

# WIRRAL COUNCIL

## DELEGATED DECISION

<b>SUBJECT:</b>	<b><i>VACANT LAND AND BUILDING REVIEW - LAND IN BEDFORD PLACE, ROCK FERRY</i></b>
<b>WARD/S AFFECTED:</b>	<b><i>ROCK FERRY</i></b>
<b>REPORT OF:</b>	<b><i>HEAD OF UNIVERSAL &amp; INFRASTRUCTURE SERVICES</i></b>
<b>RESPONSIBLE PORTFOLIO HOLDER:</b>	<b><i>COUNCILLOR ADRIAN JONES</i></b>
<b>KEY DECISION?</b>	<b><i>NO</i></b>

### 1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to declare land in Bedford Place, Rock Ferry as a surplus asset and seek authority to dispose of the freehold interest at auction.

### 2.0 BACKGROUND AND KEY ISSUES

- 2.1 A review has been undertaken in respect of the Council's vacant land and buildings to determine whether they are required by the Council or whether they are surplus to requirements. As part of the review it has been established that the land in Bedford Place, Rock Ferry is not required for Council purposes and is considered appropriate for sale.
- 2.2 The land in Bedford Place comprises approximately 5,500 square metres of land made up of former public open space, a former children's playground and commercial yard and is shown edged on the attached plan. The land was once earmarked for the development of a sheltered housing scheme, however, the plans were abandoned and the land is no longer required by the Council.
- 2.3 It is proposed that the property be offered for sale at a future auction. Council officers will set a reserve prior to auction based on professional advice from the auctioneer.

### 3.0 RELEVANT RISKS

- 3.1 There is a risk that the property will not sell at auction; however, the Council will not be charged a fee.
- 3.2 The sale will remove the risk for any liability for any future maintenance of the land.

### 4.0 OTHER OPTIONS CONSIDERED

- 4.1 As the property is not required by the Council, a sale by auction is considered to be the most appropriate method of disposal. Consequently no other options have been considered.

## **5.0 CONSULTATION**

- 5.1 The Head of Universal & Infrastructure Services has consulted with other relevant Council departments and the Capital Working Group.
- 5.2 As some of the land could still be considered Public Open Space, the proposed disposal has been advertised with the outcome that no objections have been received. In addition, the auctioneer will undertake a promotional exercise to advertise the availability of the site at its auction, which will include promotion through its website, auction catalogue and a for sale board.

## **6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS**

- 6.1 The property is not considered to be suitable for transfer or disposal to voluntary, community or faith groups, although such groups would be able to bid at the auction.

## **7.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS**

- 7.1 Should the property sell at auction, it will generate a receipt and will also remove any liability for the maintenance/security of the land.
- 7.2 In addition the purchaser will pay to the Council 2% of the gavel fee, with a minimum of £1,000, towards the Council's fees which will be split equally between the Conveyancing and Asset Management sections. If the property does not sell, no costs will be charged to the Council and if sold the Auctioneer will only charge the buyer a maximum administration fee of £250 plus VAT.

## **8.0 LEGAL IMPLICATIONS**

- 8.1 The disposal will require the preparation of appropriate legal documentation.
- 8.2 A sale by auction is considered to be the best way of demonstrating that the best price(s) reasonably obtainable has/have been achieved, which satisfies s123 of the Local Government Act 1972.

## **9.0 EQUALITIES IMPLICATIONS**

- 9.1 Has the potential impact of your proposal(s) been reviewed with regard to equality?

No because there is no relevance to equality.

## **10.0 CARBON REDUCTION IMPLICATIONS**

- 10.1 There are no carbon implications, as the asset is not listed on the Council's carbon register.

## **11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS**

- 11.1 The land in Bedford Place is designated as part of a Primarily Residential Area on the Council's Unitary Development Plan (UDP) Proposals Map. The Health Safety Executive has notified the Council that the land is within a consultation zone of a hazardous installation at Shell UK Tranmere Oil Terminal. Development could only be permitted where the Local Planning Authority is satisfied that the level of risk is within acceptable levels following assessment under the terms of UDP Policy PO9.

## 12.0 RECOMMENDATION/S

12.1 That the land be declared surplus and authority be given to its disposal on the terms described in this report.

## 13.0 REASON/S FOR RECOMMENDATION/S

13.1 To make the best use of the council's property assets by declaring the property surplus and to seek authority to a disposal by auction.

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## APPENDIX

Location plan

## REFERENCE MATERIAL

No reference material has been used in the preparation of this report.

## SUBJECT HISTORY (last 3 years)

Council Meeting	Date