

**Meeting:** Council

**Date:** 3 February 2016

**Wards Affected:** Wellswood

**Report Title:** Proposed Disposal of Surplus Asset – Lincombe Court, Lincombe Hill Road, Torquay (Mayoral Decision)

**Is the decision a key decision?** Yes

**When does the decision need to be implemented?** Immediately

**Executive Lead Contact Details:** Mayor Oliver, [mayor@torbay.gov.uk](mailto:mayor@torbay.gov.uk), (01803) 207001

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## 1. Proposal and Introduction

1.1. To make recommendations relating to the disposal of Lincombe Court which is a Council asset previously utilised by the Care Trust and now no longer required for service delivery.

## 2. Reason for Proposal

2.1 Expenditure and repair liability across the Council's assets significantly exceeds available resources.

2.2 On behalf of the Council, the Torbay Development Agency (TDA) continues to review the suitability and challenge the present use of assets. Together with Council Officers it has considered the Lincombe Court asset with a view to reducing revenue costs and to generate a capital receipt which is necessary to help fund the approved capital programme.

2.3 The disposal of an asset not required for service delivery will enable the capital receipt to be reinvested into the Council's existing capital programme, which will contribute to the Council's objectives.

2.4 The reduction of the number of assets held is seen as an important element to achieving a sustainable maintenance regime for future generations.

2.5 At this point it is considered inappropriate to publicly quantify the expected total receipt although any disposal would take place in the open market and there is an obligation to obtain the best and maximum price for all assets.

### **3. Recommendation(s) / Proposed Decision**

3.1. That the Mayor be recommended to:

- (i) Consider any feedback received from Ward Members and the relevant Community Partnerships to the disposal of Lincombe Court as set out in Appendix 3 to the submitted report
- (ii) that subject to (i) above Lincombe Court be declared no longer required for service delivery and that the Head of Commercial Services be requested to advertise the intended disposal in accordance with the Council's Community Asset Transfer Policy 2008.

### **Appendices**

Appendix 1: Supporting information and Impact Assessment

Appendix 2: EM2642/T3030 Lincombe Court Site

Appendix 3: Feedback from consultation

### **Background Documents**

None