

Agenda Item No:

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Report of: Land and Property

Report to: Director of City Development

Date: 20 September 2016

Subject: Wetherby Adult Training Centre, Sandbeck Way, Wetherby, LS22 7DN

Are specific electoral Wards affected?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If relevant, name(s) of Ward(s):	Wetherby	
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 property comprises a 1970s purpose-built adult training centre on a site of 0.57 hectares (1.4 acres).
2. Following the relocation of the service, it is now proposed to dispose of the property on the open market by way of offers.

Recommendations

4. It is recommended that approval is given to declare Wetherby Adult Training Centre surplus to Council requirements and its sale on the open market by way of offers.

1 Purpose of this report

- 1.1 The purpose of this report is to seek approval to declare Wetherby Adult Training Centre surplus to Council requirements and its sale on the open market by way of offers.

2 Background information

- 2.1 The property comprises a 1970s single-storey purpose-built adult training centre, located on the fringe of Sandbeck Industrial Estate in Wetherby. The property sits

on a relatively flat site of approximately 0.57 hectares (1.4 acres), which is unallocated in the Unitary Development Plan.

- 2.2 The property, which vests within Adult Social Care, was declared surplus on 1 October 2015 by the Chief Officer Resources and Strategy. The previous service which occupied the building has relocated to a refurbished Barleyfields Centre in Wetherby.

3 Main issues

- 3.1 Planning advice has been sought regarding alternative uses for the site, which has suggested a continuation of the existing D1 non-residential institution use, or alternatively residential, residential institution or industrial uses.

- 3.2 The property has been earmarked for demolition prior to disposal, given that the most likely alternative use and therefore highest value would be for a redevelopment of the site rather than a re-use of the existing building. Its demolition will also reduce holding costs to keep the property secure pending a disposal.

- 3.3 It is proposed and recommended to sell the property on the open market by way of offers.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 Ward Members were consulted by email on 5 August 2015 regarding the proposal outlined in this report. Ward Members have not objected in principle to the proposed sale of the site, but have requested that the receipt is ring-fenced for the Wetherby Plan. In accordance with the Capital Receipts Incentive Scheme, they are initially requesting 15% of the net capital receipt, which would be used to fund the feasibility study for the Wetherby Plan.

- 4.1.2 As these discussions are on-going with the Executive Member for Regeneration, Transport and Planning, it is proposed to market the site without further delay. By the time that offers are received and reported, it would be anticipated that a decision regarding any potential ring-fencing of the receipt will have been made prior to the selection of a purchaser.

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 Marketing details shall be made available in other languages, Braille etc, if requested. There are no other equality, diversity, cohesion or integration implications arising from this proposal.

4.3 Council Policies and the Best Council Plan

- 4.3.1 The disposal of the property will generate a capital receipt, which supports the best Council policy of promoting sustainable and inclusive economic growth by generating income for the Council.

4.4 Resources and Value for Money

- 4.4.1 The property is surplus to the Council's requirements and no operational reason has been identified to justify its retention. In these circumstances, its disposal

represents prudent and economic asset management, obviating holding costs associated with managing the property and therefore supports best value objectives of the Council.

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 and is therefore not subject to call in.
- 4.5.4 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).

4.6 Risk Management

- 4.6.1 The risks associated with the proposed disposal is considered below:
 - a) If the property is not sold, the maintenance responsibility will remain with the Council.
 - b) There is a risk that the property may not sell. This is unlikely given its location in a sought after area.
- 4.6.2 Options relating to the proposed disposal are considered below:
 - a) **Option 1: Not to sell the property.** This is not recommended as there is no operational reason to justify its retention.
 - b) **Option 2: To sell the property by public auction.** This is a possible option, particularly as it provides for a swift sale, but as this method of sale requires the successful bidder to exchange contracts at the auction and complete the transaction four weeks later, it would not allow the opportunity for a purchaser to first secure funding and/or planning permission.
 - c) **Option 3: To sell the property on the open market by way of offers.** Whilst this method of sale compared to auction can take longer with the risk that the purchaser may withdraw, this is the recommended option on the basis that it will allow the purchaser an opportunity to secure funding and/or a planning permission, which should therefore realise a higher receipt than auction.

5 Conclusions

- 5.1 The report seeks approval to declare Wetherby Adult Training Centre surplus to Council requirements and its sale on the open market by way of offers.

6 Recommendations

- 6.1 It is recommended that approval is given to declare Wetherby Adult Training Centre surplus to Council requirements and its sale on the open market by way of offers.

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.