



REPORT TITLE: SCHEDULE OF PROPOSED DISPOSALS AND ACQUISITIONS AND AMENDMENTS TO DISPOSALS POLICY

Cabinet Date	24 th March 2021
Cabinet Member	Cllr Lynden Stowe, Finance and Change
Key Decision	Yes
Purpose of Report	<p>To approve the proposed Schedule of Disposals in order to meet capital receipts targets.</p> <p>To approve the amendment of the Policy for the Disposal of Property to include reference to the relevant legislation for disposal of school land and open space.</p> <p>To note the acquisition of property to provide supported living accommodation.</p>
Recommendations	<p>In relation to both Appendices listed below, that Cabinet:</p> <ol style="list-style-type: none">1. confirms that those sites described at Appendix A (Exempt) which have previously been declared surplus by Cabinet in October 2020 and not yet disposed of, continue to be declared surplus to requirements.2. declares the sites listed on the proposed Schedule of Disposals Appendix B (Exempt) surplus to the Council's land and property requirements.3. delegates authority to the Assistant Director – Asset Management and Property Services to dispose of these sites in consultation with the Cabinet Member for Finance and Change and Council's Chief Financial Officer.4. approves amendment of the Policy for the Disposal of Property Appendix C to include reference to the relevant legislation requiring approval for the disposal of school land and the requirement to publish a notice of the intention to sell open space.5. in line with the Property Acquisition Policy, notes acquisition of a property to provide supported living accommodation.

Reasons for recommendations	<p>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</p> <p>To amend the Policy for the Disposal of Property to include reference to the relevant legislation relating to the disposal of school land and areas of open space.</p>
Resource Implications	<p>The disposal of these sites in accordance with the Policy will generate capital receipts for the Council that will be used for overall financing of the capital programme.</p> <p>The Council has achieved £15.473m in completed sales since April 2018 against a target of £33 million for the period April 2018 to March 2021. Delays associated with planning approvals and Covid have resulted in some delays to receipts being realised however the sites listed in the disposals schedules are forecast to achieve this target.</p> <p>Capital receipts will continue to be closely monitored by Asset Management and Property Services (AMPS) and Finance to ensure we have sufficient resources to deliver the councils capital programme.</p>
Background Documents	<ol style="list-style-type: none"> 1. Cabinet decision on Schedule of Proposed Disposals October 2020 2. Cabinet decision on Revised Asset Disposal Policy December 2012 and approved amendment September 2013 3. Cabinet decision Property Acquisition Policy September 2017 4. Cabinet Member decision on Property acquisition for a supported living scheme December 2020
Statutory Authority	<p>Section 123 of the Local Government Act 1972</p>
Divisional Councillor(s)	<p>All</p>
Officer	<p>Name: Neil Corbett, Assistant Director – Asset Management and Property Services Tel. no: 01452 328813 Email: neil.corbett@gloucestershire.gov.uk</p>
Timeline	<p>On-going</p>

Background

1. As part of the council's savings programme, the council is 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 £15.473m in completed sales. Due to the impact of Covid and delays in securing planning permissions, the receipts will now be achieved over a longer period of time.
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.
3. A schedule of sites was declared surplus by Cabinet in October 2020 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 2021. 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.
4. To reflect current practice, an internal audit review of the disposal of assets recommended that the Policy for the Disposal of Property (approved by Cabinet in December 2012 and amended September 2013) is amended to include reference to the relevant legislation relating to the disposal of school land and areas of open space.
5. The audit review also recommends that the date the sites were first declared surplus by Cabinet is added to the Schedule of Disposals at Appendix A (Exempt).

Schedule of Disposals

6. The attached Schedule of Disposals at Appendix A (Exempt) was approved by Cabinet in October 2020. 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.
7. The attached Schedule of Disposals at Appendix B (Exempt) outlines new proposed disposals for 2021 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 has approved the recommended disposal strategies.
8. One Gloucestershire Estate partners have been consulted about potential asset sales as part of the One Public Estate Programme.
9. Capital receipts received and sales agreed to date for 2020/21 currently totals £12.015m 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.

10. Officers will provide an updated schedule to Cabinet in late 2021, delivering an update on sales to date and any further sites which Property Board recommend should be declared surplus by Cabinet.

Completed Sales

11. Since the last report to Cabinet in October 2020, the following land and properties have been sold by Gloucestershire County Council:

ADDRESS	VALUE
Prestbury Centre, 236 Prestbury Road, Cheltenham	£1,040,000
Mere Hill Farm, Welsh House Lane, Dymock	£656,000
1 Lowerfield Farm, Ampney St Mary	£540,000
Land at Sunground, Avening	£210,000
Leaze Farm, Leonard Stanley (uplift payment)	£2,277

Policy for the Disposal of Property

12. To reflect current practice, Internal Audit have recommended that the Policy is amended to include reference to the relevant legislation relating to the disposal of school land and areas of open space.

13. Section 3 (Statutory Requirements) of the Policy has been amended to include the relevant legislation requirements:

3.2 Secretary of State approval is required to sell school land under Schedule 1 of the Academies Act 2010 (as amended), and school playing field land under Section 77 of the School Standards and Framework Act 1998

3.3 Section 123 (2A) of the Local Government Act 1972 requires a notice to be published for the intention to sell open space

14. The updated version of the Policy is included as Appendix C.

Property Acquisitions

15. In line with the Property Acquisition Policy, a property has been acquired to provide supported living accommodation. The decision was taken by Councillor Lynden Stowe, Cabinet Member for Finance and Change on 9th December 2020.

Options

16. 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 2020 and not yet disposed of, continue to be surplus to requirements.
17. 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.

18. Cabinet are asked to accept the amendment to section 3 of the Policy for the Disposal of Property.

Risks

19. 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.

Climate Change implications

20. The proposed disposal of the properties listed in the schedule will provide an opportunity for the Council to divest itself of property which, in some cases, does not meet modern day design standards and whose heating systems need to be replaced to meet the Council's climate change strategy.

Equality implications

21. In recommending sites as surplus to Council requirements, and in compiling the Schedule of Disposals Officers across the Council have paid 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.

Data Protection Impact Assessment (DPIA) implications

22. A DPIA is not required for this decision

Social value implications

23. There are no social value implications regarding the disposal of council property.

Consultation feedback

24. 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.
25. Local members are consulted prior to land and property being marketed.
26. 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.

Officer recommendations

27. 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 Head of Property Services to dispose of these sites in consultation with the Cabinet Member for Finance and Change and Councils Chief Financial Officer.
28. Officers recommend that Cabinet approve the amendment to section 3 of the Policy for the Disposal of Property.

Performance Management/Follow-up

29. In accordance with the 'Policy for the Disposal of Property', Officers will provide an update to Cabinet late 2021 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.