

DECISION-MAKER:	HEAD OF PROPERTY		
SUBJECT:	20 SALERNO ROAD		
DATE OF DECISION:	21 OCTOBER 2014		
REPORT OF:	VALUATION GROUP LEADER		
<u>CONTACT DETAILS</u>			
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STATEMENT OF CONFIDENTIALITY

Confidential Appendix 2 contains information deemed to be exempt from general publication by virtue of category 3 to paragraph 10.4 of the Councils Access to Information Procedure Rules as contained in the Constitution. Publication of this information could influence bids for the property which may be to the Council's financial detriment.

BRIEF SUMMARY

The property is surplus to Council requirements and is to be sold at auction. The purpose of the report is to approve the reserve price.

RECOMMENDATIONS:

- (i) To approve the reserve price for 20 Salerno Road as set out in Confidential Appendix 2.
- (ii) To confirm that the appointed auctioneer be authorised to sign the contract for sale immediately after the auction
- (iii) To note the estimated value of the capital receipt from this disposal has already been built into the funding of the capital programme. Any receipt that differs from the estimate will need to be considered corporately as part of any future prioritisation of resources.

REASONS FOR REPORT RECOMMENDATIONS

1. The property has been vacated by the Council and there is no service need for it. It is therefore surplus to Council requirements.
2. Providing there is competitive bidding at the auction and the reserve is met, a sale at auction will achieve the earliest completion of the sale and achieve the statutory criteria of being the best consideration reasonably obtainable.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 3 The property could be marketed by private treaty. This is considered to be a less certain way of achieving an unconditional sale for the property.

DETAIL (Including consultation carried out)

- 4. 20 Salerno Road was occupied by Children’s Services and was vacated in May. No other Council use for the property has been identified and the property is therefore to be sold. The most appropriate method of sale is considered to be at auction.
- 5. The reserve price needs to be approved and this can be done under the Officer Scheme of Delegation. The reserve price is the minimum price at which the property can be sold. Competitive bidding may drive the price above the reserve.

RESOURCE IMPLICATIONS

Capital/Revenue

- 6. The sale of this property will realise a 100% receipt to the General Fund which has already been built into the funding of the current capital programme. This assumed that the sale would complete in 2014/15. Any receipt that differs from the estimate in terms of value and timing will need to be considered as part of any future prioritisation of resources.
- 7. As reported in September 2014 the capital programme is fully funded based on the latest forecast of available resources although the forecast can be subject to change; most notably with regard to the value and timing of anticipated receipts.
- 8. Any revenue costs associated with maintaining the property until disposal such as rates, security etc will be covered within the existing 2014/15 budgets for Tier 3 Family Support within the Children’s Services Portfolio. Any delay in the sale of these properties would create a pressure on this budget until completion.

Property/Other

- 9. There are no service requirements for the retention of the property. If the sales does not proceed or is delayed, this will result in ongoing maintenance and security costs.

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

- 10. Section 123 Local Government Act 1972

Other Legal Implications:

- 11. None

POLICY FRAMEWORK IMPLICATIONS

- 12. The proposal set out in this report is not contrary to any policy implications. The disposal of a council property for a capital receipt supports the Councils capital programme.

KEY DECISION? Yes

WARDS/COMMUNITIES AFFECTED:	None
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SUPPORTING DOCUMENTATION

Appendices

1.	Site Plan
2.	Recommended Reserve - confidential

Documents In Members' Rooms

1.	None
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Equality Impact Assessment

Do the implications/subject of the report require an Equality Impact Assessment (EIA) to be carried out.	No
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Other Background Documents

Equality Impact Assessment and Other Background documents available for inspection at:

Title of Background Paper(s)

Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)

1.	None	
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