

DECISION-MAKER:	CABINET		
SUBJECT:	SALE OF PORTSMOUTH ROAD CAR PARK AND LOCAL HOUSING OFFICE		
DATE OF DECISION:	15 SEPTEMBER 2015		
REPORT OF:	LEADER OF THE COUNCIL		
<u>CONTACT DETAILS</u>			
AUTHOR:	Name:	Neville Payne	Tel: 023 8083 2594
	E-mail:	Neville.payne@southampton.gov.uk	
Director	Name:	Director, Place	Tel: 023 8083 2371
	E-mail:	Mark.heath@southampton.gov.uk	

STATEMENT OF CONFIDENTIALITY

Confidential Appendix 2 contains information deemed to be exempt from general publication by virtue of category 3 the Council's Access to Information Procedure Rules. Publication of this information prior to entering into a legal contract could put the Council at a commercial disadvantage.

BRIEF SUMMARY

The report sets out the results of the marketing of the Portsmouth Road car park and adjoining local housing office building and seeks approval for the sale.

RECOMMENDATIONS:

	(i)	To approve the sale of the Portsmouth Road car park and Local Housing Office as shown at Appendix 1;
	(ii)	To delegate authority to Head of Property to agree the final price and other terms with the preferred bidder and in the event that the preferred bid is withdrawn or no longer remains best consideration to agree terms with an alternative purchaser and to continue such process as necessary, including re-marketing the property if necessary;
	(iii)	To authorise Head of Property to take any further action necessary to give effect to this decision;
	(iv)	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;
	(v)	To note that any proceeds from this disposal will be allocated in line with the principles set out in the capital strategy. At the time of setting the capital programme consideration will be given to the allocation of up to 25% of any surplus from this disposal and related disposals in the area, to enable local priorities within the Woolston and Peartree wards to be undertaken.

REASONS FOR REPORT RECOMMENDATIONS

1.	The car park is subject to a closing order and the housing office is to be vacated when it relocates to the new Centenary Quay library. There is therefore no service need for the properties.
2.	Sale of the properties will generate a significant capital receipt.
ALTERNATIVE OPTIONS CONSIDERED AND REJECTED	
3.	Sell to an alternative bidder. This would not achieve best consideration.
4.	Do not sell. The decision has been taken to close the car park and the housing office.
DETAIL (Including consultation carried out)	
5.	The car park is a Council owned long-stay off street car parking facility with approximately 55 spaces. A parking capacity survey conducted in April 2014 indicated that even with the removal of the Portsmouth Road car park there was still a surplus of provision available across Woolston for off street car parking. A Traffic Regulation Order has subsequently been made to close the car park. (The order will not be sealed until there is an agreed effective date for the car park closure, the latest date for the closure being 29th May 2016.) The Local Housing Office facility is to move to the new library to be opened in Centenary Quay. This is scheduled for Spring 2016.
6.	The property has now been marketed and offers invited by way of informal tender in accordance with the Council's normal sale procedures. Offers were invited on a 'subject to planning basis' as this was considered the best way of attracting maximum market interest and realising best consideration. The bids received are set out in Confidential Appendix 2.
RESOURCE IMPLICATIONS	
<u>Capital/Revenue</u>	
7.	The sale of the property will realise a 100% capital receipt to the General Fund which has already been built into the funding of the current capital programme. 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. As reported in February 2015 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.	The annual income and expenditure associated with the car park within the Environment and Transport Portfolio is approximately cost neutral so there will be no ongoing revenue implications resulting from closure and sale.
<u>Property/Other</u>	
9.	There are no service requirements for the properties.
LEGAL IMPLICATIONS	
<u>Statutory power to undertake proposals in the report:</u>	
10.	The powers of sale are Section 123 Local Government Act 1972.
<u>Other Legal Implications:</u>	

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:	Peartree
<u>SUPPORTING DOCUMENTATION</u>	
Appendices	
1.	Site Plan
2.	Confidential – Details of offers

Documents In Members' Rooms

1.	None
Equality Impact Assessment	
Do the implications/subject of the report require an Equality and Safety Impact Assessment (ESIA) to be carried out.	No
Other Background Documents	
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