

**Report to Councillor Jeremy Hunt, Cabinet Member for Finance and Property**

**August 2022**

**Property Holdings: Surplus Declarations – Centenary House, Durrington**

**Report by Andrew Edwards, Director of Property and Assets**

**Electoral divisions: Northbrook**

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**Summary**

This report seeks approval by the Cabinet Member for Finance and Property to confirm that Centenary House (Durrington), Durrington Lane, Durrington, Worthing, West Sussex, BN13 2QB is declared surplus to service operational requirements. Declaring the property 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.

**Recommendation**

That the Cabinet Member endorses that the County Council declares the following the asset surplus to County Council service operational requirements:

Centenary House (Durrington), Durrington Lane, Durrington, Worthing, West Sussex, BN13 2QB

**Proposal**

**1 Background and context**

- 1.1 To accord with Standing Orders this property needs to be formally declared surplus to service and operational requirements in order for it to be reviewed for either disposal on the open market or developed further by the County Council for example as part of the Joint Venture investment programme

**2 Proposal details**

- 2.1 It is proposed to declare this property surplus to operational requirements of the County Council on the basis that there is no current operational service need for this building or site.
- 2.2 The property will be appraised for the best method of sale or re-development and will be subject to further business case approvals.

- 2.3 WSCC owns the freehold estate of this property with the Sussex Police Authority. The site is shared with the Sussex Police Authority on a 60:40 value split (60% WSCC). The Council is declaring the whole site surplus as there is no physical delineation on the property between the shared ownership of the property as occupation is shared with Sussex Police Authority. This WSCC surplus declaration does not affect the Police occupation or ownership of the property.
- 2.4 Centenary House Durrington (CHD) has until recently been the registered work location for 800 County Council staff predominantly from the Adults and Children's Services. It was also the venue for activity such as weddings and citizenship ceremonies.
- 2.5 The future of Centenary House has been under review for redevelopment for a number of years, resulting in an extended planning blight and suppression of long-term maintenance. Due to the building condition Centenary House, was considered no longer tenable as a working location.
- 2.6 In 2021 the County Council took the key decision to lease alternative accommodation in the Durrington area. [FP03 21/22](#) and all staff have now relocated to these alternative premises or other County Council properties in the locality.
- 2.7 Centenary House has now been vacated and is being cleared.
- 2.8 The property is surplus to other operational requirements. The plan of the site as set out in **Appendix A**

### **3 Other options considered (and reasons for not proposing)**

- 3.1 An options appraisal has been undertaken and the site has been considered against a range of options including for possible social, community or environmental use, particularly where this could complement the Council's ambitions relating to climate change. No viable options have been identified in these cases however it is proposed to continue to work on development options for the site.
- 3.2 All alternative service uses for the property have been explored prior to a proposal to declare surplus.

### **4. Consultation, engagement and advice**

- 4.1 The Local Member for Northbrook has been advised and the County Council has been working closely with Sussex Police Authority regarding the future of the site.

### **5 Finance**

#### **5.1 Revenue consequences**

- 5.2 There are no financial implications in declaring this property surplus, a decision report will follow in the future once a surplus declaration 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 property

## 5.5 The effect of the proposal:

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

A further decision to repurpose or dispose of the property will enable the council to ensure it obtains good 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 Management Strategy](#) to rationalise the property estate. There are no HR or IT implications.

## 6. Risk implications and mitigations

<b>Risk</b>	<b>Mitigating Action (in place or planned)</b>
There is a continued financial risk in holding on to under-utilised assets e.g. security costs.	All vacant property is risk assessed at the time of handover to the corporate landlord to ensure that appropriate security measures put in place pending a decision on the future of the property. Timely decision making on the future of the property following a surplus declaration will reduce holding costs.

## 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.
- 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** – Centenary House, Durrington Lane, Durrington, Worthing, West Sussex, BN13 2QB

## Background Papers

None