

Report to Cabinet Member for Finance

March 2021

Property Review: Surplus Declarations

Report by Director of Property and Assets

Electoral divisions: Worth Forest, Worthing Pier, Northgate and West Green, Fontwell, Worthing East

Summary

This report seeks approval by the Cabinet Member for Finance to confirm surplus declarations for a number of assets, deemed surplus to service operational requirements. Declaring them surplus enables a further decision to be made on either a sale of the asset (for a capital receipt) or to retain it for wider non-service led activities of the County Council such as redevelopment for investment, regeneration or other alternative uses.

Recommendations

That the Cabinet Member endorses:

- (1) That the County Council declares the following assets surplus to service operational requirements:
 - a) Warninglid Primary School, Slaugham Lane, Slaugham, Haywards Heath, West Sussex, RH17 5TJ
 - b) 7, Winton Place, Worthing, West Sussex, BN11 1HN
 - c) 12, South Close, Northgate, Crawley, West Sussex, RH10 8DG
 - d) Cottage, 29 Barnham Lane, Walberton, Arundel, West Sussex BN18 0AX
 - e) 6-8, Ashdown Road, Worthing Central, Worthing, West Sussex, BN11 1DF

Proposal

1 Background and context

- 1.1 To accord with Standing Orders the properties detailed below need to be formally declared surplus to service and operational requirements in order to allow them to be reviewed for either disposal on the open market or developed

further by the County Council for example as part of the Propco investment programme or to enable a lease surrender.

2 Proposal details

2.1 It is proposed to declare all these property assets surplus to operational requirements on the basis that there is no current operational service need for any of the sites.

2.2 Each of the sites will be appraised for the best method of sale or re-development, and strategies for individual re-development sites will be subject to further business case approvals.

2.3 Warninglid Primary School, Slaugham Lane, Slaugham, Haywards Heath, West Sussex, RH17 5TJ (Worth Forest Division)

The County Council owns the freehold of approximately 0.5 ha of land near Haywards Heath which includes the main school building and various outbuildings and temporary structures forming Warninglid Primary School. The plan of the site as set out in *Appendix A*

Following consideration of the report (CAB 05 2020/21), the Cabinet resolved to relocate Warninglid Primary School, Warninglid, Haywards Heath to a new site in Pease Pottage, Crawley, by September 2021 (subject to developers completing the new School in Summer 2021) and implement the proposals submitted by Warninglid Primary School and at least one other partner to federate. Following relocation of the school the site will be surplus to operational requirements.

Disposal of this school land will be subject to Department for Education consent.

2.4 7, Winton Place, Worthing Central, Worthing, West Sussex, BN11 1HN (Worthing Pier Division)

The County Council owns the freehold of this small 2 bed mid-terrace house in Worthing. The property was previously let on a secure tenancy which has now ended and the property has been returned to the County Council. The property is surplus to other operational requirements. The plan of the site as set out in *Appendix B*

2.5 12, South Close, Northgate, Crawley, West Sussex, RH10 8DG (Northgate and West Green Division)

The County Council owns the freehold of this small 3 bed mid-terrace house in Crawley. The property was previously leased to a housing association providing supported living care and accommodation to adults. The lease has terminated, and the property has been returned to the County Council. The property is surplus to other operational requirements. The plan of the site as set out in *Appendix C*

2.6 Cottage, 29 Barnham Lane, Walberton, Arundel, West Sussex BN18 0AX (Fontwell Division)

The County Council owns the freehold of North Choller Farm which is part of the Smallholdings Estate. The property is currently let on an Agricultural Holdings Act 1986 Smallholdings Tenancy.

The holding comprises 99 acres of land, a three bedroom detached farmhouse a two bedroom semi-detached cottage (29, Barnham Lane) and a collection of farm buildings.

Discussions are ongoing with the tenant of this holding and in connection with a potential surrender agreement, which is subject to a further approval, it is proposed to declare the cottage at 29 Barnham Lane, and its garden and driveway area as surplus to operational requirements on the completion of the surrender of the whole tenancy. The plan of the cottage and garden, which excludes land forming part of a new cycleway at the front of the property, is as set out in *Appendix D*.

2.7 6-8, Ashdown Road, Worthing Central, Worthing, West Sussex, BN11 1DF (Worthing East Division)

The County Council owns the freehold of this one storey flint building in Worthing. The property has been let on a Tenancy at Will which is to be terminated on 31 March 2021. Guild Care, the tenant, is an organisation providing care services in the community, however this organisation no longer requires the premises for their operations. The property is due to be handed back to the County Council and is surplus to other operational requirements. The plan of the site as set out in *Appendix E*.

3 Other options considered (and reasons for not proposing)

- 3.1 None. All alternative service uses for the properties have been explored prior to a proposal to declare surplus.

4 Consultation, engagement and advice

- 4.1 The Local Members for Worth Forest, Worthing Pier, Northgate and West Green, Fontwell, Worthing East and the Cabinet Member for Education have been consulted.

5 Finance

- 5.1 Revenue consequences

- 5.2 There are no financial implications in declaring these properties surplus, a decision report will follow in the future once a decision has been made which may provide revenue benefits.

- 5.3 Capital consequences

- 5.4 There will potentially be a capital receipt upon a subsequent decision to dispose of the properties.

- 5.5 The effect of the proposal:

(a) **How the proposal represents good value**

A further decision to repurpose or dispose of the properties will enable the council to ensure it obtains value from its resources.

(b) **Future savings/efficiencies being delivered**

There are no savings associated with this decision.

(c) **Human Resources, IT and Assets Impact**

The proposal supports the Asset Strategy to rationalise the property estate. There are no HR or IT implications.

6 Risk implications and mitigations

Risk	Mitigating Action (in place or planned)
There is a continued financial risk in holding onto under-utilised assets, which can delay capital receipts or income, or where there is no or limited service benefit.	All vacant property is risk assessed at the time of handover to the corporate landlord by a service and appropriate security measures put in place pending a decision on the future of the property.

7 Policy alignment and compliance

- 7.1 In 2018 the County Council agreed to adopt an Asset Management Policy and Strategy. An objective of the strategy is to acquire, manage, maintain and dispose of property assets effectively, efficiently and sustainably, together with optimising financial return and commercial opportunities. In line with this strategy the County Council now proposes to dispose of its freehold interest in this surplus small holding.
- 7.2 There are no direct implications arising from the proposal on equality duty and human rights, climate change, crime and disorder, public health or social value.

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Appendices

Appendix A Site Plan - Warninglid Primary School, RH17 5TJ

Appendix B Site Plan - 7, Winton Place, Worthing, BN11 1HN

Appendix C Site Plan - 12, South Close, Crawley, RH10 8DG

Appendix D Site Plan – Cottage 29, Barnham Lane, Walberton, BN18 0AX

Appendix E Site Plan - 6-8, Ashdown Road, Worthing, BN11 1DF

Background Papers

None