

# WIRRAL COUNCIL

## CABINET

21 JULY 2011

<b>SUBJECT:</b>	<b><i>SURPLUS ASSETS, DEPARTMENT OF ADULT SOCIAL SERVICES FORMER CARE HOMES, MAPLEHOLME, BECKWITH STREET, BIRKENHEAD, POULTON HOUSE, WINTERHEY ROAD, WALLASEY AND 96 MANOR ROAD, WALLASEY.</i></b>
<b>WARD/S AFFECTED:</b>	<b><i>BIDSTON AND ST JAMES, SEACOMBE AND LISCARD.</i></b>
<b>REPORT OF:</b>	<b><i>DIRECTOR OF LAW HR AND ASSET MANAGEMENT</i></b>
<b>RESPONSIBLE PORTFOLIO HOLDER:</b>	<b><i>CORPORATE RESOURCES AND SOCIAL CARE AND INCLUSION</i></b>
<b>KEY DECISION</b>	<b>NO</b>

### 1.0 EXECUTIVE SUMMARY

- 1.1 This report seeks authority to declare surplus three former care homes, Mapleholme, Beckwith Street, Birkenhead, Poulton House, Winterhey Avenue, Wallasey and 96 Manor Road, Wallasey and to agree Auction reserves.
- 1.2 This proposal is in support of the Council's goal to reduce the running costs of the Council by improving the efficiency and value for money of the Council's Services.
- 1.3 The savings in respect of the running costs of these buildings have been previously declared.
- 1.4 The sale is not a Statutory duty.
- 1.5 The report contains exempt information under paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972. The exempt Appendix 1 sets out the auction reserve prices, the publication of which could affect the sale price achieved, if known by potential purchasers.

## **2.0 RECOMMENDATION**

- 2.1 That the assets be declared surplus and, if not required by partner organisations, sold by auction subject to the reserve prices set out in the report.

## **3.0 REASON FOR RECOMMENDATION**

- 3.1 These buildings are no longer required for operational purposes by the Council and therefore, if not required by partner organisations, sale by auction is considered to be the most appropriate and expeditious method of disposal.

## **4.0 BACKGROUND AND KEY ISSUES**

- 4.1 Cabinet, at its meeting on 9<sup>th</sup> December 2010, identified a number of Adult Services' operational buildings that should be closed.
- 4.2 Mapleholme, Beckwith Street, Birkenhead, is a 20 bed two storey care home constructed in 1975. The site is shown edged black on Plan No 1.
- 4.3 Poulton House, Winterhey Road, Wallasey, is a 38 bed two storey care home constructed in 1974. The site is shown edged black on Plan No 2.
- 4.4 96 Manor Road, Wallasey is a mid terraced two storey, 4 bed residential property constructed circa 1900. The site is shown edged black on Plan No 3.
- 4.5 The buildings closed on 31<sup>st</sup> March 2011 and are now vacant.
- 4.6 Consultation is currently taking place with partner organisations over the reuse or redevelopment of the buildings/sites and if they are not subsequently required, it is proposed that the buildings are sold at auction.

## **5.0 RELEVANT RISKS**

- 5.1 Until the buildings are sold, or transferred to partner organisations, the Council remains liable for all ongoing running costs, repair and maintenance, empty rates and security.

## **6.0 OTHER OPTIONS CONSIDERED**

- 6.1 The reuse of the buildings by the other Departments in the Council. This has been explored and they are not required for any alternative Council Service delivery.

## **7.0 CONSULTATION**

- 7.1 Prior to the closure of these buildings, consultation was undertaken under Wirral's Future Be a Part of It.

7.2 Consultation is taking place with partner organisations over any proposals for the reuse of the buildings/sites.

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

8.1 There are no implications for voluntary, community and faith groups arising directly from this report.

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

### The Financial Implications

9.1 The closure of the three care homes was part of the initiative to re-provide respite and intermediate care. The net savings of £1,136,600 on annual running costs are included within the already agreed savings for 2011/12.

9.2 The sales will generate capital receipts which, should be the same as, or more than, the reserves set out in the exempt Appendix 1 of this report.

## **10.0 STAFFING IMPLICATIONS**

10.1 There are no staffing implications arising from this report.

## **11.0 LEGAL IMPLICATIONS**

11.1 Approval of the recommendation will require the Council to prepare appropriate legal documentation to enable the auction sales to proceed.

## **12.0 EQUALITIES IMPLICATIONS**

12.1 No Equality Impact Assessment is required.

## **13.0 CARBON REDUCTION IMPLICATIONS**

13.1 The sale or transfer of Maplehome, Poulton House and 96 Manor Road will reduce Wirral Council's Carbon emissions by 296 tons per year.

## **14.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS**

14.1 The sites are within the Primarily Residential Area as annotated on Unitary Development Plan (UDP) Proposals Map and are located inside the regeneration priority area identified in the Interim Planning Policy 'New Housing Development'.

### **REPORT AUTHOR:**

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## **APPENDICES**

Appendix 1 – detailing exempt items.  
Location plans Number 1, 2 and 3 attached.

## **SUBJECT HISTORY (last 3 years)**

<b>Council Meeting</b>	<b>Date</b>
Cabinet Budget Projections 2011-15	9 <sup>th</sup> December 2010
Cabinet Wirral Future Be a Part of It, Task Force Options and Recommendations	9 <sup>th</sup> December 2010
Health and Well Being Overview and Scrutiny Committee	17 <sup>th</sup> February 2011
Cabinet Control for Personal Support	17 <sup>th</sup> March 2011