

## OFFICER DECISION RECORD

For the issues listed below please also complete the relevant annex

Decision Ref. No:  
AP356

**Annex 2** - Restructures

**Annex 3** - New Capital schemes including leases or changes to existing to schemes

**Annex 4** – Approval to draw down Capital allocation

RE17 0159

### Box 1

**DIRECTORATE:** Regeneration and Environment

**DATE:** 8 September 2017

**Contact Name:** Sam Taylor

**Tel. No.:**01302 737229

**Subject Matter:** Disposal of various plots of land and buildings by Auction.

### Box 2

#### **DECISION TAKEN:**

Authority to dispose of various plots of land and buildings as listed below at Auction on 25 October 2017.

### Box 3

#### **REASON FOR THE DECISION:**

The following sites have been identified for disposal and went to the following Strategic Decision Making Group for approval for disposal at the next auction:

- Former Bullcroft Youth Centre, Skellow Road, Carcroft Strategic Decision Making Group 12.04.17
- Former Balby Youth Centre, Oswin Avenue, Balby Strategic Decision Making Group 04.05.16
- Former Wynthorpe Hall Depot, High Street, Dunsville Strategic Decision Making Group 20.01.16
- 5, Furnival Road, Balby Strategic Decision Making Group 19.10.16
- Oswin Avenue Depot Strategic Decision Making Group 12.04.17
- The Terrace, Conisbrough - Strategic Decision Making Group 09.08.17

The property below will provide vital capital funding to enable the delivery of the Councils Capital Programme

A procurement exercise was undertaken, Regional Property Auctioneers (Barnsdales) were successful and the above properties will be entered into 26 October or 13 December 2017 auction.

**Box 4****OPTIONS CONSIDERED & REASONS FOR RECOMMENDED OPTION:**

There are two key options available to the Council and these are set out below.

- a) Recommended option is to proceed with the disposals by auction and the capital receipts will contribute towards the Council's Capital Programme
- b) Not to proceed - would leave vacant land and buildings which could attract anti-social behaviour.

**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.

The setting of a reserve at auction will ensure best consideration is received.

**Name:** Jocelyn Ajimati      **Signature:** By Email      **Date:** 13.09.17  
**Signature of Assistant Director of Legal and Democratic Services (or representative)**

**Box 6****FINANCIAL IMPLICATIONS:**

Details of the current revenue budgets for the properties are shown below, all but The Terrace and 5 Furnival Road are included in the Asset Rationalisation programme (with a saving of £63,190) and when disposed the savings will go towards the savings target. The saving that is anticipated this year is £22,706 with the remaining £40,484 achieved in 2018/19.

The Terrace was formerly let to CDDT and has recently been handed back to the Council. The grants that were received by DWDT with DMBC as accountable body have had all clawback restrictions lifted.

5, Furnival Road is a former Adult's Supported Living property and has a credit budget in AHWB of £4,840 due to rental income exceeding costs.

All of the properties except Balby Youth Centre are also included in the disposals programme and the anticipated capital receipts are shown in the third column of the

table. The receipt from the former Balby youth centre will be additional to the current programme. The capital receipts will fund the capital programme.

	Revenue Budget	Estimated Capital Receipt	Costs 1617	Costs 1718	Projected savings 1718
	£	£	£	£	£
Bullcroft YC	17,370	30,000	14,270	7,570	4,343
Balby YC	18,190		7,290	6,590	4,548
Wynthorpe Hall Depot	14,630	100,000	8,708	5,903	7,315
The Terrace	1,370	200,000	129CR	10,038	0
5, Furnival Road, Balby		75,000	4,694CR	1,066	
Oswin Avenue Depot	13,000	125,000	10,039	6,833	6,500
<b>Total</b>	<b>64,560</b>	<b>530,000</b>	<b>35,484</b>	<b>38,000</b>	<b>22,706</b>

**Name: Marion Berrett/Rob Smith Signature: By email Date: 18<sup>th</sup> September 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: 25/09/2017

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

**Box 8**

**PROCUREMENT IMPLICATIONS:**

As highlighted within the report the service area has, with the help of SPT carried out a procurement exercise in line with CPRs resulting in the appointment of a suitable auctioneer, who will work with the team in disposing of the properties detailed.

**Name: S Duffield\_\_ Signature: \_ Date: 02/10/17**

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

**Box 9**

**ICT IMPLICATIONS:**

There are no ICT implications associated with this decision.

**Name:** Peter Ward (Governance & Support Manager)

**Signature:** **Date:** 13/10/17

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

**Box 10**

**ASSET IMPLICATIONS:**

The disposal of the assets as identified will support the delivery of capital receipts for the General Fund capital disposals programme and the Asset Rationalisation programme which form two key priority work areas for the Assets & Property Team.

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

**Signature:** By email **Date:** 13<sup>th</sup> October 2017

**Signature of Assistant Director of Trading Services and Assets  
(or representative)**

**Box 11**

**RISK IMPLICATIONS:**

Doing nothing would result in the properties remaining empty and subject to possible fly tipping, anti-social behaviour and possible costs to the Council.

**Box 12**

**EQUALITY IMPLICATIONS:**

**To be completed by the report author**

There are no equality implications arising from the recommendation in this report.

**Name:** Sam Taylor **Signature:** S Taylor **Date:** 8<sup>th</sup> September 2017  
**(Report author)**

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**Box 13  
CONSULTATION**

Reports went to Strategic Assets Board on the dates stated. Each asset review considers legal and planning restrictions on a possible sale and consultation takes place with ward members.

**Box 14  
INFORMATION NOT FOR PUBLICATION:**

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

**Name: Jacqui Marshall      Signature: Jacqui Marshall      Date: 2.11.17**  
**Signature of FOI Lead Officer for service area where ODR originates**

**Box 15**

**Signed: \_\_\_\_\_ Dave Wilkinson \_\_\_\_\_      Date:   6/11/2017**  
**Dave Wilkinson - Assistant Director of Trading Services & Assets**

**Signed: \_\_\_\_\_      Date: \_\_\_\_\_**  
**Additional Signature of Chief Financial Officer or nominated representative for Capital decisions.**

**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**