

PART 1 - PUBLIC

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**Decision Maker:** Resources Portfolio Holder

**Date:** For Pre-decision Scrutiny by the Executive & Resources PDS Committee on 25<sup>th</sup> January 2012

**Decision Type:** Non-Urgent Executive Key

**Title:** ISARD HOUSE, GLEBE HOUSE DRIVE, HAYES

**Contact Officer:** Heather Hosking, Principal Valuer  
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**Chief Officer:** Director of Renewal and Recreation

**Ward:** Hayes and Coney Hall

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1. Reason for report

This report seeks authority to offer Isard House for sale on the open market.

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2. **RECOMMENDATION(S)**

**The Executive and Resources PDS Committee is requested to consider the proposed decision by the Resources Portfolio Holder and**

**The Resources Portfolio Holder is recommended to declare Isard House, Glebe House Drive, Hayes, surplus to Council requirements and to authorise its advertisement for sale on the open market.**

### Corporate Policy

1. Policy Status: Existing policy. Maximising assets
  2. BBB Priority: Excellent Council.
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### Financial

1. Cost of proposal: Estimated cost £5,000
  2. Ongoing costs: N/A.
  3. Budget head/performance centre: Surplus properties
  4. Total current budget for this head: £189,520
  5. Source of funding: From revenue budget
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### Staff

1. Number of staff (current and additional):
  2. If from existing staff resources, number of staff hours:
- 

### Legal

1. Legal Requirement: Statutory requirement. S123 of the 1972 Local Government Act
  2. Call-in: Call-in is applicable
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### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
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### Ward Councillor Views

1. Have Ward Councillors been asked for comments? Yes.
2. Summary of Ward Councillors comments: Any comments received will be reported at the meeting.

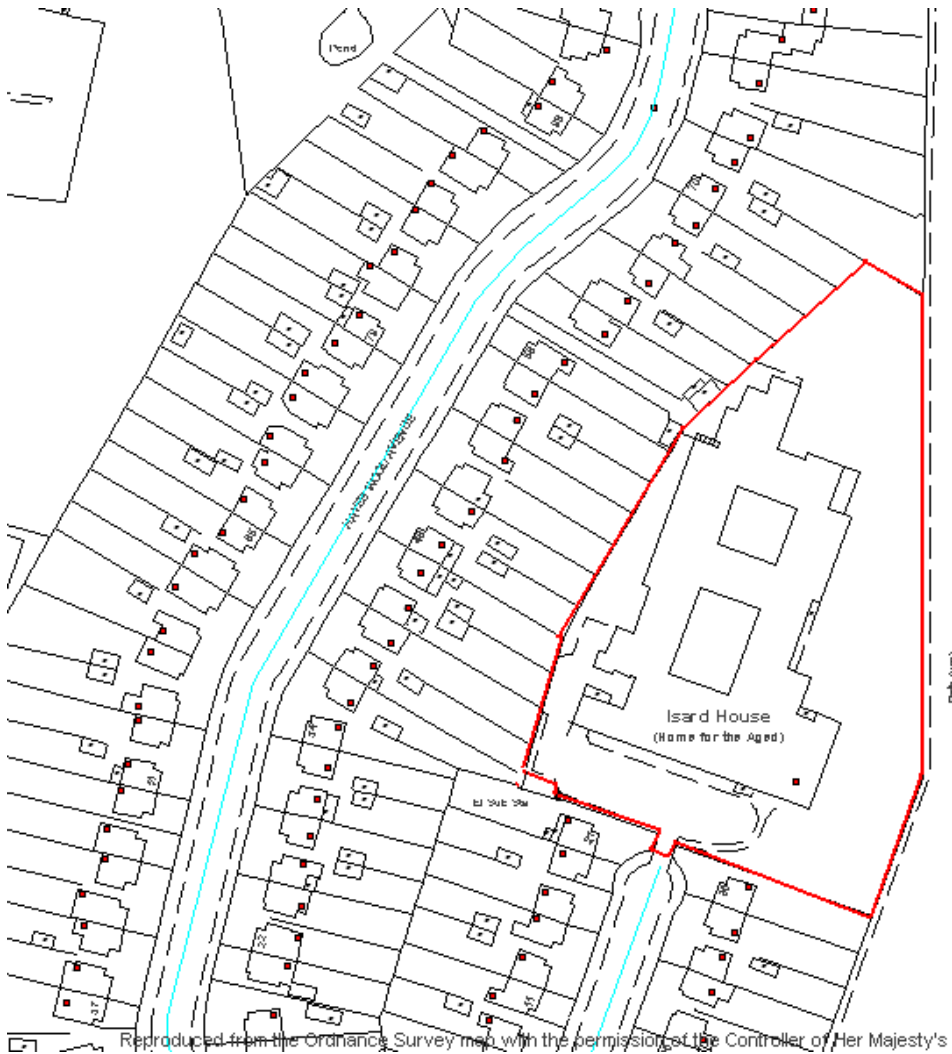
### **3. COMMENTARY**

This former care home became vacant in March 2011 and the Executive agreed at its meeting on 6<sup>th</sup> April 2011 to its permanent closure. It originally provided 65 long-term bedspaces, although latterly this number was reduced to 44 as double rooms were used for single occupancy.

A report to the Resources Portfolio Holder on the future of the property was considered by the Executive and Resources PDS Committee on 15<sup>th</sup> June 2011. It was reported that the Children and Young People Department (CYP) had expressed an interest in this property as a possible location for a new facility for children with autistic spectrum disorder and had requested an opportunity to undertake feasibility work. It was agreed that this work should be carried out.

The CYP feasibility study has been progressed and has concluded that Isard House would not be the best site for a new facility. No other Council use has been identified for this property and it is therefore recommended that it be declared surplus to Council requirements.

Isard House is on a site of 1.48 acres (0.6ha). It is likely to be of interest to residential developers. However, the width of the access onto Glebe House Drive is restricted and this could have implications for the layout of the site although it should not impact significantly on the number of units that can be accommodated. The Council's Highways Engineer has advised that, owing to the straight ahead nature of the access junction with Glebe House Drive and the cul-de-sac nature/low level traffic use of that road, it is considered that the fact that some vehicles would have to wait in the highway when two vehicles want to use the access at the same time, should not give rise to any significant highway safety concerns. The existing site access could be suitable for a more intensive vehicular use of the site than the previous use, subject to the layout of any new estate roads having regard to this.



**4. POLICY IMPLICATIONS**

The Council's aims include being an authority which manages its assets well.

**5. FINANCIAL IMPLICATIONS**

A capital receipt would be generated from the sale of this property.

**6. LEGAL IMPLICATIONS**

Section 123 of the 1972 Local Government Act requires a local authority to secure the best consideration reasonable obtainable when it disposes of land (other than on a lease of 7 years or less) unless it has the express or general consent of the Secretary of State.

<b>Non-Applicable Sections:</b>	<b>7. PERSONNEL IMPLICATIONS</b>
Background Documents: (Access via Contact Officer)	Report to Resources Portfolio Holder June 2011.