

Mr Hunt, Cabinet Member for Finance and Resources	Ref No: FR09(18/19)
October 2018	Key Decision: Yes
Surplus Declarations	Part I
Report by Executive Director Economy, Infrastructure and Environment	Electoral Divisions: Fontwell, Burgess Hill North, Southwick
<p>Summary</p> <p>This report seeks approval by the Cabinet Member for Finance and Resources 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 capital receipt) or to retain it for wider non-service led activities of the County Council such as redevelopment for investment, regeneration, the One Public Estate or growth agendas. The properties to be declared surplus are:-</p> <p>Barnham: Holding 37, 158 sqm of land, Barnham Burgess Hill: Southway School Caretakers House Southwick Lease on Fishersgate Nursery and Children and Family Centre</p>	
<p>West Sussex Plan: Policy Impact and Context</p> <p>The Cabinet Member for Finance and Resources has taken a decision to adopt a new Asset Management Policy and Asset Management Strategy. The Asset Management Strategy ensures that assets are used efficiently and sustainably to provide suitable accommodation in appropriate locations to enable the County Council to deliver services and to generate revenue and growth. This includes identifying opportunities for rationalisation of assets and disposal or redevelopment of assets no longer required for operational purposes. Declaring properties surplus is part of the process to deliver the strategy and allows further decisions to be made regarding properties that are no longer needed for operational purposes.</p>	
<p>Financial Impact</p> <p>There is no immediate financial impact of this decision. Declaring the sites surplus enables a further decision to be made on either a sale of the asset (for capital receipt) or to retain it for wider non-service led activities of the County Council such as redevelopment for investment, regeneration, one public estate or growth agendas. In the case of leasehold this may mean a surrender of the lease.</p>	

Recommendation:

That the Cabinet Member makes a decision that the County Council declares the following assets surplus to service operational requirements:

- a) Barnham: Holding 37, 158 sqm of land, Barnham
- b) Burgess Hill: Southway School Caretakers House
- c) Southwick: Lease on Fishersgate Nursery and Children and Family Centre

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 the sites 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. In the case of leases a decision on the future of the sites will be made within the provisions of the lease agreements.
- 2.3 **Barnham: Holding 37, Land to the rear of Hill Lane, small piece of agricultural land (Fontwell Division)** – The land comprises a small part of the Barnham agricultural estate at approximately 158sqm of land. This is **not** the land commonly known as Angels Nursery.
- 2.4 **Southway School Caretakers House, Burgess Hill, (Burgess Hill North Division)** This is a detached two/three bedroomed house in need of updating with a good sized garden and parking area. The property lies within the curtilage of the School campus and cannot currently be isolated. The property was formerly occupied by the school caretaker, who has now retired, and the school no longer has a need for the house. Due to the constraints identified there are no current plans for disposal of this site; options for the future will be appraised. The necessary Department of Education consent will be obtained to enable disposal if appropriate.
- 2.5 **Fishersgate Nursery / Fishersgate Children and Family Centre** - Eastbrook Academy, Eastbrook. Leasehold property, leased from Academy from 1 September 2013 for 120 years, which in turn leases from WSCC as a freeholder. Property no longer required following a service review. Lease has 120 years remaining and restricted use covenants; surrender or alternative use to be considered within the provisions of the lease.

FACTORS TAKEN INTO ACCOUNT

3. Consultation

- 3.1 **Members** –The advisor to the Cabinet Member for Finance and Resources on asset management and the local members for Fontwell, Burgess Hill North, Southwick.
- 3.2 **External** – not applicable.
- 3.3 **Public** – not applicable, other than where town planning approval has been procured.
- 3.4 **Internal** –The Head of Property, Procurement and Environment, Legal Services and the Service Finance Business Partner for Economy, Infrastructure & Environment.

4. Financial (revenue and capital) and Resource Implications

- 4.1 There are no resource implications associated with these proposals.
- 4.2 Revenue consequences of proposal - there are no financial implications in declaring these properties surplus, a decision report will follow in the future once a decision has been made as to what to do with the properties/land.
- 4.3 There are no capital consequences arising from this proposal.

5. Legal Implications

- 5.1 None.

6. Risk Assessment Implications and Mitigations

- 6.1 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. Other Options Considered (and Reasons for not proposing)

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

8. Equality and Human Rights Assessment

- 8.1 The Equality Duty does not need to be addressed as it is a report dealing with an internal procedural matter only.

9. Social Value and Sustainability Assessment

- 9.1 The proposal will bring continued social, environmental and economic benefits by ensuring surplus property is managed according to the County Councils Asset Policy.

10. Crime and Disorder Reduction Assessment

10.1 Not applicable

Contact Officers:

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Appendices:

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- b) Burgess Hill: Southway School Caretakers House
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Background papers - None