

REPORT TITLE: Schedule of Proposed Disposals

Cabinet Date	20 September 2023
Cabinet Member	Cllr Lynden Stowe, Deputy Leader and Cabinet Member
Key Decision	Yes
Purpose of Report	To approve the proposed Schedule of Disposals in order to meet capital receipts targets
Recommendations	<p>In relation to both Appendices listed below, that Cabinet:</p> <ol style="list-style-type: none"> 1. Approves that those sites described in Appendix A (Exempt) which have previously been declared surplus by Cabinet in March 2023 and not yet disposed of, continue to be declared surplus to requirements. 2. Approves 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 Deputy Leader/Cabinet Member for Finance and Change and Deputy Chief Executive/Executive Director for Corporate Resources.
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	<p>The disposal of these sites in accordance with the Policy for the Disposal of Property will generate capital receipts for the Council that will be used for financing the capital programme.</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	<p>Cabinet decision on Schedule of Proposed Disposals March 2023</p> <p>Gloucestershire County Council's Policy for the Disposal of Property December 2012 and approved amendment March 2021</p>

Statutory Authority	Section 123 of the Local Government Act 1972
Divisional Councillor(s)	All
Officer	Neil Corbett, Assistant Director – Asset Management and Property Services Tel. 01452 328813 Email: neil.corbett@gloucestershire.gov.uk
Timeline	On-going

Background

1. As part of the council's savings programme, the council is undertaking a challenging disposals programme by seeking to achieve £44.2 million in capital receipts over a four year period, April 2022 to March 2026. For 2022/23, AMPS achieved £2.092 million in capital receipts.
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 March 2023 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 late 2023. In line with the 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.

Schedule of Disposals

4. The attached Schedule of Disposals at Appendix A (Exempt) was approved by Cabinet in March 2023. 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 sales agreed.
5. The attached Schedule of Disposals at Appendix B (Exempt) outlines new proposed disposals for 2023 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.
6. One Gloucestershire Estate partners have been consulted about potential asset sales as part of the One Public Estate Programme.
7. Capital receipts received and sales agreed to date for 2023/24 currently totals £12.878 million 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.

8. Officers will provide an updated schedule to Cabinet in early 2024, delivering an update on sales to date and any further sites which Property Board recommend should be declared surplus by Cabinet.

Completed Sales

9. Since the last report to Cabinet in March 2023, the following land and property has been sold by Gloucestershire County Council:

ADDRESS	VALUE	PURCHASER
Land at Upton Gardens, Whitminster (overage payment relating to land sold in 2002)	£294,705.36	Swan Hill Homes Limited
Land at St Marks Rise, Dursley	£100,000	Cabot Homes Limited
Land adjoining Pickwick, New Barn Lane, Cheltenham	£16,000	Danshe Homes Limited

Options

10. Cabinet are asked to agree that the properties and land described at Appendix A (Exempt) which have previously been declared surplus by Cabinet in March 2023 and not yet disposed of, continue to be surplus to requirements.
11. Cabinet are also asked to agree all sites on the Schedule of Disposals Appendix B (Exempt) are declared as surplus to the Council's land and property requirements.
12. 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.

Risks

13. 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.

Financial implications

14. Capital receipts generated from the disposal of property will be used towards financing of the capital programme.
15. The current capital programme is being delivered using £43.520 million of capital receipts. Without those receipts the cost of borrowing would go up and the council would incur additional revenue costs.

Climate change implications

16. 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 current design standards, has significant maintenance or refurbishment requirements and whose heating and electrical systems would otherwise need to be replaced to meet the Council's climate change strategy.
17. Where services provided from outdated properties are able to be relocated to modern energy efficient buildings this will reduce energy usage and carbon production.
18. Opportunities for using land for renewable energy production, biodiversity net gain or carbon management will be considered prior to disposal where appropriate.

Ecological implications

19. Some disposals will be sold subject to planning consent being obtained. Therefore, ecological impact is likely to be considered as part of the planning process.

Equality implications

20. 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

21. A DPIA is not required for this decision.

Social value implications

22. The Council will consider the social, economic and environmental benefits to local communities when determining the best method of disposing of assets and will apply appropriate weightings to bids made for properties that are listed as Assets of Community Value.

Consultation feedback

23. 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.
24. Local members are consulted prior to land and property being marketed.
25. 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

26. 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 – Asset Management and Property Services to dispose of these sites in consultation with the Deputy Leader/Cabinet Member for Finance and Change and the Deputy Chief Executive/Executive Director for Corporate Resources.

Performance management/follow-up

27. In accordance with the 'Policy for the Disposal of Property', Officers will provide an update to Cabinet early 2024 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.