

FINANCE AND PROCUREMENT PORTFOLIO

DECISION SCHEDULE



Thursday, 3rd February 2011

at 10.00 am

**in Committee Room C,
Civic Centre, Hartlepool**

Councillor R Payne, Cabinet Member responsible for Finance and Procurement will consider the following items.

1. KEY DECISIONS

No items

2. OTHER ITEMS REQUIRING DECISION

2.1 Seaton Lane Wayleave – *Assistant Director (Resources)*

2.2 Disposal of Somersby Close Family Resource Centre – *Assistant Director (Resources)*

3. ITEMS FOR INFORMATION

No items

4. REPORTS FROM OVERVIEW OF SCRUTINY FORUMS

No items

5. LOCAL GOVERNMENT (ACCESS TO INFORMATION) (VARIATION) ORDER 2006

EXEMPT ITEMS

Under Section 100(A)(4) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in the paragraphs referred to below of Part 1 of Schedule 12A of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006

6. **EXEMPT KEY DECISIONS**

6.1 Jesmond Road School (para 3) – *Assistant Director (Resources)*

7. **OTHER EXEMPT ITEMS REQUIRING DECISION**

7.1 Land at Wells Street (para 3) - *Assistant Director (Resources)*

FINANCE AND PROCUREMENT PORTFOLIO

Report To Portfolio Holder

3rd February 2011



Report of: Assistant Director (Resources)

Subject: SEATON LANE WAYLEAVE

SUMMARY

1. PURPOSE OF REPORT

To seek Portfolio Holder approval to grant a drainage wayleave on land at Seaton Lane.

2. SUMMARY OF CONTENTS

Background to the current situation and recommendations.

3. RELEVANCE TO PORTFOLIO MEMBER

Portfolio Holder has responsibility for the Council's land and property assets.

4. TYPE OF DECISION

Non key.

5. DECISION MAKING ROUTE

Portfolio holder only.

6. DECISION(S) REQUIRED

Approval to grant the proposed drainage wayleave.

Report of: Assistant Director (Resources)

Subject: SEATON LANE WAYLEAVE

1. PURPOSE OF REPORT

- 1.1 To seek Portfolio Holder approval to grant a drainage wayleave on land at Seaton Lane

2. BACKGROUND

- 2.1 In March of 2010 the Council was approached by the owners of the land at Seaton Lane shown hatched in red on the plan at **Appendix 1**. They have obtained planning permission (Planning ref H/2009/0253) for the construction of 10 houses on part of the site (see plan at **Appendix 2**) and also intend to develop the remainder of the site for further housing.
- 2.2 The site will be accessed from Seaton Lane via an estate road. The land adjoins the Council owned Golden Flatts land. A main sewer runs through the edge of this land from the southern side of the site to Seaton Lane.
- 2.3 The owners of the development site requested the grant of a drainage wayleave that would allow them to connect into the main sewer on the Golden Flatts land by installing the connecting sewer across the land, over a distance of about 5 metres.
- 2.4 The reason for their request is that the costs of constructing the drainage by connecting across the Council's land will be less than connecting directly into the sewer in Seaton Lane as a shorter drain run will be required.
- 2.5 Terms were discussed and the provisional agreement is detailed at Confidential **Appendix 3, (para 3) information relating to the financial or business affairs of any particular person (including the authority holding that information).**

3. PROPOSALS

- 3.1 It is proposed to grant the wayleave as outlined above and in the Confidential Appendix.

4. RISK - FINANCIAL CONSIDERATIONS

- 4.1 The financial implications can be found attached at confidential **Appendix 3**.
- 4.2 There are no significant risks associated with the transaction. The short length of the wayleave means that it is very unlikely to impinge on any future development of the Council's land. Access for maintenance may be required occasionally as with any drain but this will not be a significant issue.

5 ASSET MANAGEMENT CONSIDERATIONS

- 5.1 The attention of the Portfolio Holder is drawn to the Asset Management element of the Business Transformation programme. The decision by Cabinet of January 2009 requires a commercial, proactive approach to be taken on Asset Management issues.
- 5.2 The decision to adopt a commercial approach to asset management requires the Council to realise the full value of any properties or property rights that it disposes of.

6. RECOMMENDATIONS

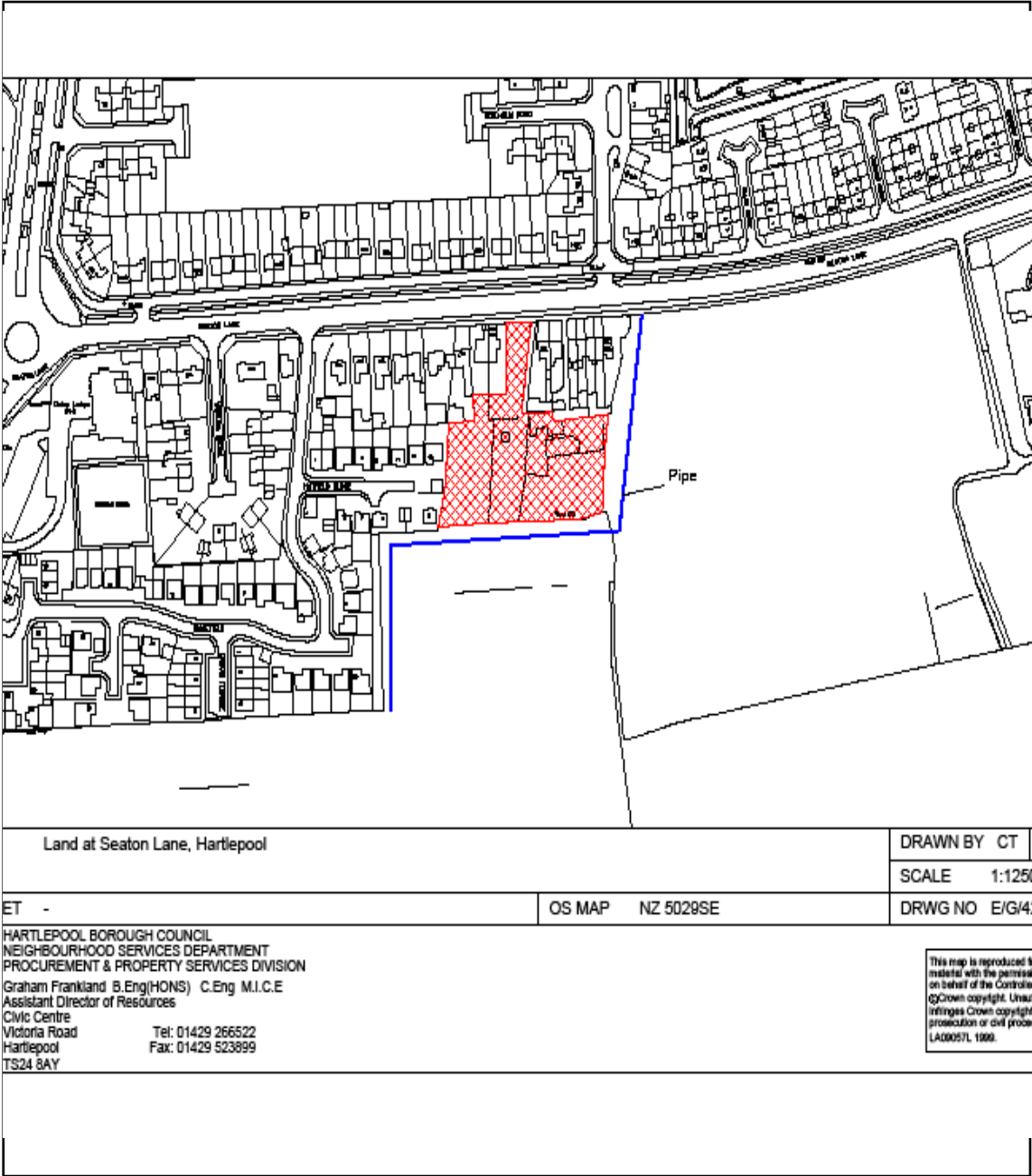
- 6.1 That Portfolio Holder approves the granting of the proposed drainage wayleave.

7. REASONS FOR RECOMMENDATIONS

- 7.1 The grant of the wayleave will not have any impact on the value or amenity of the HBC land.
- 7.2 The grant of the Wayleave will result in a capital receipt and all legal and surveyor's costs incurred in the transaction will be covered.

8. CONTACT OFFICER

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2.1 APPENDIX 2



<p>FINANCE AND PERFORMANCE PORTFOLIO Report To Portfolio Holder 3rd February 2011</p>



Report of: Assistant Director (Resources)

Subject: DISPOSAL OF SOMERSBY CLOSE FAMILY
RESOURCE CENTRE

SUMMARY

1. PURPOSE OF REPORT

To seek approval from the Portfolio Holder to proceed with the disposal of Somersby Close Family Resource Centre.

2. SUMMARY OF CONTENTS

The report contains background to the proposal and the Estates Sections recommendations

3. RELEVANCE TO PORTFOLIO MEMBER

Portfolio Holder has responsibility for the Council's land and property assets.

4. TYPE OF DECISION

Non Key

5. DECISION MAKING ROUTE

Portfolio Holder Only

6. DECISION(S) REQUIRED

Portfolio Holder to grant approval for the disposal of Somersby Close Family Resource Centre.

Report of: Assistant Director (Resources)

Subject: DISPOSAL OF SOMERSBY CLOSE FAMILY
RESOURCE CENTRE

1. PURPOSE OF REPORT

- 1.1 To seek approval from the Portfolio Holder to proceed with the disposal of Somersby Close Family Resource Centre.

2. BACKGROUND

- 2.1 The subject property (emboldened on the plan at **Appendix 1**), is currently used by Child and Adults Services as a family resource centre providing advice to families in the Hartlepool area.
- 2.2 The building was formerly 4 flats but was converted to office accommodation to house the family resource centre.
- 2.3 The service department that operates out of the building is going to vacate on the 27th January 2011 and move to the Star Centre at Flint Walk, Throston. The reason for this move is three fold:
- 1) Reduction of running costs
 - 2) The building does not meet current standards for office space
 - 3) The building is not suitable for the service that is provided from there.
- 2.4 The housing surrounding the subject property is predominantly Housing Hartlepool stock and the property is considered suitable for residential conversion
- 2.5 Housing Hartlepool have been approached about purchasing the property but they are not interested. From discussions with local Estate Agents it is believed that the property would appeal to local developers to convert and sell or to provide a rental income for the successful purchaser.

3. PROPOSALS

- 3.1 It is proposed that the Estates Section commences marketing of the property immediately

4. FINANCIAL/RISK CONSIDERATIONS

- 4.1 Early disposal of the property will avoid incurring holding costs.
- 4.2 The building is not suitable for the service that is provided from there
- 4.3 The building is in disrepair and requires some expenditure to bring it up to a satisfactory standard.
- 4.4 Disposal of the property will reduce overall running costs
- 4.5 The property is considered suitable for residential conversion and it is therefore considered that it will be possible to sell to a local developer.
- 4.6 Any conversion of the subject property would require the statutory consents such as planning but informal discussions with Planning Department has indicated that conversion to residential use would be ok.
- 4.7 The property is well served with security measures including shutters and alarms, however, in order to mitigate the risk of an empty property discussions are taking place with organisations to install resident “guardians” in place for an interim period.

5. ASSET MANAGEMENT CONSIDERATIONS

- 5.1 The attention of the Portfolio Holder is drawn to the Asset Management element of the Business Transformation programme. The decision by Cabinet of January 2009 requires a commercial, proactive approach to be taken on Asset Management issues.
- 5.2 The decision to adopt a commercial approach to asset management requires the Council to realise the full value of any properties or property rights that it disposes of. The sale will produce a capital receipt and the property is likely to be suitable for conversion to residential units.
- 5.3 If the property is empty for any length of time the building may be subject to vandalism. It is proposed to put the property on the market immediately with a view to concluding a sale relatively quickly in order to mitigate this risk.

6. RECOMMENDATIONS

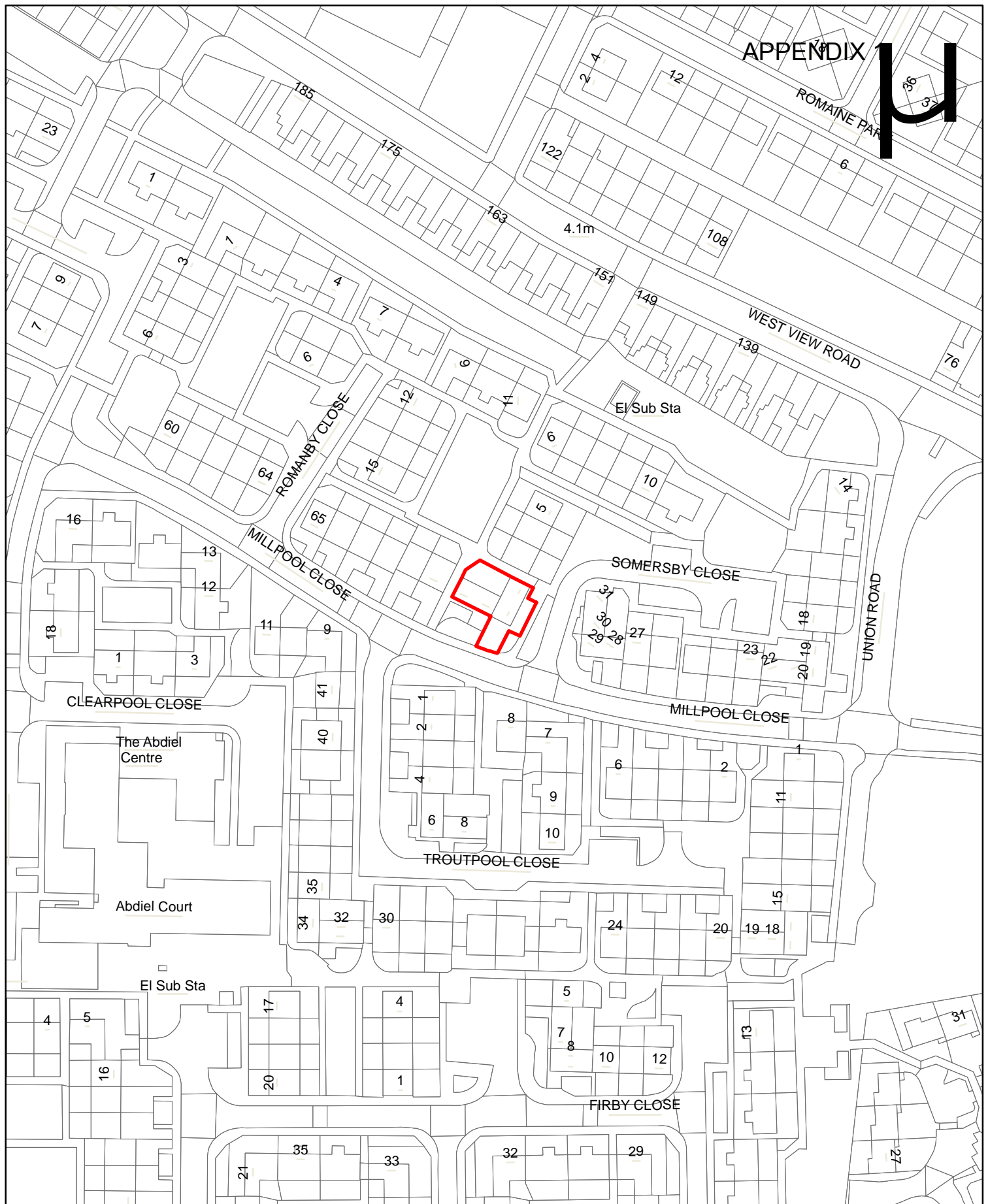
- 6.1 Portfolio Holder to grant approval for the disposal of Somersby Close Family Resource Centre

7. REASONS FOR RECOMMENDATIONS

- 7.1 No other Council departments currently have property requirements that could be fulfilled with the use of this property, and neither is there any significant prospect of it being brought back into use by the Council in the future.
- 7.2 Early disposal of the property will avoid incurring holding costs.
- 7.3 The building is not suitable for the service that is provided from there.
- 7.4 The building is in disrepair and requires some expenditure to bring it up to a satisfactory standard.
- 7.5 Disposal of the property will reduce overall running costs.
- 7.6 The property is considered suitable for residential conversion and it is therefore considered that it will be possible to sell to a local developer.

8. CONTACT OFFICER

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LOCATION	Sommersby Close Family Resource Centre, Hartlepool UPRN - 1115 AREA - 261.83 sq/m	DRAWN BY	CT	DATE	01/04/09
		SCALE	1:1250		

DEED PACKET	CE27765	OS MAP	NZ 5134NW	DRWG No	-
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