

DECISION-MAKER:	CABINET
SUBJECT:	DISPOSAL OF LAND AT SULLIVAN ROAD (FORMER BIRCH LAWN CARE HOME)
DATE OF DECISION:	21 NOVEMBER 2011
REPORT OF:	CABINET MEMBER FOR RESOURCES, LEISURE AND CULTURE

STATEMENT OF CONFIDENTIALITY

Confidential Appendix 2 to this report contains information deemed to be exempt from general publication based on Category 3 of Paragraph 10.4 of the Council's Access to Information Procedure Rules. The appendix includes a table showing all the tenders and the bids received for the property which, if disclosed prior to entering into a contract, could put the Council at a commercial disadvantage. The appendix also includes a summary of all expenditure to date for this property in relation to the demolition and subsequent disposal. In applying the public interest test it is not considered appropriate to publish this information as it could influence bids for a property which may be to the Council's financial detriment.

BRIEF SUMMARY

This report seeks authority for the sale of the Council's freehold interest of Land at Sullivan Road. The property for sale comprises a parcel of land which formerly housed Birch Lawn Care Home and a smaller adjoining parcel of land which accommodated a Caretakers House. The buildings have been demolished and the combined plot fenced with security hoardings. The cleared site offers the opportunity to realise a capital receipt.

RECOMMENDATIONS:

- (i) To approve the principle of the sale of the Council's freehold interest and
 - (a) To delegate authority to the Head of Property and Procurement to approve the preferred tender, agree the terms of the sale and carry out all ancillary matters to dispose of the site.
 - (b) To note that the capital receipt will be used to reduce the current funding deficit in the capital programme.

REASONS FOR REPORT RECOMMENDATIONS

1. To enable the redevelopment of a cleared site thereby delivering significant environmental improvements and the promotion of the regeneration of the area.
2. To realise a significant capital receipt.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

3. Do nothing. The subject property could be retained in Council ownership; however as a cleared and vacant site this would have a number of disadvantages including:
 - Would not generate a Capital Receipt
 - Encourage further security risks to adjoining premises particularly the Sure Start Centre and Surgery the latter of which has been subjected to bouts of vandalism

- There are no Council requirements for this property
- On-going security costs if site security continues to be breached.

DETAIL (Including consultation carried out)

- 4 The property comprises a cleared site which formerly accommodated a Care Home and Caretakers House both of which were considered surplus to requirements and have since been demolished. The property sits within a residential housing estate which would benefit from an element of regeneration which redevelopment of the site would enable.
5. The site is being marketed and it is expected that it will be sold on a conditional basis subject to the purchaser obtaining planning permission. The bids received are outlined in Confidential Appendix II and are currently being evaluated as part of the due diligence process.
6. Approval is sought to delegate authority to the Head of Property and Procurement to approve the acceptance of the selected tender for the property and to negotiate and agree the terms of the land sale.

RESOURCE IMPLICATIONS

Capital/Revenue

7. There are no revenue implications arising from the sale of the property, as a cleared site it does not bring in any income and no longer required by the Council, is considered suitable for disposal.
8. The sale will realise 100% capital receipt to the General Fund.
- 9 The bids received are all conditional on planning consent being granted, it is expected therefore that the sale will not complete until 2012/2013 financial year.
10. If disposal of the site does not proceed or is delayed, this will result in ongoing site security costs.

Property/Other

- 11 Covered in report

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

Section 123 of the Local Government Act 1972.

Other Legal Implications:

- 12 n/a

POLICY FRAMEWORK IMPLICATIONS

- 13 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.

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KEY DECISION? Yes

WARDS/COMMUNITIES AFFECTED:	None
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SUPPORTING DOCUMENTATION

Non-confidential appendices are in the Members' Rooms and can be accessed on-line

Appendices

1.	Site Plan
2.	Confidential Appendix 2

Documents In Members' Rooms

1.	None
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Integrated Impact Assessment

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

Integrated 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)
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1.	None	
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