

Cabinet – 8 June 2011

Sale of the Council's freehold interests in Sanstone House, Sanstone Road, Bloxwich; The Limes, Linley Road, Rushall; and the site of the former Darlaston MPC, Victoria Ave, Darlaston.

Portfolio:	Councillor Adrian Andrew, Deputy Leader, Regeneration
Service Area:	Estates & Asset Management - Property Services
Wards:	Bloxwich East, Rushall-Shelfield, Bentley-Darlaston North
Key Decision:	Yes
Forward Plan:	Yes

1. Summary of Report

- 1.1 The above sites are surplus to the Council's requirements and, in line with the principles of good asset management practice, such assets are being advertised for sale on the open market.
- 1.2 A Development Brief was prepared in each case prior to the marketing period in order to assist the marketing exercise.
- 1.3 Following the marketing exercise and in accordance with the Council's Financial and Contract Rules, a Cabinet resolution is required to dispose of the Council's freehold interests as it is envisaged that each asset may be sold for £500,000 or more.

2. Recommendation

- 2.1 Cabinet is recommended to delegate authority to the Executive Director for Regeneration in conjunction with the Cabinet Portfolio Holder for Regeneration to approve the terms for the disposal of the freehold interest in the land and properties shown (i) edged in red on plan number EPMS 2040/2 **Appendix A**, extending to 7,749 square metres (or thereabouts); (ii) plan number EPMS 2036/3 **Appendix B**, extending to 4,300 square metres (or thereabouts); and (iii) plan number EPMS 3117 **Appendix C**, extending to 8,403 square metres (or thereabouts) provided these terms include the price satisfying the best consideration principles of Section 123 Local Government Act 1972, the purchaser bearing the Council's surveyor's fees and legal costs and the transaction not reaching legal completion until the purchaser has obtained detailed planning permission from the Local Planning Authority.

3. Background Information

- 3.1 Sanstone House and The Limes were both originally constructed in the 1960's as Residential Homes for the elderly. Residents of both Homes have been relocated by Housing 21 as part of the Elderly Persons' Reprovision Project. This has meant that both properties have become vacant. The Council has no alternative use for either building or their sites and, as such, both have been declared surplus to the Council's requirements.
- 3.2 Darlaston Multi-Purpose Centre closed in June 2008 due to restructuring of the Service and, as such, became vacant and the subject of vandalism and arson attempts. The Council demolished the building in December 2008 as it had no alternative use for it. Further, the Council has no alternative use for the site and, as such, it is surplus to the Council's requirements.
- 3.3 The principles of good asset management practice dictate that such surplus assets are disposed of. Following obtaining a Development Brief in respect of each site, the Council's freehold interests were advertised for sale on the open market by informal tender with a closing date of 12 noon Friday 17 June 2011 in respect of Sanstone House and Darlaston MPC and 12 noon Friday 8 July in respect of The Limes.
- 3.5 It is intended to proceed with a sale of each asset to the highest bidder, subject to that bid satisfying the best consideration principles of Section 123 Local Government Act 1972 and subject to planning permission being obtained from the Local Planning Authority.
- 3.6 Cabinet is being asked to delegate authority in order to minimise the period between the closing date and the date the successful bidder is notified that their bid is successful.

4. Resource Considerations

- 4.1 Financial:
 - 4.1.1 The capital receipts will be received in each case once detailed planning permission has been obtained from the Local Planning Authority. It is envisaged that the transactions will complete during the third quarter of 2011/12.
- 4.2 Legal:
 - 4.2.1 Each sale will be in accordance with the best consideration principles of Section 123 Local Government Act 1972 in that the land will be sold at Market Value following a period when it has been advertised for sale on the open market.
- 4.3 Staffing:
 - 4.3.1 Each sale has been carried out by Surveyors within Estates and Asset Management. Legal Services will deal with the appropriate legal documentation.

5. Citizen Impact

- 5.1 Citizens will benefit from the proposed new developments which will bring the 3 sites back into beneficial use.

6. Community Safety

- 6.1 The developments will assist community safety due to anti-social behaviour currently being associated with the vacant sites and buildings.

7. Environmental Impact

- 7.1 The developments will bring the sites back into beneficial use and, as such, will provide a positive impact on the environment.

8. Performance and Risk Management Issues

- 8.1 Planning permission for the proposed development on each site will be required to be obtained from the Local Planning Authority prior to the transaction reaching completion.
- 8.2 The disposals are included in the Disposals Projections Schedule for 2011/12 and it is expected that the transactions will complete in the third quarter. Progress with the transaction (and the necessary planning permission) will be monitored at the monthly meetings of the Disposals Projections Group, which is attended by Estates and Asset Management, Legal Services, Financial Services and the Delivery & Development Team.

9. Equality Implications

- 9.1 The developments will provide much needed residential accommodation within the borough.

10. Consultation

- 10.1 The Delivery & Development Team produced the Development Briefs that assisted Estates & Asset Management in the marketing process.
- 10.2 Legal Services have provided information on the Council's freehold title in each site.

Background Papers

Plan No. EPMS 2040/2
Plan No. EPMS 2036/3
Plan No. EPMS 3117

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Tim Johnson
Executive Director
Regeneration

8 June 2011



Councillor Adrian Andrew
Deputy Leader
Portfolio Holder Regeneration

8 June 2011



Walsall Council

AREA EDGED RED = 7749 SQ METRES (OR THEREABOUTS)

Golf Course

Golf Course

Lower Farm
Primary School

Chy Tank

11
12
13
Posts

24
21
BAKEWELL CLOSE

Posts

20
17
14
16
91

SANSTONE ROAD

Sanstone House
(Home for the Aged)

Sanstone House
(Home for the Aged)

El Sub Sta

Holy Ascension
Church Centre

Neighbourhood
Office

Posts

TCB

Surgey

101 of 16

**ASSET
MANAGEMENT**
Civic Centre
Walsall
WS1 1TP
Tele: 01922 652094,
Fax: 01922 636150

SITE ADDRESS:
SANSTONE ROAD
BLOXWICH

DRAWING NO : EPMS 2040/2
DATE : 20/09/2010
DRAWN BY : SSP



SCALE 1:1250

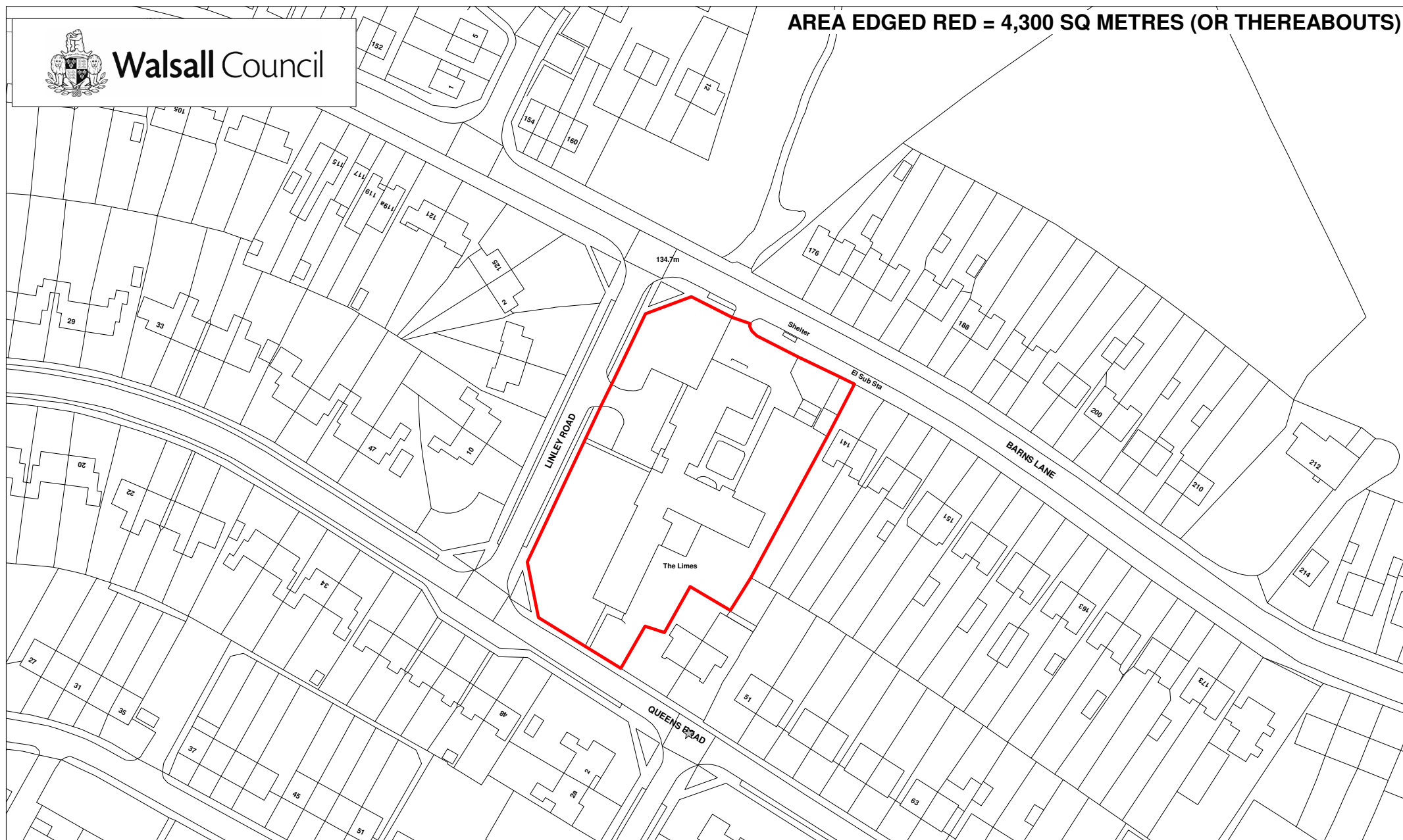
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Walsall Council

AREA EDGED RED = 4,300 SQ METRES (OR THEREABOUTS)



**ASSET
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Fax: 01922 636150

SITE ADDRESS:
THE LIMES, RUSHALL,
WALSALL

DRAWING NO : 2036/3
DATE : 05/08/2010
DRAWN BY : KCL



SCALE 1:1250

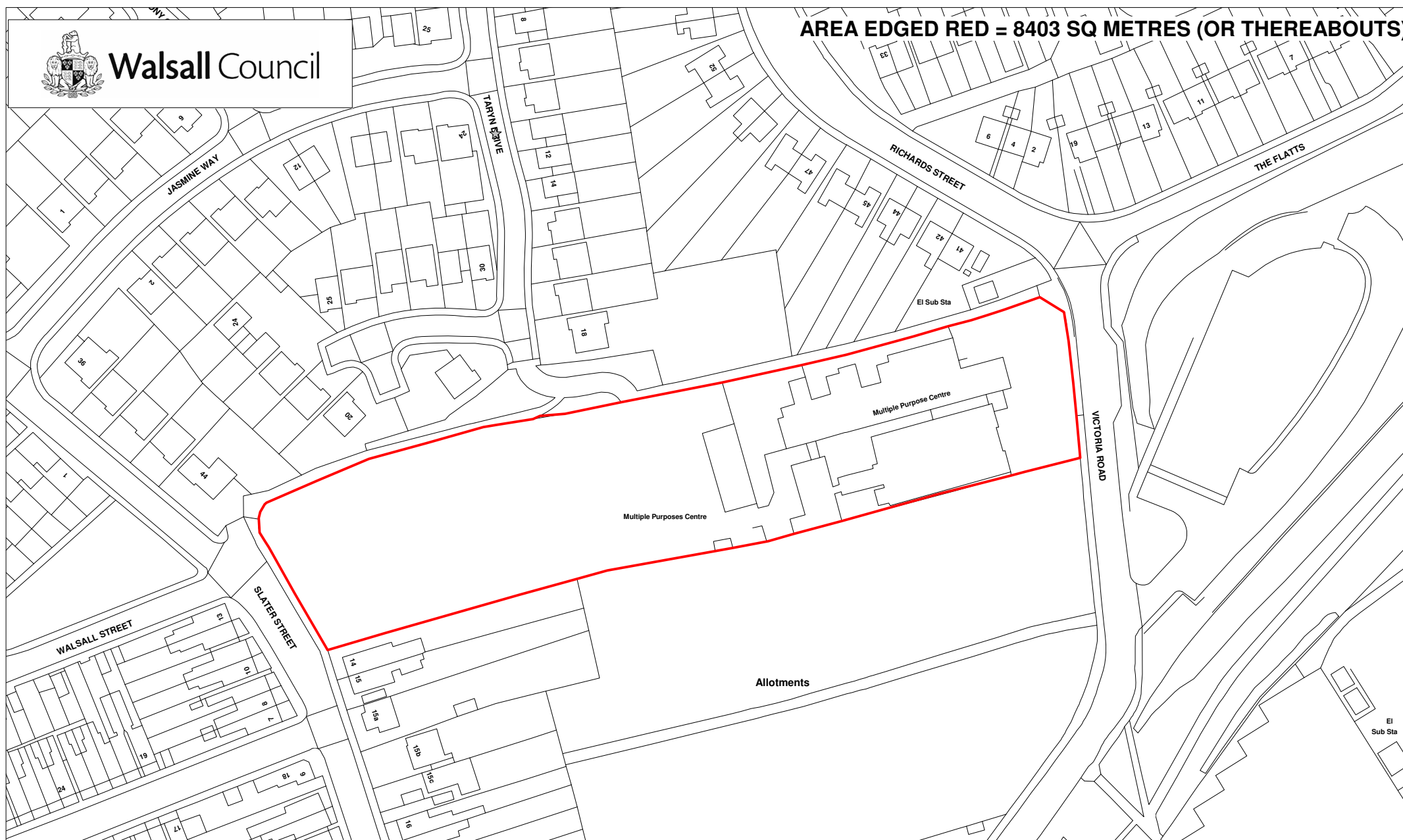
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Walsall Council

AREA EDGED RED = 8403 SQ METRES (OR THEREABOUTS)



ESTATE MANAGEMENT

Civic Centre
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WS1 1TP
Tele: 01922 652094,
Fax: 01922 636150

SITE ADDRESS:
VICTORIA ROAD
DARLASTON

DRAWING NO : EPMS 3117
DATE : 06/05/2008
DRAWN BY : SSP



SCALE 1:1250

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