

WIRRAL COUNCIL

DELEGATED DECISION

SUBJECT:	245 LISCARD ROAD, 2 LATHOM AVENUE, LISCARD.
WARD AFFECTED:	LISCARD
REPORT OF:	DIRECTOR OF BUSINESS SERVICES / ASSISTANT CHIEF EXECUTIVE
RESPONSIBLE PORTFOLIO HOLDER:	HOUSING & PLANNING - COUNCILLOR GEORGE DAVIES
KEY DECISION?	NO

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to seek approval to dispose of a property at 245 Liscard Road and 2 Lathom Avenue, Wallasey.

2.0 BACKGROUND AND KEY ISSUES

- 2.1 245 Liscard Road is a ground floor retail unit and 2 Lathom Avenue is the 4 bedroomed residential maisonette above. The 3 storey building was constructed circa 1900 and is located on the corner of Liscard Road and Lathom Avenue close to the centre of Liscard, shown on the attached plan.
- 2.2 The building was purchased in 1991 and the ground floor was initially used by Social Services as a laundry and later as a ceramics workshop. The ground floor and maisonette above are now both vacant and surplus to requirements.
- 2.3 The Assets and Capital Group, at its meeting in April 2018, resolved to pursue a disposal of the property.
- 2.4 It is therefore 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. An indicative anticipated sale receipt has been reported to the Assets and Capital Group.

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 The sale will remove the risk of liability for any future maintenance of the site.

4.0 OTHER OPTIONS CONSIDERED

- 4.1 As the property 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 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 There are no implications arising directly from this report in respect of 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 liability. 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 A sale of this site will divest the Council of the liability of maintaining this property.
- 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

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 a Key Town Centre in the Unitary Development Plan, where future planning proposals would currently be subject to UDP Policy SH1 and UDP Policy SH7.

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