

REPORT TITLE:	DISPOSAL OF BROMBOROUGH CIVIC CENTRE
REPORT OF:	ASSISTANT DIRECTOR OF PROPERTY AND INVESTMENT

REPORT SUMMARY

Policy and Resources Committee at its meeting of 12th July 2023 (amongst other matters) declared Bromborough Civic Centre surplus to requirements. The former library and civic space had been vacant since 2020.

The subject matter will have implications for the Bromborough ward.

This is a key decision as the potential receipt will exceed £500,000.

This sale will support the Council Plan priorities to deliver our ambitious regeneration programme through increased investment, jobs and new businesses throughout the borough.

The appendix 1 attached to this report contains exempt information as defined in Schedule 12A of the Local Government Act 1972. It is in the public interest to exclude the press and public under Paragraph 3 'Information relating to the financial or business affairs of any particular person (including the authority holding the information).

RECOMMENDATION/S

The Director of Regeneration and Place is recommended to approve entering into a contract for the sale of Bromborough Civic Centre to McCarthy and Stone Retirement Lifestyles Ltd for the net sale price as referenced in paragraph 3.2 of this report.

SUPPORTING INFORMATION

1.0 REASON/S FOR RECOMMENDATION/S

- 1.1 This report enables the disposal of the site on the best terms possible, in line with the resolution of the Policy and Resources Committee of 12 July 2023.

2.0 OTHER OPTIONS CONSIDERED

- 2.1 The authority to sell the site was given by the Policy and Resources Committee on 12 July 2023. Given the effluxion of time it would be possible to re commence the marketing exercise with a view to obtaining a greater capital receipt. This is not recommended as there is no clear evidence that such step would be result in a better result.

3.0 BACKGROUND INFORMATION

- 3.1 Bromborough Civic Centre is a purpose built, single storey civic hub incorporating a former library space and is located in Bromborough Village town centre. The property was closed in 2020 and has remained closed since. Policy and Resources Committee at its meeting of 12th July 2023 declared Bromborough Civic Centre surplus to requirements with an instruction to sell on the best terms possible.
- 3.2 The Council's appointed Property consultants, Lambert Smith Hampton (LSH), has undertaken a marketing strategy for the property which resulted in 8 bids being received. Further details of the bidding are included in the exempt appendix 1. Following further assessment LSH made a recommendation to select McCarthy and Stone Retirement Lifestyles Ltd as the preferred bidder.
- 3.3 The offer is subject to the buyer obtaining detailed planning consent and the provisionally agreed sale allows for further unforeseen deductions which may arise through the planning process such as Section 106 agreement costs, planning obligations Bio-Diversity Net Gain costs etc. LSH will determine the reasonableness of such deductions.

4.0 FINANCIAL IMPLICATIONS

- 4.1 The disposal of this asset would generate a capital receipt as set out in the exempt appendix 1.
- 4.2 The disposal of the asset will remove the ongoing holding costs of this vacant asset which were in the region of £31,500 for last year.

5.0 LEGAL IMPLICATIONS

- 5.1 The proposed disposal is considered to be the best way of achieving best value and meet the requirements of Section 123 of the Local Government Act 1972.
- 5.2 Entering in a contract to sell the site will contractually commit the Council to the sale, subject to the conditional elements being satisfied, namely the buyer securing planning consent.

5.3 As elements of the property include land that is open to public access, in accordance with section 123 of the Local Government Act 1972, notices regarding the intended disposal were placed in the local press for two consecutive weeks. No responses were received.

6.0 RESOURCE IMPLICATIONS: STAFFING, ICT AND ASSETS

6.1 The asset implications are as set out in the report.

6.2 There are no implication for staffing or IT.

7.0 RELEVANT RISKS

7.1 There is a risk that the sale does not progress in a timely manner. Officers will work with the buyer to progress the sale as quickly as possible. If the buyer is unable to progress in a timely manner, a further decision will be required as to whether to complete a deal with underbidders on the best terms possible or to alternatively proceed with a re marketing exercise.

8.0 ENGAGEMENT/CONSULTATION

8.1 The opportunity was promoted by the Council's appointed property consultants, LSH and marketed within the sector.

8.2 The resolution of Policy and Resources Committee of 12th July 2023 relating to this transaction required this decision to be made by the Director of Regeneration and Place, in consultation with the Director of Law and Governance. The Director of Law and Governance is content with the proposals within this report.

9.0 EQUALITY IMPLICATIONS

9.1 There are no implications for equality arising from this report.

10.0 ENVIRONMENT AND CLIMATE IMPLICATIONS

10.1 Reducing the Council's estate is in line with the Asset Strategy 2022-27 which considers impacts on the environment and can be accessed:

<http://democracy.wirral.gov.uk/documents/s50095452/Asset%20Strategy%202022%20-%202027.pdf>

10.2 Reducing assets will allow the council to focus resources to decarbonise remaining assets and optimise service delivery. There may be a net positive change in emissions as it is thought the new owner will undertake redevelopment of the site which may increase energy efficiency.

11.0 COMMUNITY WEALTH IMPLICATIONS

11.1 A sale of this property will see an unused building redeveloped with a modern facility which will ensure that more wealth is invested and stays in the local area. Attracting

and retaining people in the Borough will help to build the wealth of our communities and help the Council to strive to maximise social value activity by encouraging local spend to maximise the Wirral pound.

REPORT AUTHOR: Steven McMorran
Manager of Assets and Surveying
telephone: 07803187241
email: stevemcmorran@wirral.gov.uk

APPENDICES

Appendix 1 Bid details-

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BACKGROUND PAPERS

Tender documentation (exempt)

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Policy and Resources Committee	23 July 2023