

WIRRAL COUNCIL

CABINET 16TH JANUARY 2014

SUBJECT:	<i>SITE OF FORMER LINGHAM PRIMARY INFANTS BUILDING, TOWN MEADOW LANE, MORETON</i>
WARD/S AFFECTED:	<i>MORETON WEST AND SAUGHALL MASSIE</i>
REPORT OF:	<i>HEAD OF UNIVERSAL & INFRASTRUCTURE SERVICES</i>
RESPONSIBLE PORTFOLIO HOLDER:	<i>COUNCILLOR ADRIAN JONES</i>
KEY DECISION?	<i>NO</i>

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to declare the site of the former Lingham Primary Infants building, Moreton a surplus asset and seek authority to dispose of the freehold interest at auction.

2.0 BACKGROUND AND KEY ISSUES

- 2.1 Lingham Primary school vacated the infants building and the building was then demolished in 2002 and the site cleared. The site extends to 5030sqm (1.24 acres), as shown edged on the attached plan. The site is not required by the Council and is considered appropriate for sale.
- 2.2 The site is open to public access and a proposed disposal will need to be advertised in the local press in accordance with the Local Government Act. Agreement to dispose on the terms proposed would be subject to the outcome of the public advertisement period.
- 2.3 As the school has not occupied the site in question for more than 10 years, under Section 77(1) of the School Standards and Framework Act 1998, there is no requirement to seek approval from the Secretary of State for the disposal of land.
- 2.4 It is proposed that the property be offered for sale at 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 site will not sell at auction, however, there will be no cost charged to the Council if the site does not sell.
- 3.2 The sale will remove the risk for any liability for any future maintenance of the site and unauthorised occupancy.

4.0 OTHER OPTIONS CONSIDERED

- 4.1 As the site 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. 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 site 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 site sell at auction, it will generate a receipt and will also remove any liability for the maintenance of the site.

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 site 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 As the school has not occupied the site in question for more than 10 years, under Section 77(1) of the School Standards and Framework Act 1998, there is no requirement to seek approval from the Secretary of State for the disposal of land.

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 None.

11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

11.1 The site is designated as part of the Primarily Residential Area in the Unitary Development Plan, where residential development can be permitted under the terms of UDP Policy HS4 'New Housing Development'. New housing would also be acceptable in principle through Development Management Policies in the emerging Core Strategy.

12.0 RECOMMENDATION/S

12.1 That the site of the former Lingham Primary Infants building, Moreton be declared surplus and authority be given to its disposal by auction on the terms described.

13.0 REASON/S FOR RECOMMENDATION/S

13.1 To make the best use of the council's assets by declaring the site 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