

Transforming Assets – Asset Challenge Template

ASSET CHALLENGE TEMPLATE (v2)

Location				
Address				
Ward Ward Member details				
Parliamentary Constituency				
Tenure		Registered Title		
Site Plan		Photograph		
Property GIA		Site Area		
Site Description				
Planning Status				
Legal Implications Summary				
Is this asset located in any of the Borough's 4 major development areas? If not, please tick not applicable				
Birkenhead Town Centre	Birkenhead Hinterland	A41 Corridor	Wirral Waters	Not Applicable
Section 1 – Disposals <i>If this proposal is for a strategic acquisition please substitute with Section 2 of the template (please delete as necessary)</i>				
Estimated Value				
Valuation Notes				

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Financial Costs (if applicable):	Utilities		R & M	
Private Housing (Sale value plus following financial benefits)	Estimated No. of Dwellings	New Homes Bonus p.a.	Affordable Homes Award p.a.	Council Tax p.a.
Savings				
Or Social Housing (Sale value plus following financial benefits)	Estimated No. of Dwellings	New Homes Bonus p.a.	Affordable Homes Award p.a.	Council Tax p.a.
Savings				
Or Extra Care	Estimated No. of Dwellings	New Homes Bonus p.a.	Affordable Homes Award p.a.	Council Tax p.a.
Savings				
Or Lease Out	Annual Income (p.a.)	Business rates (p.a.)		
Savings				
Or Potential Commercial Floor Space: (if applicable)	Area (m. sq.)	Annual Income		Business Rates
Community Asset Transfer Savings				
Section 2 – Acquisition				
Cost of Acquisition				

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Valuation Notes				
Financial Costs (if applicable):	Utilities		R & M	
Private Housing	Estimated No. of Dwellings	New Homes Bonus p.a.	Affordable Homes Award p.a.	Council Tax p.a.
Total Financial Benefits p.a.				
Social Housing	Estimated No. of Dwellings	New Homes Bonus p.a.	Affordable Homes Award p.a.	Council Tax p.a.
Total Financial Benefits p.a.				
Or Extra Care	Estimated No. of Dwellings	New Homes Bonus p.a.	Affordable Homes Award p.a.	Council Tax p.a.
Total Financial Benefits p.a.				
Lease Out	Annual Income (p.a.)	Business rates (p.a.)		
Total Financial Benefits p.a.				
Potential Commercial Floor Space: (if applicable)	Area (m. sq.)	Annual Income		Business Rates

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Total Financial Benefits p.a.	
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Option Appraisal	Disposal		Acquisition	
	Lease Out			
	Community Asset Transfer			
	Retain as an Operational Building			
Asset & Capital Group Recommendation(s)				
Disposal or acquisition (delete as appropriate)	Develop	Community Asset Transfer/Lease	Retain as Core Operational	Retain as Surplus
Outcome(s)				
Capital Receipt	Economic Growth	Service Delivery	Savings	Social Value & Community Resilience
Recommendation (Additional details)				

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PLEDGES		
Which pledge(s) does this recommendation relate to?		
BUSINESS	Assets and buildings are fit for purpose <i>Wirral businesses are looking for new and refurbished commercial space to grow and expand into. We must ensure the best use of our real estate by linking them to business and community aspirations</i>	
BUSINESS	Thriving small businesses <i>We will work with our partners and other community groups to deliver net additional 250 new businesses in Wirral over the next 5 years. We will make it easier for our small businesses to grow and will work to improve local high streets and our town centre economy</i>	
BUSINESS	Vibrant tourism economy <i>We will review and make best use of our heritage, leisure and cultural assets to drive tourism, the associated creation of jobs and increase revenue for Wirral's visitor economy to £450 million by 2020</i>	
BUSINESS	Greater job opportunities in Wirral <i>We will provide an increase in the number and range of jobs in Wirral so all our residents can find employment opportunities. To make progress towards this goal we will see the creation and safeguarding of 5,000 jobs by 2020.</i>	
BUSINESS	Increase inward investment <i>To grow our economy we have to identify local, national and international opportunities to bring investment into Wirral. Commit to ensuring £250 million of private sector investment</i>	
ENVIRONMENT	Community services are joined up and accessible <i>We will integrate more services with our partners and work with voluntary and community groups to transfer local assets for them to manage directly, providing the services residents need.</i>	
ENVIRONMENT	Good quality housing that meets the needs of residents <i>Improve the quality and supply of Wirral's housing stock, providing more affordable homes and specialist housing solutions, including extra care homes and supported living accommodation. By 2020 build 3,500 new homes, improve 2,250 private sector houses and bring 1,250 empty homes back into use.</i>	
FINANCIAL	By 2020 - reduce spending by £120 million	

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There are 7 key action areas that are critical to transforming Wirral's economy over the next 5 years and beyond. Please select which of these key areas this recommendation has the potential to deliver? Please tick multiple choices where applicable.

Growing Competitive Businesses	Enable business start-up, job creation and boosting the local economy	
Increasing Employment-Greater Job Opportunities	Identify strategic employment sites for inclusion in the proposed Single City Regional Framework	
Workforce Skills Match Business Needs	Meet local employer & economic growth priorities	
Increasing Inward Investment	Bring forward development sites and business accommodation	
Developing a Vibrant Tourism Economy	Maximise use of assets with focus on key attractions e.g. coast, countryside, golf, Hamilton Square & Birkenhead Park	
Transport	Have the necessary infrastructure in place to meet the current and future needs of businesses and residents to enable efficient movement of people and goods	
Housing Growth	Bring forward housing sites, unlock blockages and kick start stalled housing sites	

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Approvals		
Capital & Asset Group Approval	Print Name	
	Sign	
	Date	
Senior Leadership Team Approval	Print Name	
	Sign	
	Date	

Version Control		
Date	Version	Amended By
10 March 2016	1	Mandy Chesters
15 March 2016	2	Mandy Chesters