

Agenda Item No:

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Report of: Head of Land and Property
Report to: Director of City Development
Date: 12th January 2016
Subject: School Bungalow, Cliff Mount, Woodhouse, Leeds LS6 2HP

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):	Hyde Park & Woodhouse	
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. This report is to seek approval to dispose of School Bungalow, Cliff Mount by way of public auction, or if an auction sale fails to seek informal offers.
2. The School Bungalow has been declared surplus by Children's Services.
3. The sale of the bungalow will generate a capital receipt.

Recommendations

4. It is recommend that the School bungalow, Cliff Mount be:
 - Declared surplus to the Council's requirements,
 - ii) Approval be given to dispose of the building by way of public auction with the reserve to be agreed by the Head of Land and Property on behalf of the Director of City Development, and
 - iii) In the event of sale by auction not being successful then approval be given for the property be advertised for sale on the open market with informal offers being invited.

1. Purpose of this report

- 1.1 The purpose of this report is to seek approval to dispose of the School Bungalow that is surplus to Council requirements, on the open market by way of public auction. In the event of a sale at auction being unsuccessful then it is recommended that approval be given that informal offers be invited.

2 Background information

- 2.1 The City of Leeds School recently changed status and became an academy on 1 August 2014. The School bungalow was not included in the land transfer and remained in Council ownership. The present academy caretaker lives off the school site.
- 2.2 The bungalow is now surplus to the Council's requirements and no operational use has been found. It was declared surplus to the requirements of Children's Services Directorate on 8 November 2013 by the Head of Children's Service, Strategy and Commissioning.

3 Main issues

- 3.1 The bungalow is a non-traditional build of red brick, with a low pitch corrugated roof. It offers basic single storey accommodation, with a small garden area running around the perimeter of the bungalow; it also has off street parking.
- 3.2 Planning officers have advised that the area of land adjacent to the bungalow is designated N1 green space, and it is not possible to extend the garden of the bungalow or build on this land. This land was not included in the transfer of land to the academy and will be retained in Council ownership as planning officers have advised any proposals to develop it will be refused.
- 3.3 A planning application was submitted for change of use from a Caretaker's Bungalow to a residential dwelling; planning permission was granted on 2 December 2015.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Ward Members were consulted 7 August 2015 by email inviting their comments on the proposal to sell the property. Councillor Harper and Councillor Towler responded on the 8 August 2015 requesting that the receipt from that sale of the Bungalow be used to renovate a nearby children's playground that has fallen into disrepair. Financial Services advised that this was not possible as the receipt from the sale is already ring fenced for the project to secure and fence The City of Leeds Academy. A response letter was sent to Councillor Harper and Councillor Towler advising them of the ring fence. Councillor Towler responded saying that she approved of the sale.
- 4.1.2 No response was received from Councillor Akhtar, and a second email was sent out on 25 August 2015. Councillor Akhtar was contacted via telephone on 2 December 2015, a message was left asking for a response. No response was received on a second phone was made on 8 December 2015, Councillor Akhtar, asked what comments his Ward colleagues made, and confirmed that he was happy to support the proposal.

- 4.1.3 In order to dispose of land that was part of a school or Academy an approval must be sought from the Secretary of State. An application was submitted under the Schedule 1 to the Academics Act 2010. Consent to dispose of the bungalow was granted 25 November 2015.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 There are no equality issues arising from this proposal. The auctioneer will be requested to provide details in other languages, Braille etc if require.

4.3 Council Policies and City Priorities

- 4.3.1 The disposal of the building will generate a capital receipt and result in the Council achieving its aim of using its property more efficiently.

4.4 Resources and Value for Money

- 4.4.1 The sale of the building will generate a capital receipt and contribute towards the Council's capital programme. The Council's maintenance responsibility will cease.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 Under Part 3, Section 3E(g) of the Council's Constitution (Officer Delegation Scheme (Executive Functions)) the Director of City Development has authority to discharge any function of the Executive in relation to Asset Management.
- 4.5.2 The Chief Officer Economy and Regeneration, Head of Asset Management and Head of Land and Property have authority to take decisions in relation to Asset Management as delegated in the Director of City Development's sub delegation scheme.
- 4.5.3 The proposal constitutes a significant operational decision decision and is therefore not subject to call in.
- 4.5.4 The Head of Land and Property confirms the proposed method of sale by auction is most likely to result in the Council achieving the best consideration that can reasonably be 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:
- 4.6.2 If the building is not sold the maintenance responsibility and associated costs will remain with the Council.
- 4.6.3 There is a risk that the property may not sell. However, if the property does not sell, the reserve price can be reviewed and can be offered for resale at the next auction at no additional cost. Alternatively, if it is determined that a second attempt by auction is inappropriate then the property could be offered for sale by the invitation of informal offers on the open market.

5 Conclusions

- 5.1 It can be concluded that the School bungalow be sold. A sale by auction is considered to be the most appropriate method of achieving this.

6 Recommendations

6.1 It is recommend that the School bungalow, Cliff Mount be:

- i) Declared surplus to the Council's requirements,
- ii) Approval be given to dispose of the building by way of public auction with the reserve to be agreed by the Head of Land and Property on behalf of the Director of City Development, and
- iii) In the event of sale by auction not being successful then approval be given for the property be advertised for sale on the open market with informal offers being invited.

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.