

**Decision Maker:** RESOURCES PORTFOLIO HOLDER

**Date:** For Pre-decision scrutiny by the Executive and Resources Policy Development and Scrutiny Committee on Thursday 9<sup>th</sup> July 2015

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

**Title:** THE LODGE, COWPER ROAD, BROMLEY BR2 9RT

**Contact Officer:** Antony Cooper, Estates Surveyor, Valuation and Estates  
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**Chief Officer:** Director of Regeneration & Transformation

**Ward:** Bromley Common and Keston;

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1. Reason for report

This report seeks agreement to the delegation of the decision on the acceptance of an offer for this property to suit the method of marketing adopted.

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2. **RECOMMENDATION(S)**

- 2.1 The Executive and Resources PDS Committee is requested to consider the proposed decision by the Resources Portfolio Holder and:
- 2.2 The Resources Portfolio Holder is requested to agree that the authority to accept an offer for this property should be delegated to the Director of Regeneration and Transformation, in consultation with the Resources Portfolio Holder, to enable the sale to be progressed quickly.

### Corporate Policy

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

1. Cost of proposal: A capital receipt in excess of £500k should be generated. The cost of the estate agent will be recovered from the purchaser.
  2. Ongoing costs: Not Applicable:
  3. Budget head/performance centre: Not Applicable
  4. Total current budget for this head: Not Applicable
  5. Source of funding: Not Applicable
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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
  2. Call-in: Applicable:
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### Customer Impact

1. Estimated number of users/beneficiaries (current and projected): Not Applicable
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### Ward Councillor Views

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

### **3. COMMENTARY**

- 3.1 Whitehall Recreation Ground Lodge is shown outlined in red on the attached plan. It is a three bedroom detached house on a plot which has an area of approximately 0.24 acre (0.1ha). The property has been the subject of several unsuccessful sales, and planning applications have been refused twice and appeals dismissed.
- 3.2 Following the last aborted sale, a local estate agent was appointed to remarket the property by way of an informal tender exercise, which is due to close on 8<sup>th</sup> July 2015, the day preceding the Executive and Resources PDS Committee. Following consultation with the Resources Portfolio Holder, because of the planning history of the site, only unconditional offers are being sought.
- 3.3 As the Council is only seeking unconditional bids, it is likely that the prospective purchasers will wish to be advised of whether their offers are accepted by the Council within a few days of submission, rather than having to wait for the next appropriate PDS Committee meeting and the decision of the Portfolio Holder. It would be desirable to be in a position to accept an offer immediately after expiry of call-in, should the Resources Portfolio Holder be minded to accept the recommendation. While the Director of Regeneration and Transformation has delegated authority to accept offers below £500K, it is anticipated that an offer exceeding this limit may be received. The Portfolio Holder is, therefore, requested to give delegated authority to the Director of Regeneration and Transformation also to agree a sale of the property (in consultation with the Portfolio Holder) in the event that an offer exceeding £500k is received, subject to being satisfied that market value is being achieved.

### **4. POLICY IMPLICATIONS**

- 4.1 The Council's Aims include being a Council which manages its assets well.

### **5. FINANCIAL IMPLICATIONS**

- 5.1 This property is on the market and offers are being sought. It is expected that a capital receipt in excess of £500k will be achieved.
- 5.2 The cost of the estate agent fees will be recovered from the purchaser.

### **6. LEGAL IMPLICATIONS**

- 6.1 Section 123 of the Local Government Act 1972 requires a local authority to secure the best consideration reasonably obtainable when it disposes 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. As this property is being marketed, compliance with this requirement will be achieved.

<b>Non-Applicable Sections:</b>	<b>3. PERSONNEL IMPLICATIONS</b>
Background Documents: (Access via Contact Officer)	Marketing Particulars

### The Lodge, Cowper Road, Bromley

