

SCHEDULE OF PROPOSED DISPOSALS

Cabinet Date	11 March 2020
Finance and Change	Cllr Lynden Stowe
Key Decision	Yes
Background Documents	Cabinet decision on Schedule of Proposed Disposals October 2019
Location/Contact for inspection of Background Documents	Through the above link to the County Council's website
Main Consultees	Lead Cabinet Member, Officers from across Gloucestershire County Council, partner organisations including Local Members, Parish, Town and District Councils where appropriate and GCC Property Board
Planned Dates	Ongoing
Divisional Councillor	All
Officer	Neil Corbett, Assistant Director – Asset Management and Property Services Tel: 01452 328813 Email: neil.corbett@gloucestershire.gov.uk
Purpose of Report	To approve the Schedule of Disposals proposed to meet the three year capital receipts target of £33m up to 2020/21
Recommendations	<p>In line with the Policy for the Disposal of Property:</p> <ol style="list-style-type: none"> 1. That Cabinet confirm that those sites described at Appendix A (Exempt) which have previously been declared surplus by Cabinet in October 2019 and not yet disposed of, continue to be declared surplus to requirements 2. That Cabinet declare the sites listed on the proposed Schedule of Disposals Appendix B (Exempt) surplus to the Council's land and property requirements <p>and in relation to both these schedules delegates authority to the Assistant Director – Asset Management & Property Services (AMPS) to dispose of these sites in consultation with the Cabinet Member for Finance and Change and the Council's Chief Financial Officer.</p>
Reasons for recommendations	Through the approval of the Schedule of Disposals, and the declaration of these sites as surplus to requirements, Officers will be well placed to achieve best value for the Council in the disposal of these sites, thus contributing towards capital receipt targets.
Resource Implications	The disposal of these sites in accordance with the Policy will generate capital receipts for the Council. Asset Management and Property Services are working towards a capital receipt target of £33m towards savings that will be used for overall financing of the capital programme.

MAIN REPORT CONTENTS

1. Background

As part of the council's savings programme, Asset Management and Property Services (AMPS) are undertaking a challenging disposals programme by seeking to achieve £33m in capital receipts over a three year period, April 2018 to March 2021. From April 2018 to date, AMPS have achieved £11,671,295 in completed sales of which £7.175m relates to shortfall in MTC 2.

The programme has been developed across the organisation, led by AMPS in consultation with the Property Board who challenges the use of property across the council, in order to ensure the council's property portfolio is being effectively used to meet the future needs of the business. Property and land are recommended to Cabinet to be declared surplus prior to disposal to contribute towards the savings programme.

A schedule of sites was declared surplus by Cabinet in October 2019 and it was agreed that an update on these sales and any further sites which Property Board recommend should be declared surplus would be submitted to Cabinet early 2020. In line with Policy for the Disposal of Property the approval given by Cabinet is valid for 6 months or until next update report is submitted, therefore a new decision confirming approval to dispose must be given in order to progress activity in achieving these capital receipts.

2. Schedule of Disposals

The attached Schedule of Disposals at Appendix A (Exempt) was approved by Cabinet in October 2019. In accordance with the Policy for the Disposal of Property, AMPS are now seeking confirmation of the decision to dispose of previously approved sites that have not yet been sold. The schedule has been updated to show completed sales and sales agreed and any changes to previously agreed disposal strategies.

The attached Schedule of Disposals at Appendix B (Exempt) outlines new proposed disposals for 2020 onwards. The sites listed have been recommended as surplus by service areas and AMPS to Property Board, and Officers from the Development and Disposals team within AMPS have recommended the most appropriate disposal strategy to deliver best value for the Council. Property Board have approved the recommended disposal strategies.

One Gloucestershire Estate partners have been consulted about potential asset sales as part of the One Public Estate Programme.

Capital receipts received and sales agreed to date for 2019/20 currently totals £11,356,228 with further sales being negotiated. Approval of the appended Schedules of Disposals will enable new sites to be programmed for disposal to help achieve capital receipt targets.

Officers will provide an updated schedule to Cabinet in late 2020, delivering an update on sales to date and any further sites which Property Board recommend should be declared surplus by Cabinet.

3. Completed Sales

Since the last report to Cabinet in October 2019, the following land and properties have been sold by Gloucestershire County Council:

ADDRESS	VALUE
Folly Farm, Northleach, Glos GL54 3JH	£760,000
Land adjoining John Moore Primary School, Walton Cardiff, Tewkesbury, Glos GL20 7SP	£543,600
Former St White's School, Cinderford, Glos GL14 3DH	£322,000
Folly Farm Barn, Northleach, Glos GL54 3JH	£257,000
Land at Stinchcombe, Dursley, Glos GL11 6AP – 19.75 acres	£163,000
Land at Stinchcombe, Dursley, Glos GL11 6AP – 14.75 acres	£125,000
Land at Stagholt Lane, Stonehouse, Glos	£23,628
Land at The Chipping, Rope Walk, Wotton-Under-Edge, Glos GL12 7AA	£3,150
Land fronting Oakfield, 8 Hill Street, Lydney GL15 5HE	£1

Land fronting Oakfield, 8 Hill Street, Lydney was sold for nominal consideration (£1) as the purchaser had a strong case for adverse possession; land has been enclosed within the boundary of their property and has been maintained by the purchaser since they purchased the property in 1973.

4. Options

Cabinet are asked to confirm that the properties and land described at Appendix A (Exempt) which have previously been declared surplus by Cabinet in October 2019 and not yet disposed of, continue to be surplus to requirements.

Cabinet are asked to declare all sites on the Schedule of Disposals Appendix B (Exempt) as surplus to the Council's land and property requirements. Should Cabinet choose to identify any specific sites which they do not wish to declare surplus at this point, Officers will remove them from the Schedule and return them to Cabinet for decision at a future date.

5. Risk Assessment

Should Cabinet elect to remove any specific site from the Schedule of Disposals, this could cause a delay in the disposal process for these specific sites – which could have an overall impact on the delivery of future capital receipts targets. The Council is best able to respond to the market and opportunities if sites are already declared surplus to requirements by Cabinet – enabling the achievement of best value. There is a significant risk that short delays in decision making can lead to long delays in the disposal.

6. Officer Advice

Officers recommend that Cabinet declare the sites listed on the proposed Schedule of Disposals surplus to the Council's land and property requirements, and delegates authority to the Assistant Director of AMPS to dispose of these sites in consultation with the Cabinet Member for Finance and Change and Council's Chief Financial Officer.

7. Equalities considerations

In recommending sites as surplus to Council requirements, and in compiling the Schedule of Disposals Officers across the Council have sought to pay due regard to the impact on groups with protected characteristics. Some sites on the Schedule are surplus to requirements due to changing plans for office accommodation used by the Council, and where these buildings are currently occupied by our employees, or those of our partners, the impact of the closure of the building and the relocation of their place of work will be taken into consideration. Information

on the impact will be gathered through the collection of data concerning the individual members of staff who will need to be relocated. Where required, due regard will be paid to the needs of staff to ensure that any issues relating to the new workplace are considered (eg specific chair requirements, disabled parking spaces etc) in order to mitigate any negative impact. Where buildings have been providing a service those users have been catered for in other buildings.

8. Consultation feedback

Consultation has taken place with the Lead Cabinet Member, Property Board, service areas and other organisations where appropriate in the development of this Schedule of Disposals. Local members are consulted prior to land and property being marketed.

As each site is disposed of, the Development and Disposals team will do so in accordance with the Council's 'Policy for the Disposal of Property' which contains clear consultation requirements.

9. Performance Management/Follow-up

In accordance with the 'Policy for the Disposal of Property', Officers will provide an update to Cabinet in late 2020 on the progress against the Schedule of Disposals and developing plans for future disposals. This will be monitored by the Property Board at regular meetings and by the Senior Management Team in AMPS.

Report Title	Schedule of Proposed Disposals
Statutory Authority	S.123 of the Local Government Act 1972
Relevant County Council policy	Policy for the Disposal of Property (2012)
Sustainability checklist:	
Partnerships	Partnerships such as One Gloucestershire will be consulted with in accordance with the 'Policy for the Disposal of Property' 2012
Decision Making and Involvement	Where appropriate there will be local consultation on the disposal of sites
Economy and Employment	The disposal of sites may enable the development of employment opportunities through the potential future use of some sites
Caring for people	There may be some disposals which arise from changing practices in delivering care: these are managed by the service area who will also manage any impact
Social Value	N/A
Built Environment	There may be some sites which are appropriate for development, which will follow associated planning rules and processes, including consultation
Natural Environment' including Ecology (Biodiversity)	N/A
Education and Information	N/a
Tackling Climate Change	Carbon Emissions Implications? Neutral Vulnerable to climate change? No. Although the sale of these sites does not directly contribute to addressing climate change, it will enable the council to utilise resources for dealing with the climate change across the council.
Due Regard Statement	Has a Due Regard Statement been completed? No Considerations included in main body of report
Human rights Implications	N/A
Consultation Arrangements	Ongoing in relation to each disposal