

## **Record of Decisions**

### **Disposal of Assets**

#### **Decision Taker**

Cabinet on 11 July 2023.

#### **Decision**

- 1) That the Director of Pride in Place be requested to instruct preparation of an outline planning permission for the surplus toilet blocks at Preston North and Corbyn Head and disposal of these assets with outline planning consent via auction; and be given delegated authority, in consultation with the Director of Finance and the Cabinet Member for Place Services and Economic Growth, for ensuring that the assets are disposed of in line with the objectives set out in the submitted report.
- 2) That the Director of Pride in Place be requested to instruct the disposal of the Old Toll House in Torquay and be given delegated authority, in consultation with the Director of Finance and the Cabinet Member for Place Services and Economic Growth, for ensuring that the asset is disposed of in line with the objectives set out in the submitted report.
- 3) That the Director of Pride in Place be requested to instruct a strategic review of the Council's estate to identify other assets which could be disposed of to support the delivery of the Council's objectives.

#### **Reason for the Decision**

The Council owns assets including land and buildings, investment assets, operational properties, those held for sale or under construction, intangible assets, infrastructure, plant and machinery, heritage and community assets. Whilst the estate was well let and returned to the Council a substantial annual income, also achieving a high occupancy rate, the assets were subject to periodic review to ensure that the Council's assets supported the Council's objectives as best as they can.

#### **Implementation**

This decision will come into force and may be implemented on 24 July 2023 unless the call-in procedure is triggered (as set out in the Standing Orders in relation to Overview and Scrutiny).

#### **Information**

The Council's capital programme was under acute pressure following the turbulent period experienced in the local, national and international economies. One consequence of this turbulence was increased costs being experienced across all sectors with the Capital Programme requiring additional funding to be able to deliver the projects and outcomes that the Council had committed to.

The Council's Asset Management Strategy also requires that its assets needed to support an identified end use and purpose, and where they were not or where the cost and performance of the asset suggests, that there may be opportunities for disposal. The principles of this process were set out in the Council's Asset Management Policy and include a commitment to rationalise the asset base reviewing non-operational and surplus assets to identify opportunities to create

revenue income or a capital receipt to stimulate development and growth.

As such, the disposal of sites at Preston North, Corbyn Head and the Old Toll House will assist the Council to achieve capital receipts and cost savings in line with the Council's Capital Programme and Asset Management Strategy.

At the meeting Councillor Chris Lewis proposed and Councillor Bye seconded a motion that was agreed unanimously by the Cabinet, as set out above.

### **Alternative Options considered and rejected at the time of the decision**

The following alternative options were considered discounted:

- Do nothing – the Council would continue to manage the assets being recommended for disposal. Costs would be incurred in the management of these assets including costs relating to staff, repair and maintenance. The potential for a capital receipt will be missed and this option would not support delivery of the Council's capital programme and wider objectives.
- Dispose of the toilet assets without an outline planning consent – it was expected that this would result in a lower receipt than was optimal as potential buyers would not have confidence that a development would be possible on the site. Whilst this would be a faster route to disposal, the expectation was that there would be a lower receipt and for that reason this option was not recommended.

### **Is this a Key Decision?**

Yes

### **Does the call-in procedure apply?**

Yes

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

None.

### **Published**

14 July 2023

Signed: \_\_\_\_\_  
Leader of Torbay Council on behalf of the Cabinet

Date: \_\_\_\_\_