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| <b>DECISION-MAKER:</b>   | CABINET  |                                |                    |
| <b>SUBJECT:</b>  | AUTHORITY TO ADVERTISE PROPOSED DISPOSAL OF MAYFIELD LODGE |                                |                    |
| <b>DATE OF DECISION:</b>   | 20 DECEMBER 2010   |                                |                    |
| <b>REPORT OF:</b>  | CABINET MEMBER FOR RESOURCES AND WORKFORCE PLANNING        |                                |                    |
| <b>AUTHOR:</b>   | Name:  | Tina Wright                    | Tel: 023 8083 3403 |
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| <b>STATEMENT OF CONFIDENTIALITY</b>  |  |                                |                    |
| Confidential Appendix 3 contains information deemed to be exempt from general publication based on Category 3 of paragraph 10.4 of the Councils Access to Information Procedure Rules. Publication of the information could influence bids made on the Authority's other property transactions which maybe financially detrimental to the Council. |  |                                |                    |

## SUMMARY

Mayfield Lodge is a single storey Grade II Listed detached building located at the entrance to Mayfield Park. The property is currently vacant and in very poor condition throughout and requires a significant amount of work to bring it up to a habitable condition. As a result of the required works a disposal of the property is proposed. Mayfield Lodge is held under the Weston Lane Public Health Act 1875 and is therefore defined as public open space. Any disposal of public open space must by law, be advertised.

The property is categorised as social property and managed by the Housing and Local Services Portfolio.

## RECOMMENDATIONS:

- (i) To authorise the Solicitor to the Council to advertise the proposed disposal of Mayfield Lodge for two consecutive weeks in a local newspaper.
- (ii) Should any objections be received, to bring a subsequent report and refer these objections to Cabinet for determination.

## REASONS FOR REPORT RECOMMENDATIONS

1. The decision is required to authorise the Solicitor to the Council to advertise the proposed disposal of Mayfield Lodge.

## CONSULTATION

2. Informal consultations have been undertaken with SCAPPS, Friends of Mayfield Park, Mayfield Park nursery and Mayfield Park bowling club.

## ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

3. To undertake works to bring the property back to a habitable condition. The works required are considered too prohibitive to undertake.

## **DETAIL**

4. Mayfield Lodge is a single storey Grade II Listed property located at the entrance to Mayfield Park. The property is currently vacant and in a poor condition throughout rendering it uninhabitable.
5. Mayfield Lodge is held under the Weston Land Public Health Act 1875 and is therefore defined as public open space. In order for a disposal to proceed it is necessary to advertise and to consider any objections made.
6. If there are no objections made the disposal can proceed.

## **FINANCIAL/RESOURCE IMPLICATIONS**

### **Capital**

7. The disposal will generate a 100% usable capital receipt.

### **Revenue**

8. The Lodge is currently vacant and uninhabitable and does not therefore produce any income.

### **Property**

9. The property is currently vacant and can be disposed of on a vacant possession basis.

### **Other**

10. None

## **LEGAL IMPLICATIONS**

### **Statutory power to undertake proposals in the report:**

11. The Council is required to advertise proposed disposals of open space land under section 123(2A) of the Local Government Act 1972 in a local newspaper for 2 consecutive weeks and any objections considered.

### **Other Legal Implications:**

12. The Council will be required to consider any objections received to the proposed disposal. If objections are made, a further report will be presented to Cabinet setting out these objections with further recommendations.

## **POLICY FRAMEWORK IMPLICATIONS**

13. The proposal is not contrary to the Policy Framework.

**SUPPORTING DOCUMENTATION**

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

**Appendices**

|    |   |
|----|---|
| 1. | Plan detailing the location of Mayfield Lodge, Mayfield Park      |
| 2. | Draft advertisement to dispose of land held as Public Open Space. |
| 3. | Confidential Appendix   |

**Documents In Members' Rooms**

|    |      |
|----|------|
| 1. | None |
|----|------|

**Background Documents**

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 |  |
|----|------|--|

**Background documents available for inspection at:**

**KEY DECISION?**                      No

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| <b>WARDS/COMMUNITIES AFFECTED:</b> | Woolston |
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