

Record of Decisions

Disposal of Surplus Real Estate Assets

Decision Taker

Mayor on Thursday, 01 May 2014

Decision

- (i) That the feedback from ward councillors, the Local Access Forum and the Community Partnerships (circulated on 29 April 2014) on the disposal of the 10 Assets listed in Appendix 1 of the submitted report be noted;
- (ii) that consideration be given for the following assets to be developed as sites for affordable housing:
 - (a) Hillside, Former Children's Home and adjoining land, South Parks Road, Torquay;
 - (b) Land rear of 64-70 Borough Road, Paignton;
- (iii) that the former Learning Resource Centre, 21 Old Mill Road, Torquay, be explored for use as potential employment opportunities;
- (iv) that, subject to (ii) and (iii) above, the 10 Assets listed in Appendix 1 of the submitted report be declared no longer required for service delivery and that the Executive Head Commercial Services be requested to advertise their intended individual disposal in accordance with both the Council's Community Asset Transfer Policy 2008 and where appropriate Section 123(2A) of the Local Government Act 1972;
- (v) that, subject to any expressions of interest received from the Community and any objections received to any disposal advertised pursuant to s123 of the Local Government Act 1972 and the assets listed in Appendix 1 of the submitted report be individually disposed on such terms as are acceptable to the Executive Head of Commercial Services in consultation with the Chief Executive of Torbay Development Agency; and
- (vi) that the Executive Head of Commercial Services in consultation with the Chief Executive of the Torbay Development Agency be delegated authority to consider any objections received on the advertisement of any of the proposed disposals pursuant to s123 of the Local Government Act 1972.

Reason for the Decision

The disposal of assets not required for service delivery will generate capital receipts to be reinvested in the Council's existing capital programme which will contribute towards achieving the Council's objectives. The disposals will also reduce the expenditure and repair liability across the Council's assets.

Implementation

This decision will come into force and may be implemented on Wednesday 14 May 2014 unless

the call-in procedure is triggered (as set out in the Standing Orders in relation to Overview and Scrutiny).

Information

The submitted report sets out details of 10 unused assets for disposal which will achieve capital receipts and cost savings. The following assets were considered for disposal which are no longer required by the Council:

1. The Old Windmill and adjoining land, Windmill Lane, Paignton;
2. Higher Lodge, Cockington, Torquay;
3. Land at Loxbury Road and Vicarage Road, Torquay;
4. Land and unused garages adj Alpine Road, Torquay;
5. Hillside (former children's home) and adjoining land, South Parks Road, Torquay;
6. Former Learning and Resource Centre, 21 Old Mill Road, Torquay;
7. Glebeland playground, adjoining 7 Glebeland Way, Torquay;
8. Land r/o 64 to 70 Borough Road, Paignton;
9. Land betwixt 90 to 94 Colley end Road, Paignton; and
10. 286 and 288 Totnes Road, Paignton.

The Mayor considered the recommendations of the Council made on 1 May 2014 and his decision is set out above.

Alternative Options considered and rejected at the time of the decision

Alternative options are set out in the submitted report, plus the recommendation by the Adjourned Annual Council to include two assets to be considered for affordable and a further asset to be explored for potential employment opportunities (as outlined in decision (ii) and (iii) above).

Is this a Key Decision?

Yes – Reference Number: I016355

Does the call-in procedure apply?

Yes

Declarations of interest (including details of any relevant dispensations issued by the Standards Committee)

None

Published

May 2014

Signed: _____
Mayor of Torbay

Date: 6 May 2014