

CABINET ITEM COVERING SHEET PROFORMA

AGENDA ITEM

REPORT TO CABINET

30 NOVEMBER 2006

**REPORT OF CORPORATE
MANAGEMENT TEAM**

CABINET DECISION

Corporate-Lead Cabinet Member- Councillor Coleman

LAND AND BUILDINGS AT 43-45 YARM ROAD, STOCKTON (INCORPORATING 2A WOODLAND STREET)

1. Summary

This report advises Members of the proposed disposal of the land and buildings outlined on the attached plan (**Appendix 1**). The property is surplus and is vested within Housing, the property ceased to be used for operational purposes in August 2005.

2. Recommendations

Cabinet Members are recommended to accept Offer 2 as detailed in **appendix 2**, with Offers 3 and 4 held as first and second reserve respectively.

3. Reasons for the Recommendations

The disposal requires Cabinet approval under the Council's scheme of delegation.

4. Members Interests

Members (including co-opted members with voting rights) should consider whether they have a personal interest in the item as defined in the Council's code of conduct (paragraph 8) and, if so, declare the existence and nature of that interest in accordance with paragraph 9 of the code.

Where a Member regards him/herself as having a personal interest in the item, he/she must then consider whether that interest is one which a member of the public, with knowledge of the relevant facts, would reasonably regard as so significant that it is likely to prejudice the Member's judgement of the public interest (paragraph 10 of the code of conduct).

A Member with a prejudicial interest in any matter must withdraw from the room where the meeting is being held, whilst the matter is being considered; not exercise executive functions in relation to the matter and not seek improperly to influence the decision about the matter (paragraph 12 of the Code).

Further to the above, it should be noted that any Member attending a meeting of Cabinet, Select Committee etc.; whether or not they are a member of the Cabinet or Select Committee concerned, must declare any personal interest which they have in the business being considered at the meeting, and if their interest is prejudicial, they must also leave the meeting room during consideration of the relevant item.

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2A WOODLAND STREET) - COUNCILLOR COLEMAN**

SUMMARY

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RECOMMENDATIONS

Cabinet Members are recommended to accept Offer 2 as detailed in **appendix 2**, with Offers 3 and 4 held as first and second reserve respectively.

DETAIL

1. Members may recall that at Cabinet on 10 March 2005 (Minute 982) they approved in principle the disposal of aforementioned property and the capital receipt is ring-fenced for Housing.
2. The proposed disposal will generate a receipt and divest the Council of potential future liabilities. The property has been extensively marketed with offers being invited by way of informal tender. All the bids received are outlined in **exempt appendix 2**.
3. The Land and Property Manager has considered the offers received and advises that only bid 2 represents a satisfactory transaction in terms of value. It is therefore recommended that offer 2 be accepted with offers 3 and 4 being held respectively 1st and 2nd reserve.

FINANCIAL AND IMPLICATIONS

4. As indicated above the capital receipt is ring-fenced for re-investment in the Housing Capital Programme.
5. There is currently no rental income, therefore, there will be no loss of income.
6. The Council does not have any budget provision to run or maintain the building.
7. The Council will benefit by not having to provide for the costs of securing the building from vandalism.

LEGAL IMPLICATIONS

8. The purchaser will be required to meet the Council's legal fees in the preparation of any legal documentation.

RISK ASSESSMENT

9. No significant risk is attached to the disposal of the property.
10. To take no action would however leave the Council with liabilities for which it does not hold a budget.

POLICY CONTENT

11. The proposed disposal is in accordance with the principles of the Council's Housing Strategy and Asset Management Plan and will generate a capital receipt for re-investment in the Housing Capital Programme.

COMMUNITY STRATEGY IMPLICATIONS

12. The proposed disposal is in accordance with the Community Strategy key objective of Liveability.

CONSULTATION INCLUDING WARD/COUNCILLORS

Members approved to dispose of the Council's homeless hostel as part of the review and re-provision of accommodation for homeless people in the Borough at the Cabinet meeting dated 10th March 2005 (minute number 982).

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Background Papers

The file can be viewed at the Land and Property Section, Queensway House, West Precinct, Billingham, TS23 2YQ

Ward Councillors

Parkfield and Oxbridge - Councillor Coombs
Councillor Rix

Property

As outlined in the report.