

## Supporting Information and Impact Assessment

Service / Policy:	Torbay Development Agency
Executive Lead:	Mayor and Executive Lead for Regeneration and Finance
Director / Assistant Director:	Kevin Mowat, Executive Head for Business Services

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### Section 1: Background Information

<b>1.</b>	<p><b>What is the proposal / issue?</b></p> <p>That Lincombe Court, Lincombe Hill Road, Torquay be declared no longer required for service delivery and that subject to any expressions of interest received under the Council's agreed Community Asset Transfer the Asset be disposed of on the open market.</p>
<b>2.</b>	<p><b>What is the current situation?</b></p> <p>Lincombe Court has previously been leased to the Care Trust who has recently declared the property surplus to operational requirements and has returned the property to the Council.</p> <p>The property was vacated by Torbay and South Devon NHS Foundation Trust and the existing 10 year lease to the Foundation Trust expired on 30<sup>th</sup> November 2015.</p> <p>The property is a dated Victorian Villa. In order to maintain the integrity of the vacant building a programme of planned maintenance would be required to prevent deterioration. The asset will quickly become a maintenance liability otherwise.</p> <p>In addition to the repair and maintenance liabilities the Council will be liable for Business Rate until an alternative use is established or the property is disposed of.</p>
<b>3.</b>	<p><b>What options have been considered?</b></p> <p>The asset could be retained and the repair and maintenance of the property carried out by the Council. Once brought back up to suitable standard the property could be let. If the asset is retained then the anticipated capital receipt will be lost, and the cost of initial repair and/or replacement of the properties and future maintenance will remain the responsibility of the Council.</p> <p>It is worth noting that there has been some market testing by the TDA since July 2015 without generating any concrete interest to lease the building.</p>

<p><b>4.</b></p>	<p><b>How does this proposal support the ambitions, principles and delivery of the Corporate Plan 2015-19?</b></p> <p>The effective use of assets is a key factor in delivering to the community of Torbay and the objectives and priorities they have set for the Council.</p> <p>The Councils Corporate Asset Management Plan (CAMP) 2013-2017 sets out the strategies to achieve the most efficient use of assets.</p> <p>The principle aim of the CAMP is to ensure that the opportunity cost of financial resources tied up in land and buildings is minimised, and that capital and revenue expenditure on the portfolio is directed efficiently and effectively to provide value for money.</p>
<p><b>5.</b></p>	<p><b>Who will be affected by this proposal and who do you need to consult with?</b></p> <p>The disposal of assets not required for service delivery will enable the capital receipts to be reinvested into the Council's existing capital programme, and save ongoing repair and maintenance costs which will contribute to the Council's objectives and therefore benefiting the residents of Torbay.</p> <p>Consultation with the Ward Councillors, Community Partnership for Wellswood and the Community Development Trust is underway and any comments that are received are set out in Appendix 3.</p> <p>The disposal of assets not required for service delivery has been identified as one of several initiatives to provide additional funding to tackle the urgent land and building backlog maintenance liability and provide receipts for the Capital Programme. Inevitably, there may be some objections to the disposal of some assets. Failure to consult adequately may lead to abortive disposal work should some of the disposals not proceed. This risk has been mitigated by consulting adequately and by advertising prior to any marketing taking place.</p>
<p><b>6.</b></p>	<p><b>How will you propose to consult?</b></p> <p>The above groups and organisations have been contacted and will be asked to comment on the proposal to dispose of the asset.</p>

## Section 2: Implications and Impact Assessment

<b>7.</b>	<b>What are the financial and legal implications?</b>  When an asset is considered to be available for sale, either with or without planning consent, an external agent or auctioneer (as deemed appropriate) will be instructed to sell the asset in accordance with Council Standing Orders.  The net proceeds of sale are then transferred to the Corporate Centre for distribution and prioritisation.
<b>8.</b>	<b>What are the risks?</b>  Failure to consult adequately may lead to abortive disposal work should some of the disposals not proceed.  The leasehold demand is weak and could potentially lead to advertising the property for a number of months without any interest which would mean the property could remain unoccupied for a considerable time and the Council incurring considerable holding costs (business rates, security, insurance, on-going maintenance etc).
<b>9.</b>	<b>Public Services Value (Social Value) Act 2012</b>  Not applicable
<b>10.</b>	<b>What evidence / data / research have you gathered in relation to this proposal?</b>  Comparable data is obtained to assist with setting both leasehold and freehold disposal values.  Market demand for leasing the property has been obtained through market testing on Rightmove.
<b>11.</b>	<b>What are key findings from the consultation you have carried out?</b>  Consultation has been undertaken and the feedback is set out in Appendix 3.
<b>12.</b>	<b>Amendments to Proposal / Mitigating Actions</b>  In reaching a decision on the proposals, the Mayor will consider any comments or observations received and if appropriate amend the proposals.

## Equality Impacts

13	Identify the potential positive and negative impacts on specific groups		
	Positive Impact	Negative Impact & Mitigating Actions	Neutral Impact
Older or younger people			There is no differential impact on Older or younger people with regard to this proposal.
People with caring Responsibilities			There is no differential impact on People with caring responsibilities with regard to this proposal.
People with a disability			There is no direct differential impact on People with a disability with regard to this proposal.
Women or men			There is no differential impact on Women or men with regard to this proposal.
People who are black or from a minority ethnic background (BME) <i>(Please note Gypsies / Roma are within this community)</i>			There is no differential impact on People who are black or from a minority ethnic background (BME) with regard to this proposal.
Religion or belief (including lack of belief)			There is no differential impact on Religion or belief (including lack of belief) with regard to this proposal.
People who are lesbian, gay or bisexual			There is no differential impact on People who are lesbian, gay or bisexual with regard to this proposal.
People who are transgendered			There is no differential impact on People who are transgendered

			with regard to this proposal.
People who are in a marriage or civil partnership			There is no differential impact on People who are in a marriage or civil partnership with regard to this proposal.
Women who are pregnant / on maternity leave			There is no differential impact on Women who are pregnant / on maternity leave with regard to this proposal.
Socio-economic impacts (Including impact on child poverty issues and deprivation)	<p>The Council real estate asset that is being declared no longer required for service delivery will be subject to expressions of interest under the Council's Community Asset Transfer Policy 2008. The disposal of this asset will enable the capital receipts to be reinvested into the Council's existing capital programme, which will contribute to the Council's objectives and therefore benefiting the residents of Torbay.</p> <p>There is also a link to the future use of this site being used to improve the visual amenity of this asset and will therefore enhance the value to the community and assist in social cohesion</p>		
Public Health impacts (How will your proposal impact on the general health of the population of Torbay)			The asset was returned to the Council from the Care Trust due to the fact it is no longer required for service delivery. It is through this action that the Council have determined it will have no differential impact on Public Health.

<b>14</b>	<b>Cumulative Impacts – Council wide</b> (proposed changes elsewhere which might worsen the impacts identified above)	
<b>15</b>	<b>Cumulative Impacts – Other public services</b> (proposed changes elsewhere which might worsen the impacts identified above)	