

**TELFORD & WREKIN COUNCIL**

**CABINET - 16 JUNE 2016**

**ASSET DISPOSALS**

**REPORT OF THE ASSISTANT DIRECTOR: BUSINESS, DEVELOPMENT & EMPLOYMENT**

**LEAD CABINET MEMBER - CLLR LEE CARTER**

**(PART A) – SUMMARY REPORT**

**1. SUMMARY OF MAIN PROPOSALS**

1.0 To seek approval for the disposal of five surplus TWC assets as contained within the report.

**2. RECOMMENDATIONS**

2.1 That Cabinet delegates authority to the Assistant Director: Business, Development & Employment in consultation with the Cabinet Member for Finance, Partnerships & Commercial Services to negotiate and dispose of appropriate interests in the assets as detailed in section 4.2.

2.2 That Cabinet delegates authority to the Assistant Director: Governance, Procurement & Commissioning to seal or sign any documents required to give effect to the recommendations contained in this report.

**3. SUMMARY IMPACT ASSESSMENT**

<b>COMMUNITY IMPACT</b>	Do these proposals contribute to specific Priority Plan objective(s)?	
	No	
	Will the proposals impact on specific groups of people?	
	No	
<b>TARGET COMPLETION/ DELIVERY DATE</b>	Completion of the sale of the sites anticipated as follows: Willow Court, Donnington – Summer 17 74 King St, Dawley – Summer 17 Strickland House, The Lawns, Wellington – Summer 16 30 West Rd, Wellington – Spring 17 Land at Snedshill – Phased disposals from Autumn 16 onwards	
<b>FINANCIAL/ VALUE FOR MONEY IMPACT</b>	Yes	The capital programme relies on £49.6m capital receipts as part of its funding (£6.7m in 2016/17) and disposal of the surplus assets identified will contribute towards meeting this requirement. The sites detailed in this report which are anticipated to generate a receipt are: Willow Court, Donnington 74 King St, Dawley Strickland House, The Lawns, Wellington 30 West Rd, Wellington Land at Snedshill There will be some costs associated with the works required to provide the replacement facilities from Willow Court which will be met from the receipts. The associated accommodation changes will also result in revenue savings from reduced operational costs.
<b>LEGAL ISSUES</b>	Yes	The Council has the power to carry out the recommendations contained within this report but has a statutory duty to obtain best consideration when disposing of property/land. Detailed title investigations will be carried out prior to the marketing of the sites if the recommendations are approved.
<b>IMPACTS, RISKS &amp; OPPORTUNITIES</b>	Yes	The capital receipts to be generated from all the assets could be subject to planning consents for a variety of uses but this will be determined during the marketing periods.
<b>IMPACT ON SPECIFIC WARDS</b>	Yes	The sites fall within the following wards: Willow Court, Donnington – Donnington 74 King St, Dawley – Dawley & Aqueduct Strickland House, The Lawns, Wellington – College

		30 West Rd, Wellington – Haygate Land at Snedshill – Oakengates & Ketley Bank
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## **(PART B) – ADDITIONAL INFORMATION**

### **4. INFORMATION**

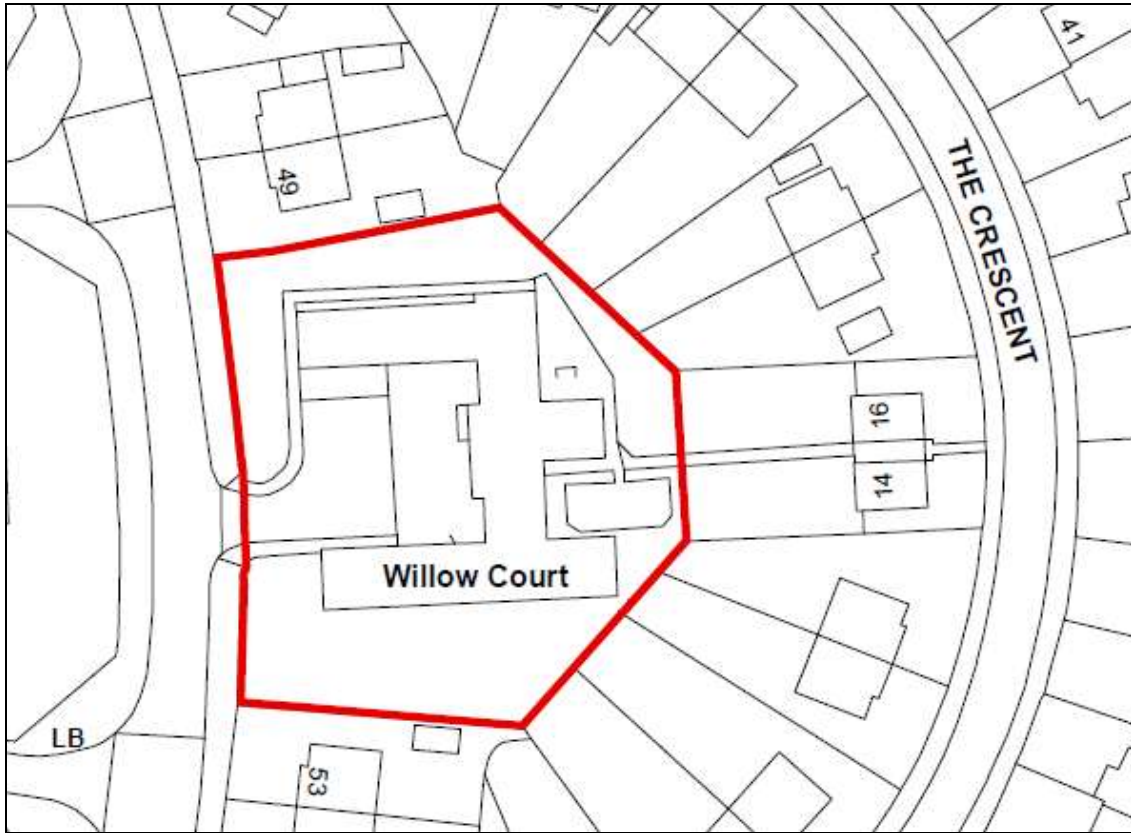
- 4.1 The Council's Asset Management Plan, reviews the Councils property holdings on an ongoing basis, from which it has identified potential opportunities across the Borough.
- 4.2 Five assets across the Borough have been identified which the Council no longer needs for operational purposes, namely Willow Court, King Street Dawley, Strickland House, 30 West Road and Land at Snedshill (the sites are outlined in red in Appendix 1).
- 4.2.1 **Willow Court** – This property is currently used for temporary accommodation. It is in a poor state of condition and requires significant investment for it to continue to be used going forward in the medium term. An opportunity has arisen to relocate the provision. Willow Court could be used for a range of residential uses including conversion to houses, flats or homes of multiple occupation. Development for any residential use would require planning permission. The property will be marketed with a sale agreed subject to planning.
- 4.2.2 **74 King Street, Dawley** - This property was acquired in 2011 as part of an asset transfer from the PCT and was subject to a care agreement with Dimensions. The property was of an age and condition that meant it was no longer viable to provide the service from the building and as such the care agreement was cancelled by mutual consent. The property will be marketed with a sale agreed subject to planning.
- 4.2.3 **Strickland House** – The property has been used until recently as accommodation for TWC, providing office accommodation and drop in provision for substance miss-use. As part of the ongoing rationalisation of corporate accommodation it was identified as surplus to requirements. An opportunity has arisen to sell the property at market value to a not for profit organisation looking to continue to use the property for the same use. The purchase is being made with the benefit of external grant funding which must be spent by July 16. Terms for the sale will be at market value.
- 4.2.4 **30 West Road** – This property adjoins the West Mercia Police's Sarc building and has until recently been occupied by TWC, CCG and West Mercia police and provided social care facilities associated with the three occupiers roles. TWC occupation has now ended and notice has been given to the CCG and West Mercia. Discussions are ongoing about a potential sale of the property to West Mercia who occupy the adjacent Sarc property. If terms are agreed then a sale to West Mercia will proceed and the property would continue to be used as it is currently, otherwise it would be sold on the open market most likely for a residential use. It should be noted that the adjoining Sarc property is not affected by these proposals.
- 4.2.5 **Land at Snedshill** – The site located off Priorslee roundabout was purchased from the HCA as an employment site with part of the site providing a temporary transit Gypsy and Traveller site. This temporary use of the site has now ended and it is therefore available to bring forward for development. Current discussions are ongoing with a number of potential purchasers for a range of uses. Sales of all or part are likely to be subject to planning permission first being granted.

## **5 PREVIOUS MINUTES and BACKGROUND PAPERS**

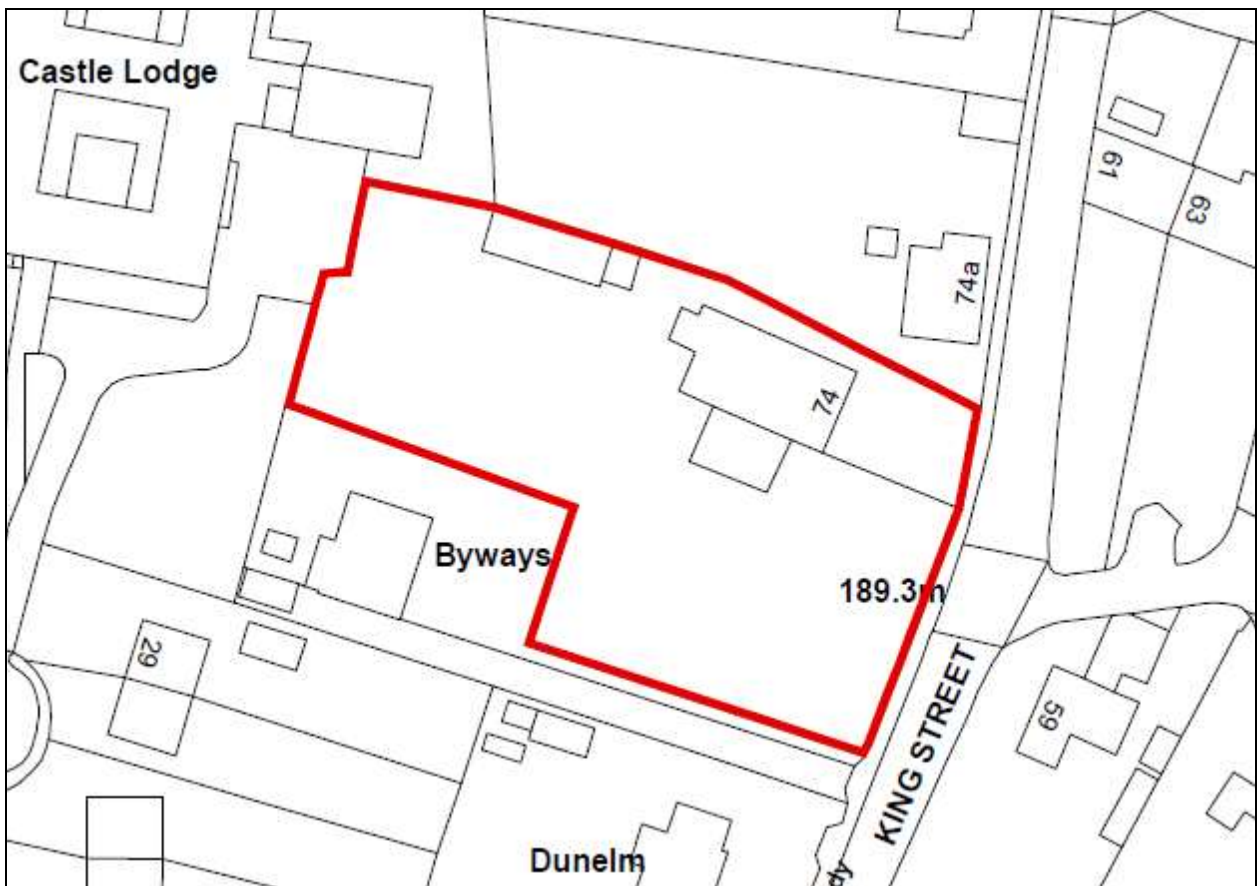
- 5.1 None

**Report prepared by James Dunn, Regeneration & Investment Service Delivery Manager,**

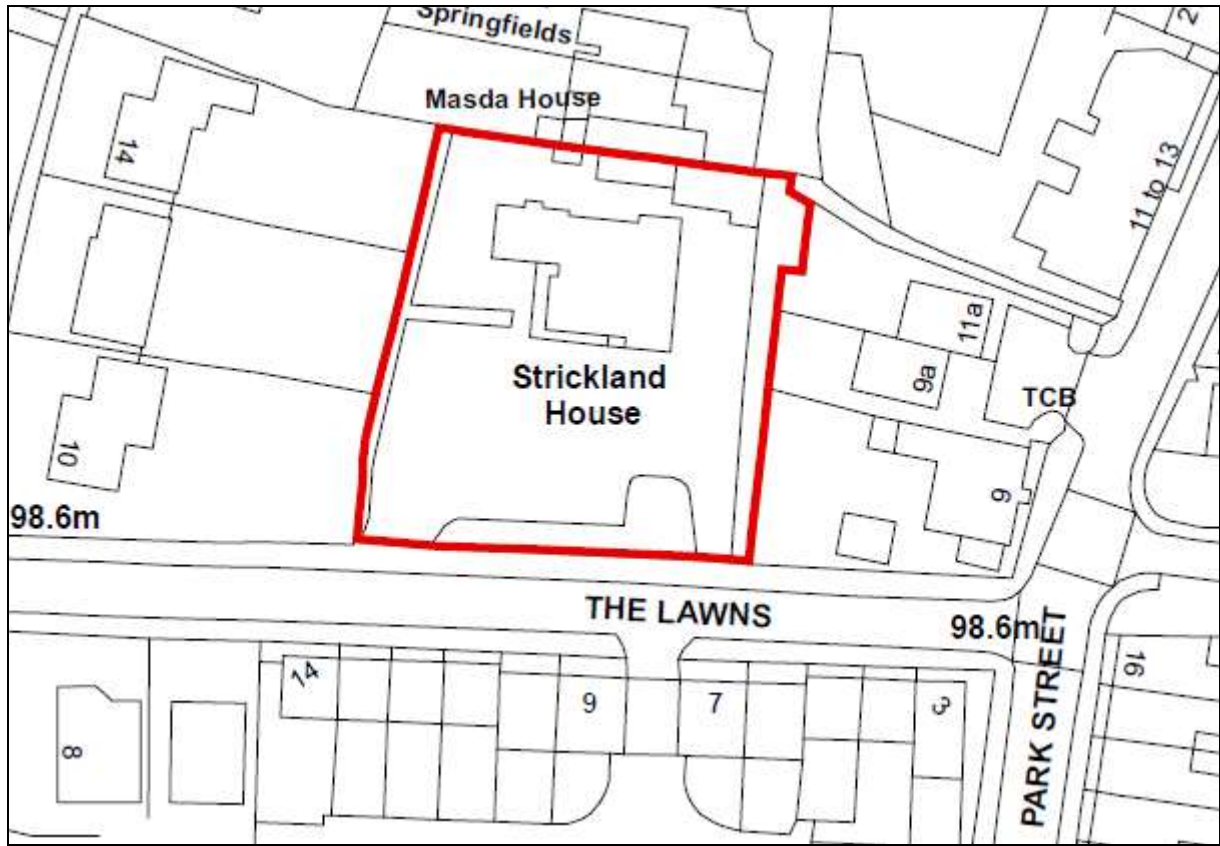
**Appendix 1**  
**Willow Court Site Plan**



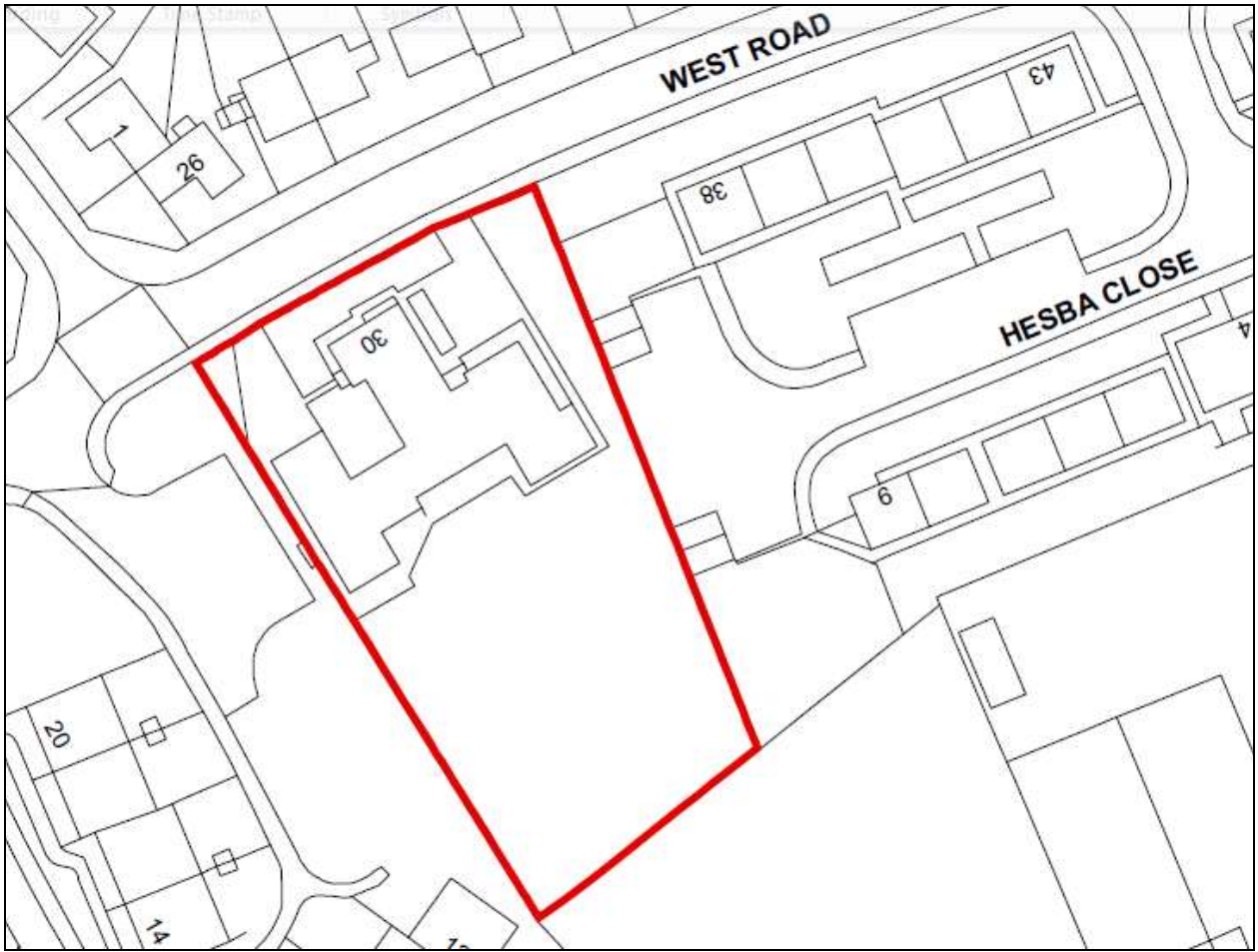
**74 King Street Site Plan**



**Strickland House Site Plan**



**30 West Road Site Plan**



**Land at Snedshill Site Plan**

