

Report No.

London Borough of Bromley

PART ONE - PUBLIC

Decision Maker: Resources Portfolio Holder

Date: For Pre-Decision Scrutiny by the Executive and Resources Policy Development and Scrutiny Committee on Wednesday 4 February 2015

Decision Type: Non-Urgent Executive Non-Key

Title: **FORMER EDC CARETAKER'S HOUSE, PRINCES PLAIN, BROMLEY**

Contact Officer: Heather Hosking, Head of Strategic Property
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Chief Officer: Director of Regeneration & Transformation

Ward: Bromley Common and Keston;

1. Reason for report

This report seeks authority to the marketing of this property.

2. **RECOMMENDATION(S)**

2.1 **The Executive and Resources Policy Development and Scrutiny Committee is requested to consider the proposed decision of the Resources Portfolio Holder and**

2.2 **The Resources Portfolio Holder is recommended to agree to declare the caretaker's house at the former Education Development Centre in Princes Plan, Bromley, surplus to Council requirements and to agree that it be offered for sale on the open market.**

Corporate Policy

1. Policy Status: Existing Policy: Maximising the Council's assets
 2. BBB Priority: Excellent Council:
-

Financial

1. Cost of proposal: Estimated Cost: The sale of this property will generate a capital receipt. Estate agent's fees of £5k will be incurred.
 2. Ongoing costs:: N/A
 3. Budget head/performance centre: Strategic Property
 4. Total current budget for this head: £620k
 5. Source of funding: Existing revenue budget 2014/15
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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: Applicable:
-

Customer Impact

1. Estimated number of users/beneficiaries (current and projected):
-

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

The caretaker's house at the former Education Development Centre in Princes Plain, Bromley is shown on the attached plan. It is situated at the entrance to Princes Plain School. It is a three bedroom house, which has been adapted to meet the needs of a previous occupant who was disabled. It is in need of some updating and redecoration. It has been separated from the school to make it completely self-contained.

The Resources Portfolio Holder agreed in September 2013 to the use of this property to provide temporary accommodation for homeless people. However, the Director of Education Care and Health has advised that it is no longer considered financially worthwhile to use the property in this way. No other Council use has been identified for the property and it is therefore recommended that it be declared surplus to requirements and offered for sale on the open market.

In order to ensure that the property is adequately marketed, including appearing on commonly used property sales websites such as Zoopla or Rightmove, it will be necessary to appoint a local agent to market this property. The fee for this instruction can be met from the Strategic Property budget.

It is anticipated that the sale price will be within the limits of the Director of Regeneration and Transformation's delegated authority .

4. POLICY IMPLICATIONS

The Council's aims include being an authority which manages its assets well. The use of this house for temporary accommodation would assist in fulfilling the Council's statutory rehousing duties

5. FINANCIAL IMPLICATIONS

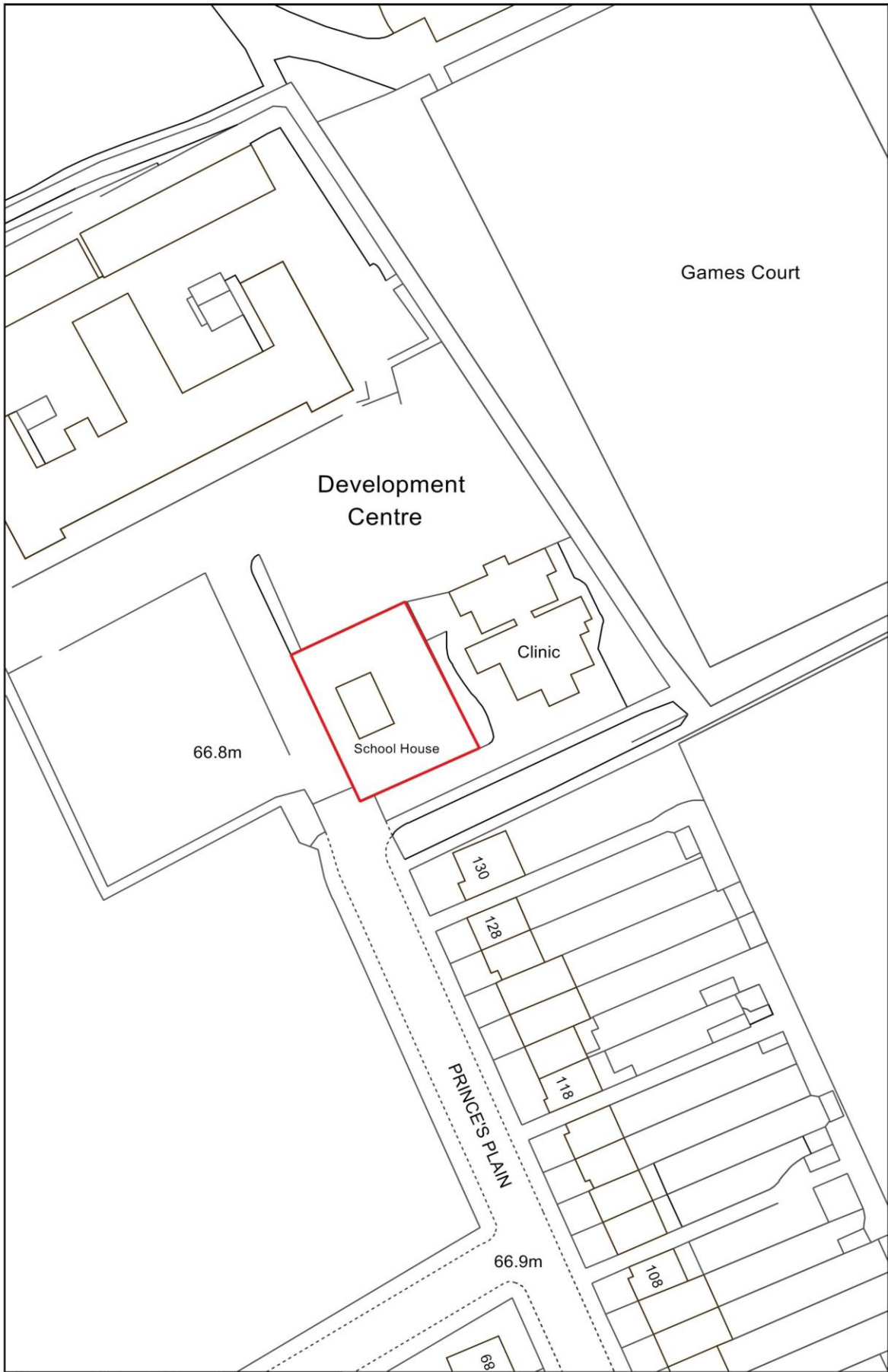
The sale of this property will generate a capital receipt.

The estimated £5k cost for the estate agent fees will be met from within the Strategic Property budget.

6. LEGAL IMPLICATIONS

If the property is sold, S123 of the 1972 Local Government Act will apply. This requires a local authority to secure the best consideration reasonably 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.

Non-Applicable Sections:	Personnel considerations
Background Documents: (Access via Contact Officer)	



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