

Proposed sale of 64 Birdcage Walk Mackworth Derby

SUMMARY

- 1.1 The property will become surplus after the learning and disability service (Adults Health and Housing AHH) transfers into the new Aspect centre (former Derventio) due to open in October 2010. As there is no operational requirement it is proposed to dispose of the property. This will be by public auction through our agents Bagshaws unless a bid is received and contracts are exchanged. above the reserve price prior to the auction
- 1.2 A report in the confidential part of the agenda sets out the proposed reserve price which will be our minimum target receipt.
- 1.3 The new Aspect project was approved by Council Cabinet on 8July 2008 on the basis that capital funding came from the anticipated sales receipts generated from the disposal of the existing service centres at Birdcage Walk and 89/91 Porter Street which would no longer be required by the service.

RECOMMENDATION

- 2.1 For the Cabinet Member to agree the disposal and reserve price set out in the confidential part of the agenda.

REASONS FOR RECOMMENDATION

- 3.1 These are contained within the confidential part of the agenda.

SUPPORTING INFORMATION

- 4.1 This is contained within the confidential part of the agenda.

OTHER OPTIONS CONSIDERED

- 5.1 There is no operational requirement and given the basis of funding the capital investment of the Aspect project.
- 5.2 To dispose of this properties by private treaty would not necessarily achieve a sale in the current market. Furthermore it could be a lengthier process and leaving it vulnerable and at risk of decline over an unknown period.

This report has been approved by the following officers:

Legal officer Financial officer Human Resources officer Service Director(s) Other(s)	Idowu Olu Martin Marples and Nic Goodacre N/A Chris Beilby/Vickie Minion n/a
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For more information contact: Background papers: List of appendices:	Patrick Tracey 01332 25564 e-mail patrick.tracey@derby.gov.uk Previous Cabinet Reports Appendix 1 – Implications Appendix 2 – plan
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IMPLICATIONS

Financial

- 1.1 The total receipt less costs of disposal, will be earmarked for capital funding of the new Aspect centre which opens in October 2010 as set out in the Cabinet report on 8 July 2008

Legal

- 2.1 The Council has a duty to obtain the best value for the sale of the land under S123 of the Local Government Act 1972.

Personnel

- 3.1 The service has dealt with these and staff will be relocated to the new Aspect centre

Equalities Impact

- 4.1 None arising from this report.

Health and Safety

- 5.1 None arising from this report.

Carbon commitment

- 6.1 None arising from this report

Value for money

- 7.1 The relocation from two assets used by this service into one at Aspect will offer revenue savings and capital investment in more suitable facilities.

Corporate objectives and priorities for change

- 8.1 The proposal does not fall within any of the specific Council objectives as currently defined other than operating a leaner asset base. It does therefore offer opportunities for both rationalisation and to achieve a capital receipt whilst the new Aspect centre will improve service delivery.

