

WIRRAL COUNCIL

DELEGATED DECISION

SUBJECT:	HILLCROFT, ROCKY LANE, HESWALL
WARD AFFECTED:	HESWALL
REPORT OF:	DIRECTOR OF BUSINESS SERVICES/ ASSISTANT CHIEF EXECUTIVE
RESPONSIBLE PORTFOLIO HOLDER:	COUNCILLOR GEORGE DAVIES
KEY DECISION?	NO

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to declare Hillcroft a surplus asset and seek authority to dispose of the freehold interest at auction.

2.0 BACKGROUND AND KEY ISSUES

- 2.1 Hillcroft, Rocky Lane, Heswall was purchased in 1972 and is shown edged red on the attached plan. The property was initially used as an operational building, however the building has been leased to the Citizens Advice Bureau (CAB) on a 99 year lease since 30th October 2012. As part of a reorganisation of their property portfolio, the CAB have now decided that the building is no longer required to deliver their service. They have offered to surrender their lease back to the Council. The property is due to revert back to the Council on 30th June 2017.
- 2.2 The Assets and Capital Group at its meeting in May 2017 endorsed the surrender of the lease and disposal of this property.
- 2.3 It is proposed that the property be offered for sale by 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 only be charged a fee if the sale is successful.
- 3.2 Once vacant, the property is vulnerable and has the potential to attract anti-social behaviour. A sale by auction will mitigate this risk.

4.0 OTHER OPTIONS CONSIDERED

- 4.1 A sale by auction is considered to be the most appropriate method of disposal.

5.0 CONSULTATION

5.1 Officers have been consulted through the Assets and Capital Group. In addition, the auctioneer will undertake a promotional exercise to advertise the availability of the property at its auction, which will include promotion through its website and auction catalogue.

6.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

6.1 The property is in very close proximity to Heswall Hall, which provides a wide variety of community activities for the local area. It is difficult to envisage how another building providing similar amenities could be viable in the same area.

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 potential liabilities. In addition the purchaser will pay the Council 2% of the gavel price, with a minimum of £1,000 towards the Council's fees. If the property does not sell, no costs will be charged to the Council.

7.2 There are no IT or staffing implications arising from this report.

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 reasonably obtainable has 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 reduction implications for the Council arising directly from this report.

11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

11.1 The site is designated a part of a Primarily Residential Area in the Unitary Development Plan, where new housing development can be permitted subject to compliance with UDP Policy HS4 'New Housing Development'. Planning applications would also be assessed against the design and amenity criteria set out in the Development Management Policies in the Proposed Submission Draft Core Strategy, which have been approved by the Council as a material consideration for future planning decisions.

12.0 RECOMMENDATION

12.1 That the asset be declared surplus and authority be given to its disposal by auction on the terms described.

13.0 REASONS FOR RECOMMENDATIONS

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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APPENDICES

Location plan

REFERENCE MATERIAL

CABINET REPORT 12 JANUARY 2012 HILLCROFT, ROCKY LANE, HESWALL	99 year lease to CAB
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