

<b>DECISION-MAKER:</b>	<b>CABINET</b>		
<b>SUBJECT:</b>	<b>PROPERTY DISPOSALS</b>		
<b>DATE OF DECISION:</b>	<b>15 DECEMBER 2015</b>		
<b>REPORT OF:</b>	<b>LEADER OF THE COUNCIL</b>		
<b><u>CONTACT DETAILS</u></b>			
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<b>STATEMENT OF CONFIDENTIALITY</b>	
Confidential Appendix 6 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 details of a proposed transaction which, if disclosed prior to entering into a legal contract, could put the Council at a commercial disadvantage.	
<b>BRIEF SUMMARY</b>	
This report seeks authority to the disposal of the following five properties:	
<ul style="list-style-type: none"> <li>• Former Woolston School, Porchester Road</li> <li>• Former Kennels at 131A Warren Avenue</li> <li>• Woolston Library, Portsmouth Road</li> <li>• Seymour House, Seymour Road (HRA PROPERTY)</li> <li>• Nutfield Court Nursery</li> </ul>	
<b>RECOMMENDATIONS:</b>	
(i)	In respect of the former Woolston School, Porchester Road to delegate authority to the Head of Property to negotiate and accept the best bid for the properties and agree the final terms of sale and carry out all ancillary matters to dispose of the properties;
(ii)	In respect of: Former Kennels at 131A Warren Avenue Woolston Library, Portsmouth Road Seymour House, Seymour Road (HRA) to approve the principle of the sale by auction and to delegate authority to the Head of Property (in the case of Seymour House after consultation with Head of Housing Services) to approve the reserve prices;
(iii)	In the case of the properties sold at auction to confirm that the appointed auctioneer be authorised to sign the contract for sale immediately after the auction;
(iv)	To approve the terms of the letting of Nutfield Court Nursery to

		Newsfields Gardening;
	(v)	To authorise the Head of Property to undertake all ancillary matters to give effect to this resolution; and
	(vi)	To note the estimated value of the capital receipt from these disposals has already been built into the funding of the capital programme. Any receipts that differ from the estimates will need to be considered corporately as part of any future prioritisation of resources as the intention is to use any additional capital receipts from disposals over and above those which are funding the current programme to repay long-term council borrowing.
<b>REASONS FOR REPORT RECOMMENDATIONS</b>		
1.		To release properties surplus to Council requirements.
2.		To raise a capital receipt.
3.		In the case of Nutfield Court to produce revenue and to facilitate provision of support services to former users of the council-run service.
<b>ALTERNATIVE OPTIONS CONSIDERED AND REJECTED</b>		
4.		The premises are vacant, or will be vacated and there is no further service requirement. Retention will therefore incur ongoing rates, security etc. costs.
<b>DETAIL (Including consultation carried out)</b>		
5.		Former Woolston School The buildings were last used for educational uses by the Oasis Academy as an annex to their main premises. Following the vacation of the property in 2012 by the Academy, parts of the property have been utilised by Housing Services as offices and parts for the storage of furniture during the Civic Centre refurbishment programme. During this period outline planning permission was obtained for the demolition of the existing buildings and the construction of 40 dwellings. A review in 2015 of the Council's primary school needs in the City has confirmed this property does not meet the Council's requirements. The property is being marketed for sale by private treaty.
6.		Former Kennels at 131A Warren Avenue The property includes dog kennel buildings and yards and parking areas and is located to the rear of the residential properties on Warren Avenue. The site is located adjacent to a small light industrial estate. The site is considered to have longer term development potential but is unlikely to come forward without the neighbouring commercial premises and acquisition of additional land to improve access into the property.
7.		Woolston Library, Woolston Road The library service is relocating to the new library at Centenary Quay and there is no further service requirement for the existing building.
8.		Seymour House, Seymour Road The property comprises former hostel accommodation (originally built in the 1930s as children's homes). The buildings are in poor repair and unsuitable for purposes and refurbishment is unviable for the Council. The property is vacant. (Approval to dispose of this property was granted by Cabinet on 16 <sup>th</sup> April 2013)

9.	It is considered that the most appropriate method of sale of Warren Avenue Kennels, Woolston Library and Seymour House is by way of auction. Delegated authority is sought to agree the final reserve price. This will allow the final reserve to be determined in response to market interest. The estimated values of the properties are set out in Confidential Appendix 6.
10.	Nutfield Court Nursery The Nutfield Court Nursery day service facility is to close at the end of 2015. The property is to be leased to a new social enterprise company established by current Council staff. The company will effectively take over the operation of the existing service and provide a day care service for adults with learning disabilities and mental health issues in a horticultural setting. The property is to be let on commercial terms which are set out in Appendix 7.
<b>RESOURCE IMPLICATIONS</b>	
<b><u>Capital/Revenue</u></b>	
11.	The sale of Woolston School, Woolston Library and Warren Avenue Kennels will realise a 100% capital receipt to the General Fund. The sale of Seymour House will realise a capital receipt for the HRA. Any receipt that differs from that currently assumed in the forecast level of receipts in 2016/17 in terms of value and timing will need to be considered as part of any future prioritisation of resources when reviewing future capital programme financing.
<b><u>Property/Other</u></b>	
12.	There are no service requirements for the retention of the properties. If the sales and letting do not proceed or are delayed, this will result in ongoing maintenance and security costs.
<b>LEGAL IMPLICATIONS</b>	
<b><u>Statutory power to undertake proposals in the report:</u></b>	
13.	The property interests are to be sold under powers contained in section 123 Local Government Act 1972 or section 223 Town and Country Planning Act 1990 or section 32 Housing Act 1985 under General Consent A of the General Housing Consents 2012.
<b><u>Other Legal Implications:</u></b>	
14.	None.
<b>POLICY FRAMEWORK IMPLICATIONS</b>	
15.	None.

<b>KEY DECISION?</b>	<b>Yes</b>
<b>WARDS/COMMUNITIES AFFECTED:</b>	<b>Bassett, Redbridge, Shirley, Woolston</b>

SUPPORTING DOCUMENTATION

**Appendices**

1.	Site Plan Former Woolston School
2.	Site Plan Former Kennels at 131A Warren Avenue
3.	Site Plan Woolston Library, Portsmouth Road
4.	Site Plan Seymour House, Seymour Road (HRA)
5.	Site Plan Nutfield Court Nursery
6.	Estimated values – Confidential
7.	Nutfield Court lease terms

**Documents In Members' Rooms**

1.	None
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**Equality Impact Assessment**

<b>Do the implications/subject of the report require an Equality and Safety Impact Assessment (ESIA) to be carried out.</b>	<b>No</b>
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**Privacy Impact Assessment**

<b>Do the implications/subject of the report require a Privacy Impact Assessment (PIA) to be carried out.</b>	<b>No</b>
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**Other Background Documents**

**Other Background documents available for inspection at:**

<b>Title of Background Paper(s)</b>	<b>Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)</b>
1. None	