1. The City Council is the freeholder owner of circa 80 acres of land to the south of the City. The Council intends to dispose of the land by way of option agreement and ultimately freehold transfer. The terms of the deal are confidential and subject to an NDA. Please see Exempt Appendix 1 – Not for publication for detail.

### **Alternative Options Considered**

2. The Council could not dispose of the land but there are significant benefits that can be realised from this disposal, including a capital receipt, along with a number of economic and environmental benefits. Further information is as detailed in the Exempt Appendix 1 – Not for Publication.

### **Implications of Local Government Reorganisation**

3. Government guidance concerning disposals has been considered in relation to this proposed disposal. This will generate a significant capital receipt for the Council and is a small part of the Council’s total land portfolio. The other benefits the disposal could achieve via development would further benefit the local area

and, as such, it is considered that on balance the disposal should proceed in order to achieve the significant positives for the Council, future council and local areas.

#### **Financial implications**

4. Details of the financial implications can be found in Exempt Appendix 1 – Not for Publication.

#### **Legal issues**

5. Disposals are required to adhere to s123 of the Local Government Act 1972 in terms of securing a disposal value which is the best that can reasonably be obtained. It is considered that this has been met, however further details of the legal issues are addressed in the Exempt Appendix 1 – Not for Publication

#### **Level of risk**

6. Please see Exempt Appendix 2 – Not for Publication

#### **Equalities impact**

7. The financial benefits to the City Council will help provide services, notably those in line with the council’s ambition to create a strong, fair economy and well-run council.
8. The disposal of the freehold does not give rise to any direct equalities issues. Therefore, an equalities impact assessment is not necessary.

#### **Carbon and Environmental Considerations**

9. There are no direct carbon and environmental considerations for the Council.

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#### **Background Papers:**

List the background documents and, if possible, link to them.

All background papers must be listed in accordance with the Local Government (Access to Information) Act and The Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012. This includes, any material which discloses facts or matters on which the report or an important part of it is based and which have been relied on in the preparation of the report

Each document must be listed and a copy of each document made available to members and the public on request, (or they should be directed where to find it if it is already published on the Council's website). All confidential, exempt, copyrighted and published works are EXCLUDED from this requirement.

1 N/A

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