

Agenda Item No:

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Report of: Head of Land and Property
Report to: Director of City Development
Date: 4 October 2016
Subject: 114 Wesley Street, Beeston, Leeds LS11 8RA

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):	Beeston & Holbeck	
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 114 Wesley Street, Beeston by way of public auction, or if an auction sale fails to seek informal offers.
2. The former caretaker's house 114 Wesley Street has been declared surplus by Children's Services and the Council has no further use for it.

Recommendations

3. It is recommended that 114 Wesley Street be:
 - Declared surplus to the Council's requirements,
 - ii) The house be disposed of by way of public auction with the reserve to be agreed by the Head of Land Property on behalf of the Director of City Development, and
 - iii) In the event of a sale by auction not being successful then approval is given for the property to be advertised for sale on the open market with informal offers being invited.

1 Purpose of this report

- 1.2 The purpose of this report is to seek approval to dispose 114 Wesley Street, Beeston that is surplus to Council requirements, on the open market by way of public auction, and 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

- 2.1 114 Wesley Street is a modern end town house which is in good condition. It originally purchased to accommodate the Caretaker for Hugh Gaitskell Primary School.
- 2.2 The school recently became a Trust and it was decided that the caretaker's employment would cease and the caretaker's house was not included in the transfer of school property to the newly formed Trust. The Caretaker has now moved out and the house is vacant.
- 2.3 The house 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 on 15 July 2016 by the Head of Service Learning Systems.
- 2.4 At HILS (Housing Investment Land Strategy) meeting on 8 September 2016, the house has been considered for social housing, however it was considered not suitable based on a number of deciding factors to include the fact that it stands alone from other Council owned houses, which makes it less cost effective to maintain and repair.

3 Main issues

- 3.1 The house is located within a popular private residential area close Leeds United Football Ground.
- 3.2 The house is in good condition and it is intended to sell as quickly as possible at a forthcoming auction, so that it does not deteriorate and be vulnerable to anti-social.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.2 Ward Members were consulted 20 September 2016 by email inviting their comments on the proposal to sell the house. Cllr Congreve and Cllr Ogilvie have confirmed their support and no comment has been received from Cllr Gabriel.

4.3 Equality and Diversity / Cohesion and Integration

- 4.3.1 There are no equality issues arising from this proposal.

4.4 Council Policies and City Priorities

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

4.5 Resources and Value for Money

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

4.6 Legal Implications, Access to Information and Call In

- 4.6.1 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.
- 4.6.2 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.
- 4.6.3 The proposal constitutes a significant decision and is therefore not subject to call in.
- 4.6.4 The Head of Land and Property confirms that the proposed method of disposal set out above is the method 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).

4.7 Risk Management

- 4.7.1 The risks associated with the proposed disposal are considered below:
- 4.7.2 If the house is not sold the maintenance responsibility and associated costs will remain with the Council.
- 4.7.3 There is a risk that the house may not sell by auction. 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 not appropriate then the house could be offered for sale by the initiation of informal offers on the open market.

5 Conclusions

- 5.1 It can be concluded the Council has no further use for 114 Wesley Street and it should be sold. A sale by auction is considered to be the most appropriate method of achieving this.

6 Recommendations

It is recommended that 114 Wesley Street be:

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

7 Background documents¹

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.