

OFFICER DECISION RECORD

For staff restructures, please also complete an RA1 form to update the HR Portal. This is attached at Annex 2.

Decision Ref. No: AP 328
RE17 0013

Box 1

DIRECTORATE: Regeneration and Environment

DATE: 16 January 2017

Contact Name: John McAteer

Tel. No.: 01302 737402

Subject Matter: Disposal of former warrenne youth club, Broadway, Dunscroft (reduction in purchase price)

Box 2

DECISION TAKEN:

Disposal of 0.8 acres or thereabouts of land to rear of Broadway, Dunscroft, Doncaster (former warrenne youth club) to Auckley Homes Developments Ltd by private treaty. The purchase price for the land was originally agreed to be £70,000 (seventy thousand pounds) The purchaser shall pay £1,000 towards the Council's costs incurred as a result of this transaction. (Originally approved under ODR AP 282).

However further investigation has revealed substantial amounts of asbestos within the building. The purchaser has agreed to carry out the removal of the asbestos for a reduction in the purchase price of £10,000 taking the purchase price down to £60,000.

Box 3

REASON FOR THE DECISION:

The purchase is likely not to proceed without the removal of the asbestos. The price reduction means that the sale can proceed.

Box 4

OPTIONS CONSIDERED & REASONS FOR RECOMMENDED OPTION:

Option 1: Do Nothing

The site is likely to remain vacant and the former youth club will continue to deteriorate. Holding costs will also continue. The asbestos is likely to further deteriorate and will become more of a liability. The likely cost if the removal of the asbestos is thought to be in excess of the £10,000 reduction

Option 2: Dispose of land at the reduced figure

Option 2 is the recommended course of action.

Box 5**LEGAL IMPLICATIONS:**

The Council has statutory power to dispose of non-housing/non-HRA land without the Secretary of State's consent for the best consideration reasonably obtained.

Under the Council's Financial Procedure Rules the Council's Property Officer has authority to dispose of land at market value without Cabinet approval where the price being received is less than £1 Million.

It is assumed that no part of the land is currently used for the purposes of public recreation and therefore classed as open space for the purposes of s.123 of the Local Government Act 1972 as in this case before it could be disposed of the Council would be obliged by S.123 to place notification of the proposed disposal in two consecutive editions of a local newspaper and to consider any objections or comments received within 21 days of the date of first publication of the notification.

Name: Adam Bottomley Signature:By Email Date: 06/02/2017
Signature of Assistant Director of Legal and Democratic Services (or representative)

Box 6**FINANCIAL IMPLICATIONS:**

This is a General Fund asset and is part of the Asset Rationalisation Programme. The first £2m capital receipts of the Asset Rationalisation programme is ring fenced to the investment programme and the income from the sale of this property will contribute to that.

The receipt should be coded to RP000 55A02 5500 99999 and the Assets Team should ensure the land and building is removed from the Council's Asset Register. The sale is anticipated to be completed, and payment received, in the 2016/17 financial year.

The additional £1k from Auckley Homes will help fund the Council's costs in relation to this sale.

There is a budget of £1,470 for Warrenne Youth Club, (cost centre EA038) costs of approximately £4,000 per annum (including £3,678 rates this year) have been incurred in each of the last three years. The budget saving will be added to the Asset Rationalisation Programme savings target.

Name: Marion Berrett Signature: Date: 20th January 2017
Signature of Assistant Director of Finance & Performance
(or representative)

Box 7

HUMAN RESOURCE IMPLICATIONS:

There are no HR implications.

Name: David Knapp Signature: Date: 17/01/2017

Signature of Assistant Director of Human Resources and Communications (or representative)

Box 8

PROCUREMENT IMPLICATIONS:

There are no direct procurement implications associated with this report

Name: S Duffield Signature: Date: 03/02/17

Signature of Assistant Director of Finance & Performance (or representative)

Box 9

ICT IMPLICATIONS:

There are no ICT implications in relation to this decision.

Name: Peter Ward (ICT Strategy Programme Manager)

Signature: Date: 18/01/17

Signature of Assistant Director of Customers, Digital & ICT (or representative)

Box 10

ASSET IMPLICATIONS:

This building is not included in the core of properties that will be retained for service delivery purposes as part of the Council's Assets Transformation Programme (Doncaster 2017). For the reasons outlined in this Officer Decision Record, a private treaty sale represents the most appropriate method of disposal for the building and surrounding land.

Name: Gillian Fairbrother (Assets Manager, Project Co-ordinator)

Signature: By email Date: 16th January 2017

Box 11

RISK IMPLICATIONS:

The risk is that the site is likely to remain vacant and the former youth club will continue to deteriorate. Holding costs will also continue

Box 12

EQUALITY IMPLICATIONS:

To be completed by the report author

N/A

Name: _____ **Signature:** _____ **Date:** _____
(Report author)

Box 13

CONSULTATION

Local ward members have been informed of this and have not raised objections

Box 14

INFORMATION NOT FOR PUBLICATION:

It is in the public's interest to be aware of this decision record under the Freedom of Information Act 2000, therefore this decision will be published in full, redacting only signatures.

Name: Joan L'Amie **Signature:** Joan L'Amie **Date:** 6th February 17
Signature of FOI Lead Officer for service area where ODR originates

Box 15

Signed: Dave Wilkinson **Date:** 8 February 2017
Dave Wilkinson, Assistant Director Trading Services and Assets

Signed: _____ **Date:** _____
Additional Signature of Chief Financial Officer or nominated representative for Capital decisions (if required)

Signed: _____ **Date:** _____
Signature of Mayor or relevant Cabinet Member consulted on the above decision (if required).

- **This decision can be implemented immediately unless it relates to a Capital Scheme that requires the approval of Cabinet. All Cabinet decisions are subject to call in.**
- **A record of this decision should be kept by the relevant Director's PA for accountability and published on the Council's website.**
- **A copy of this decision should be sent to the originating Directorate's FOI Lead Officer to consider 'information not for publication' prior to being published on the Council's website.**
- **A PDF copy of the signed decision record should be e-mailed to the LA Democratic Services mailbox**