



POLICY AND RESOURCES COMMITTEE

Wednesday 16 March 2022

REPORT TITLE:	DOMINICK HOUSE, LISCARD
REPORT OF:	DIRECTOR OF LAW AND GOVERNANCE

REPORT SUMMARY

This report seeks approval for the Council's freehold interest in the property, Dominick House, be sold.

The Wirral Plan 2021-2026 has been developed and the focus covers the following five themes:

- Safe & Pleasant Communities
- Brighter Futures
- Active and Healthy Lives
- Sustainable Environment
- Inclusive Economy

This proposal delivers in some form against most of the above themes.

The associated Report of the Director of Regeneration and Place to the Economy Regeneration and Development Committee of 9 March 2022 is appended to this report and the draft minutes of that meeting will be circulated in advance to Members of this Committee meeting.

As this report has been prepared in advance of the meeting of Economy Regeneration and Development Committee the recommendation to Policy and Resources Committee is based on an assumption of the recommendation to Economy Regeneration and Development Committee being approved.

RECOMMENDATION/S

The Policy and Resources Committee is asked to consider the request from the Economy, Regeneration and Development Committee to approve that the Council's freehold interest in Dominick House be sold to the lessee, Prospect Estates Limited, for the sum of £230,000.

SUPPORTING INFORMATION

1.0 REASON/S FOR RECOMMENDATION/S

- 1.1 To generate a capital receipt from the sale of the Council's interest and to enable the lessee to have sufficient legal interest in the property to justify its refurbishment.

2.0 OTHER OPTIONS CONSIDERED

- 2.1 Other options have been considered and are to be included within the draft minutes of the Economy, Regeneration and Development Committee and the appended report.

3.0 BACKGROUND INFORMATION

- 3.1 Background information is set out within the appended report.

4.0 FINANCIAL IMPLICATIONS

- 4.1 The current lease generates an annual income of £16,727.
- 4.2 A sale would generate a capital receipt of £230,000, although this would be in lieu of the rent.

5.0 LEGAL IMPLICATIONS

- 5.1 In accordance with Part 3B of Constitution (Committee Terms of Reference), the Policy and Resources Committee has two main areas of responsibility, which is to provide strategic direction to the operation of the Council, including making decisions on policies and co-ordinating spend not reserved to full Council, and to maintain a strategic overview of outcomes, performance, risk management and budgets.
- 5.2 The Policy and Resources Committee is charged by full Council to provide a co-ordinating role across all other service committees and retain a 'whole-council' view of performance, budget monitoring and risk management. In particular, this includes specific responsibility for a decision on the sale of land or property of a value in excess of £100,000 is reserved to Policy and Resources Committee.
- 5.3 As part of the matter of business that was the subject of the report to Economy, Regeneration and Development Committee falls under that responsibility reserved to the Policy and Resources Committee, the Economy, Regeneration and Development Committee's resolution is presented as a recommendation.
- 5.4 As the decision in this matter is the subject of a recommendation from another Committee, the Policy and Resources Committee must take into account the resolution of that Committee and give due regard to the guidance and comments made by its members. The Policy and Resources Committee must not, however, consider itself bound by that Committee's recommendations or otherwise fetter its discretion; its Members must come to their own decision. In doing so, the Committee must satisfy itself that it has been provided with all relevant information or a suitable précis to enable it to comply with its duties and make a lawful decision.

5.5 Other legal considerations are as set out in the appended report.

6.0 RESOURCE IMPLICATIONS: STAFFING, ICT AND ASSETS

6.1 This report is for information only and does not contain any direct resource implications.

7.0 RELEVANT RISKS

7.1 The relevant risks are covered in the original report submitted to the Committee.

8.0 ENGAGEMENT/CONSULTATION

8.1 Engagement and Consultation were covered in the original report submitted to the Committee.

9.0 EQUALITY IMPLICATIONS

9.1 Wirral Council has a legal requirement to make sure its policies, and the way it carries out its work, do not discriminate against anyone. An Equality Impact Assessment is a tool to help council services identify steps they can take to ensure equality for anyone who might be affected by a particular policy, decision or activity.

9.2. Whilst there are no equality implications arising from this report, the associated actions arising from the delivery may need to assess any equality issues and mitigate any negative impact that may emerge.

10.0 ENVIRONMENT AND CLIMATE IMPLICATIONS

10.1 At this stage there are no direct implications for the environment or climate.

11.0 COMMUNITY WEALTH IMPLICATIONS

11.1 The aim of this report is to secure the best possible outcome for the future of this building.

REPORT AUTHOR:

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APPENDICES

Appendix 1 Minute Extract
Appendix 2 Full Report

BACKGROUND PAPERS

Correspondence relating to previous discussions with the lessee (commercially confidential).

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
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Economy, Regeneration and Development Committee

29 November 2021