

Agenda Item No:

Report author: Ruth Rutter

Tel: 39 50679

Report of : Head of Property Services

Report to : Director of City Development

Date: August 2015

Subject: Hunslet Gate former pupil referral Centre Sussex Road LS10 2LA

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):	City & Hunslet	
Are there implications for equality and diversity and cohesion and integration?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is the decision eligible for Call-In?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Does the report contain confidential or exempt information?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
If relevant, Access to Information Procedure Rule number:		
Appendix number:		

Summary of main issues

1. The purpose of this report is to seek approval to sell the property by way of inviting offers by informal tender after first inviting expressions of interest.
2. The property was declared operationally surplus on 08 April 2015 and taken into void management. Whilst the property has suffering from repeated vandalism it is proposed to sell this property unless, on marketing, it is apparent it would be desirable for the property to be demolished and to sell a cleared site.

Recommendations

4. It is recommended that the subject property is sold by way of inviting offers by informal tender after first inviting expressions of interest. Any offers received will be reported for consideration by the Director of City Development.

1 Purpose of this report

- 1.1 The purpose of this report is to seek approval to sell the property by way of inviting offers by informal tender after first inviting expressions of interest.

2 Background information

- 2.1 The property was declared operationally surplus on 08 April 2015 and taken into void management. Whilst the property has suffered from repeated vandalism it is

proposed to sell this property unless, on marketing, it is apparent it would be desirable for the property to be demolished.

- 2.2 The building is a single storey school building constructed circa 1930 of painted render finished brick external walls with timber framed single glazed windows and timber doors, under a pitched concrete tile covered roof. It was used as a pupil referral unit.
- 2.3 The site area is 2044 m² (0.505 acres) or thereabouts and is shown by black outline on attached Plan no. 18307. The building is 483 sq m (5,200 sq ft) gross.
- 2.4 The site is just off the A639 in south Leeds.

3 Main issues

- 3.1 In planning terms the site is considered suitable for redevelopment for Residential institutions such as a Care Home, Dwelling Houses and Non-residential institutions such as a crèche, day centre, medical/health centre & educational. Other uses would be considered on their merits.
- 3.2 It is proposed that the property is offered on the open market in early course with the building remaining, but if there is insufficient interest demolition be progressed to remove the potential of vacant empty buildings that could become in a dangerous condition and could result in the unlawful occupation by squatters.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Ward Members were contacted by letter dated 24 July 2015. Cllr Elizabeth Nash commented that she would support houses being built on this site but not flats, being desperately short of houses in Hunslet and in particular two bedroom ones.

Councillors Iqbal and Davey have been contacted further by e-mail dated 5 August 2015 and they have not responded.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 There are no equality and diversity issues that affect this property.

4.3 Council Policies and City Priorities

- 4.3.1 This fits in with the Best Council Plan priority to become a more efficient and enterprising Council.

4.4 Resources and Value for Money

- 4.4.1 The Council will receive a capital receipt from the disposal.
- 4.4.2 The Council will be released from maintenance of this vacant building and site.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 Under Part 3 Section 3E Paragraph 2(a) of the Council's Constitution (Officer Delegation Scheme (Executive Functions)) the Director of City Development has authority to discharge any function of Executive Board in relation to the

management of land (including valuation, acquisition, appropriation, disposal and any other dealings with land or any interest in land) and Asset Management.

4.5.2 The Director of City Development has authority to take the decisions requested in this report under Executive functions 1 and 10 (specific to the Director of City Development).

4.5.3 The proposal constitutes a significant operational decision and is therefore not subject to call in.

4.5.4 The Head of Land & Property confirms that the proposed method of sale will result in the Council achieving the best consideration that can be reasonably obtained under Section 123 of the Local Government Act 1972 (or under the Housing Act 1985).

4.6 Risk Management

4.6.1 The risks associated with the proposed disposal are considered below:

- a) If the property is not sold, the maintenance responsibility for it will remain with the Council.
- b) There is a risk that the property may not sell. By inviting expressions of interest this will allow discussions with interested parties prior to inviting offers by informal tender.

4.6.2 Options relating to the proposed disposal are considered below:

- a) Not to sell the property. This is not recommended, as there is no operational reason to justify its retention.
- b) To sell the property by auction. Sales by auction have proved to be successful for smaller development sites. Sale by auction of the subject property is not, however, recommended as it is of a size where potential purchasers would prefer to approach it on a conditional basis, having time to secure a detailed planning permission before completing the acquisition.
- c) To sell by informal tender. This is the most appropriate method of sale for a property of this size offering a redevelopment opportunity. Potential purchasers will be able to offer on a conditional basis and have the comfort of being able to secure a detailed planning permission prior to completing the acquisition. It also allows the Council to consider scheme proposals prior to selecting a purchasers.

4.6.3 It is recommended the subject property be sold by informal tender.

5 Conclusions

5.1 It is concluded that the subject property should be sold by way of inviting offers by informal tender after first inviting expressions of interest. Any offers received will be reported for consideration by the Director of City Development.

6 Recommendations

- 6.1 It is recommended that the subject property is sold by way of inviting offers by informal tender after first inviting expressions of interest. Any offers received will be reported for consideration by the Director of City Development.

7 Background documents¹

- 7.1 None

¹ The background documents listed in this section are available to download from the Council's website, unless they contain confidential or exempt information. The list of background documents does not include published works.