

CYNGOR SIR POWYS COUNTY COUNCIL
PORTFOLIO HOLDER DELEGATED DECISION
by
COUNTY COUNCILLOR PHYL DAVIES
(PORTFOLIO HOLDER FOR HIGHWAYS, RECYCLING AND ASSETS)
April 2019

REPORT AUTHOR: Commercial Property Manager

SUBJECT: Proposed sale of surplus properties in Aberhosan, Hay on Wye, Knighton, Llansilin and Talgarth

REPORT FOR: Decision

1. Summary

1.1 The properties listed below have all been declared surplus to requirements and, in accordance with the Corporate Asset Policy, have been marketed for sale by Private Treaty. The properties are:-

- Potential Building Plot at Aberhosan
- Former Youth Centre, Brecon
- Former Library at Hay on Wye
- Former Library at Knighton
- Former Library at Talgarth

1.2 It is anticipated that the properties in Aberhosan, Hay on Wye and Talgarth are likely to sell fairly quickly, whilst those in Brecon and Knighton may take a little longer.

2. Proposal

2.1 The Portfolio Holder is asked to grant delegated authority to the Head of Property, Planning and Public Protection acting in consultation with himself to accept offers for each of the properties identified in the Summary above at the conclusion of negotiations, on the condition that in each case the minimum price at which the properties may be sold (as detailed in separate Confidential communication "Appendix A" has been met or exceeded.

3. Options Considered / Available

3.1 Proceeding with the proposal as outlined ensures that as soon as any competing negotiations are concluded and any final offer made during such negotiations meets or exceeds the separately reported minimum acceptable price, approval can be granted and solicitors instructed in a timely manner. This mechanism will ensure that potential purchasers, having made genuine offers in an attempt acquire a property, can do so as quickly as possible, without having lengthy delays whilst approvals are otherwise sought.

3.2 No other options have been considered, the process in paragraph 3.1 above aligning itself with the objectives of the Corporate Asset Policy, aside from final acceptance of an offer being delegated to the appropriate Head of Service, in conjunction with the Portfolio Holder.

4. Preferred Choice and Reasons

4.1 Officers' preferred choice is to proceed with the proposal which ensures that offers can be accepted quickly on completion of negotiations and when minimum sale price recommendations have been met or exceeded: this is the best way to ensure that Legal Services can be instructed in a timely manner and the Council is able to receive market value for its properties without significant delay after marketing.

5. Impact Assessment

5.1 Is an impact assessment required? No

6. Corporate Improvement Plan

6.1 This proposal helps to ensure the Council is able to maintain its capital income requirements to assist in the delivery of future planned capital projects, and front line services.

7. Local Member(s)

7.1 The sales outlined in Summary above impact on the electoral wards of six local members. Each has been contacted and advised of the marketing, although no comments have been sought.

7.2 Aberhosan – Cllr Elwyn Vaughan

7.3 Brecon – Cllr Matthew Dorrance

7.4 Hay on Wye – Cllr Gareth Ratcliffe

7.5 Knighton – Cllr Ange Williams

7.6 Talgarth – Cllr William Powell

8. Other Front Line Services

Does the recommendation impact on other services run by the Council or on behalf of the Council? No

If so please provide their comments

9. Communications

Have Communications seen a copy of this report? Yes

The Communications Manager comments: No proactive communications action at this stage.

10. Support Services (Legal, Finance, Corporate Property, HR, ICT, Business Services)

10.1 Legal - The Professional Lead supports the proposal and can confirm that legal services will expedite the transactions upon receipt of instructions.

10.2 Finance – The Finance Manager Environment and Resources notes the contents of the report. Any property that is declared surplus tends to deteriorate and the costs for maintenance tend to increase, there may also be the need to incur revenue costs in order to secure the property from vandalism and other anti-social behaviour, if it is left vacant for prolonged period.

The Capital Accountant comments - If sold for their asking price, this group of council fund assets – apart from the land at Aberhosan - will make a loss on disposal which will be financed from unusable reserves. The capital receipt will be available to support the Council's Medium Term Financial Strategy and finance the projects included in the Capital Programme or transformational costs.

10.3 Corporate Property (if appropriate): The Professional Lead supports the proposal.

10.4 HR (if appropriate)

10.5 ICT (if appropriate)

11. Scrutiny

Has this report been scrutinised? No

12. Data Protection

If the proposal involves the processing of personal data then the Data Protection Officer must be consulted and their comments set out below.

13. Statutory Officers

13.1 The Deputy Monitoring Officer notes the proposal and makes no further comment.

13.2 The Head of Finance (s151 Officer) notes the comments of the Finance Manager and the Capital Accountant.

14. Members' Interests

The Monitoring Officer is not aware of any specific interests that may arise in relation to this report. If Members have an interest they should declare it at the start of the meeting and complete the relevant notification form.

15. Future Status of the Report

Members are invited to consider the future status of this report and whether it can be made available to the press and public either immediately following the meeting or at some specified point in the future.

Recommendation:	Reason for Recommendation:
To grant delegated authority to the Head of Property, Planning, and Public Protection – in consultation with the Portfolio Holder for Highways, Recycling and Assets – to accept an offer, following a suitable period of marketing, which meets or exceeds the recommended minimum sale price, separately provided in the Confidential Appendix A.	To ensure efficient disposal of surplus properties as provided for in the Corporate Asset Policy.

Relevant Policy (ies):	Corporate Asset Policy
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Within Policy:	Y	Within Budget:	Y
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Relevant Local Member(s):	Cllr Elwyn Vaughan, Cllr Matthew Dorrance, Cllr Gareth Ratcliffe, Cllr Ange Williams
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Person(s) To Implement Decision:	Corporate Property Manager
Date By When Decision To Be Implemented:	As soon as practicable

Is a review of the impact of the decision required?	N
If yes, date of review	
Person responsible for the review	
Date review to be presented to Portfolio Holder/ Cabinet for information or further action	

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Background Papers used to prepare Report: