

Report No.

**London Borough of Bromley**

**PART ONE - PUBLIC**

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**Decision Maker:** Resources Portfolio Holder

**Date:** For pre-decision scrutiny by the Executive and Resources PDS Committee on 18<sup>th</sup> October 2012

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

**Title:** **MANORFIELDS, AVALON ROAD, ORPINGTON**

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

**Ward:** Orpington;

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1. Reason for report

This report seeks authority to market this property.

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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 Manorfields, Avalon Road, Orpington, surplus to requirements and to agree that it should be advertised for sale on the open market.**

### Corporate Policy

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

1. Cost of proposal: Estimated Cost Capital receipt will be generated
  2. Ongoing costs: Recurring Cost £2.5k per month until property is sold
  3. Budget head/performance centre: Surplus Properties budget
  4. Total current budget for this head: £10k
  5. Source of funding: Existing revenue budget 2012/13
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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 Local Government Act 1972
  2. Call-in: 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**

Manorfields Care Home closed in July 2010. It has a site area of approximately 1.26 acres (0.51ha). The property adjoins Leeds Close, which is a sheltered housing scheme owned by Affinity Sutton. The site had the benefit of planning permission which expired in 2011 for a 60 bed care home and 16 bed specialist care unit in a part two/three storey building which was proposed as part of the Council's reprovision arrangements with Shaw Healthcare.

Following the closure of this care home the Resources Portfolio Holder agreed to its retention to allow the consideration of alternative uses. The Resources Portfolio Holder agreed, following pre-decision scrutiny by the Executive and Resources PDS Committee on 15<sup>th</sup> June 2011, that the property should continue to be retained while options for the provision of special education services were considered.

It has now been agreed that this property is not required for educational use. There is no other Council requirement for the property and it is therefore recommended that it be offered for sale.

### **4. POLICY IMPLICATIONS**

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

### **5. FINANCIAL IMPLICATIONS**

A capital receipt will be generated by the sale of this property.

As the property has been retained to consider alternative uses, the ECS department will fund the revenue costs such as empty property rates and utilities until mid October 2012, for 2012/13 this totals £16,250. The surplus properties budget within the Strategic Property Services will meet the on-going revenue costs of £2.5k per month from October 2012 until the property is sold.

### **6. LEGAL IMPLICATIONS**

6.1 Section 123 of the 1972 Local Government Act requires a local authority to secure the best consideration reasonable obtainable when disposing of land (other than on a lease of 7 years or less) unless it has the benefit of an express or general consent of the Secretary of State. The property would be advertised on the open market to ensure compliance with this requirement.



<b>Non-Applicable Sections:</b>	PERSONNEL IMPLICATIONS
Background Documents: (Access via Contact Officer)	Report to Resources Portfolio Holder dated 15.6.2012.