

## **Cabinet – 11 September 2013**

### **Sale of the Council's freehold interest in the site of the former Rushall Mews, Lichfield Road, Rushall**

<b>Portfolio:</b>	Councillor Adrian Andrew
<b>Related portfolios:</b>	None
<b>Service:</b>	Asset Management- Property Services
<b>Wards:</b>	Rushall and Shelfield
<b>Key decision:</b>	Yes
<b>Forward plan:</b>	Yes

#### **1. Summary**

- 1.1 The above property is considered to be surplus to the Council's requirements and, in line with the principles of good asset management practice, the asset will be offered to the market for sale by informal tender.
- 1.2 In accordance with the Council's Financial and Contract Rules, a Cabinet resolution is required to dispose of the Council's freehold.

#### **2. Recommendations**

Cabinet is recommended to:-

- (1) approve the disposal of the Council's freehold interest in the former Rushall Mews as shown edged in bold on plan number EPMS 3800/16 extending to 2.16 acres (8756 square metres) (or thereabouts).
- (2) delegate authority to the Executive Director for Regeneration in consultation with the Cabinet Portfolio Holder for Regeneration to approve the terms for the disposal.

#### **3. Report detail**

- 3.1 Rushall Mews was formerly used to provide intermediate care for elderly persons and was leased to Housing 21 under the Elderly Persons Reprovision Project.

- 3.2 The site was subsequently identified as not fit for purpose and has now been removed from Housing 21 contract. This service is now being provided by the Council from alternative premises.
- 3.3 There are no known service demands that could be met by the property and, as such, it is considered to be surplus to the Council's requirements.
- 3.4 The building is in a reasonable state of repair, so it is not proposed to demolish the premises but market as is and leave it up to any proposed purchaser whether they wish to refurbish or redevelop. The purchaser may choose to refurbish the premises and retain the same use but, should they wish to redevelop the premises or carry out other works that require planning permission then officers will ensure that planning consent has been secured before the land transaction reaches completion.

#### **4. Council priorities**

The Asset Management Plan requires the Council to make the most effective and efficient use of its land and property resources. This site is surplus to requirements and so, in accordance with the Asset Management Plan, will be offered to the market for sale by informal tender.

#### **5. Risk management**

There is a risk that any purchaser who proposes to redevelop the site or carry out refurbishment works that require planning permission may not obtain this planning permission. Paragraph 3.4 addresses this risk.

#### **6. Financial implications**

- 6.1 The capital receipt will be received on completion of legal documentation. It is envisaged that, subject to receipt of an acceptable bid, the sale of the site will complete during the fourth quarter of 2013/14.
- 6.2 The 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.

#### **7. Legal implications**

Legal Services will prepare the required legal documentation for the sale.

#### **8. Property implications**

The disposal is included in the Disposals Projections Schedule for 2013/14 and it is anticipated that the transaction will complete in the fourth quarter, subject to the receipt of satisfactory tenders and any necessary planning permission.

## **9. Health and wellbeing implications**

- 9.1 The Council has a statutory duty to promote health and wellbeing and has adopted the Marmot objectives.
- 9.2 The sale of this property does not have any direct bearing on the key objectives but will facilitate the redevelopment of this site, thus supporting the area and the community. The disposal will also bring in a capital receipt to help support the Council's capital programme for investment within the borough.

## **10. Staffing implications**

The sale will be carried out by Surveyors within Property Services. Legal Services will deal with the appropriate legal documentation.

## **11. Equality implications**

There are no equality implications arising from this report.

## **12. Consultation**

- 12.1 Other Service areas have been consulted about possible alternative uses for the site.
- 12.2 If the site requires planning permission, consultation with Ward Councillors and local residents forms part of the outline planning application process.
- 12.3 Legal Services will provided information on the Council's freehold title.

## **Background papers**

Plan EPMS 3800/16

## Author

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A handwritten signature in black ink, appearing to be 'SN', written in a cursive style.

Simon Neilson  
Executive Director  
Regeneration

3 September 2013

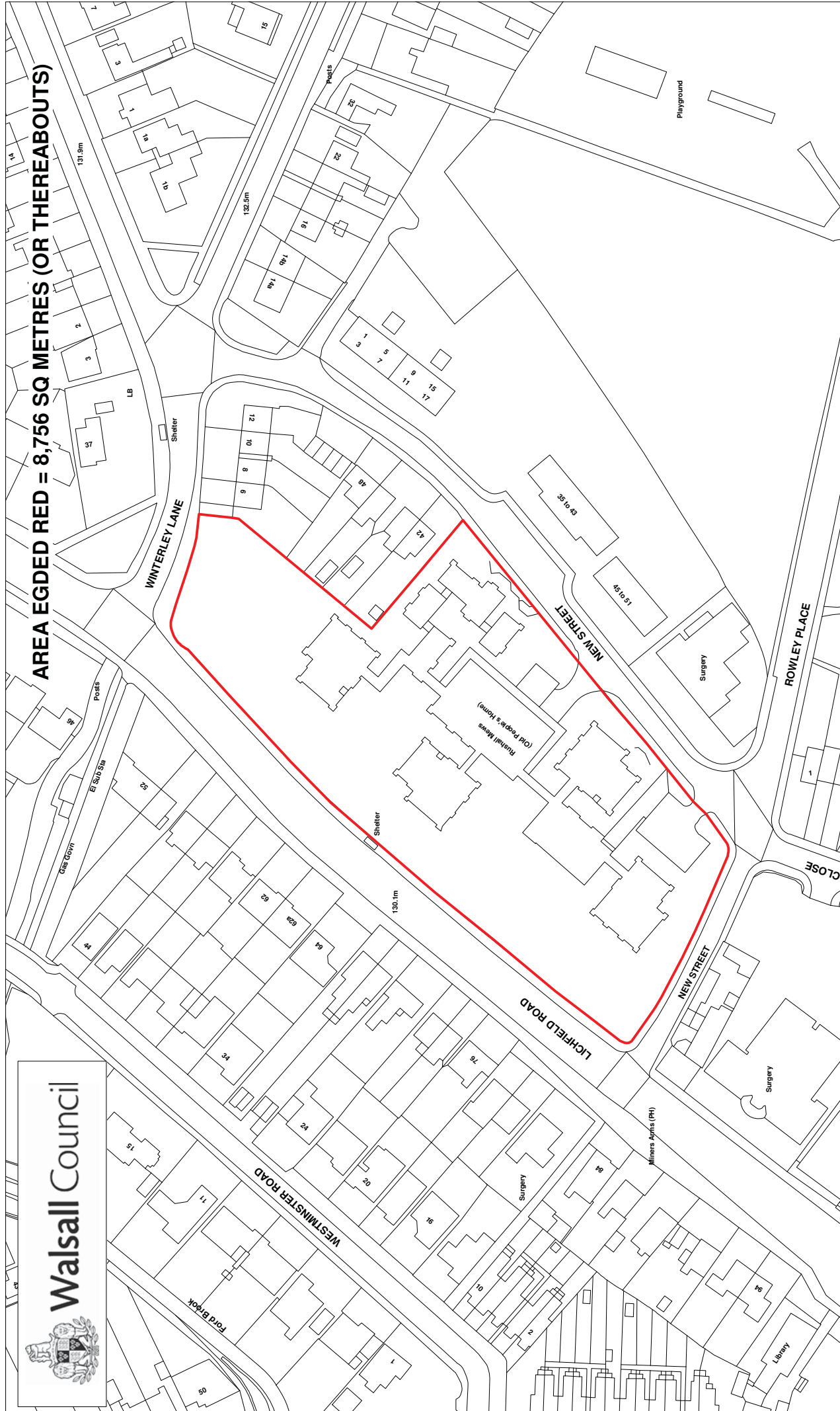
A handwritten signature in blue ink, appearing to be 'Adrian Andrew', written in a cursive style.

Councillor Adrian Andrew  
Deputy Leader  
Portfolio holder – Regeneration

3 September 2013



AREA EGDED RED = 8,756 SQ METRES (OR THEREABOUTS)



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**SITE ADDRESS:**  
RUSHALL MEWS  
NEW STREET

**DRAWING NO :** EPMS 3800/16  
**DATE :** 17/06/2013  
**DRAWN BY :** SSP



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