

# WIRRAL COUNCIL

## DELEGATED DECISION

<b>SUBJECT:</b>	<b>HARRISON ESTATE, LEASOWE</b>
<b>WARD AFFECTED:</b>	<b>LEASOWE AND MORETON EAST</b>
<b>REPORT OF:</b>	<b>DIRECTOR OF BUSINESS SERVICES / ASSISTANT CHIEF EXECUTIVE</b>
<b>RESPONSIBLE PORTFOLIO HOLDER:</b>	<b>HOUSING &amp; COMMUNITY SAFETY - COUNCILLOR GEORGE DAVIES</b>
<b>KEY DECISION?</b>	<b>NO</b>

### 1.0 EXECUTIVE SUMMARY

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

### 2.0 BACKGROUND AND KEY ISSUES

- 2.1 The Harrison Estate is shown edged red on the attached plan. The land was acquired by the Council as part of a much larger area of land which lies between Leasowe Road and the coast which now comprises a golf course and coastal promenade etc. Most of this area, such as the golf course, was sold some time ago and the current Harrison Estate is now reduced to the area shown on the plan.
- 2.2 The Estate is now divided into various plots, eight of which are held on tenancies, the majority of which are secure agricultural tenancies. The current total rent for the Estate is £15,000 per annum.
- 2.3 The site has been identified as part of a larger list of sites which have potential to generate capital receipts and the Assets and Capital Group, at its meeting in April 2017, resolved to pursue a disposal of the property.
- 2.4 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. Advice will also be sought from the auctioneer on whether to dispose of the whole area in one lot, or divide in to two or more lots.
- 2.5 The site would be sold subject to the existing tenancies. The site is currently designated as Greenbelt and as such any uses must be consistent with this designation. However, it is anticipated that the site would be sold with an Overage provision to ensure that the Council receives a proportion of any uplift in value resulting from any future re-classification.

### 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.

#### **4.0 OTHER OPTIONS CONSIDERED**

- 4.1 The Council could retain the property and the income that goes with it, however the Assets and Capital Group has resolved to pursue a disposal.
- 4.2 A sale by auction is considered to be the most appropriate method of disposal to ensure an early capital receipt.

#### **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 This proposal has no implications for voluntary, community and faith groups.

#### **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 On completion of a sale the Council will forego the current annual receipt of £15,000 per annum.
- 7.3 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.
- 8.3 The sale will include an overage provision to ensure that the Council receives a proportion of any uplift in value resulting from any future re-classification of its Planning status.

#### **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 as Green Belt in the Council's Unitary Development Plan, where inappropriate development should not be approved except in very special circumstances.

## **12.0 RECOMMENDATION**

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

## **12.0 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**

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