
Decision Maker: RESOURCES PORTFOLIO

Date: Wednesday 12 October 2016

Decision Type: Non-Urgent Executive Non-Key

Title: 87 NIGHTINGALE LANE, BROMLEY

Contact Officer: Ian Jackson, Valuer, Valuation and Estates
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Chief Officer: Executive Director of Environment & Community Services

Ward: Bickley;

1. Reason for report

1.1 Authority is sought for the disposal of this house.

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 recommended to agree that 87 Nightingale Lane, Bromley, should be declared surplus to Council requirements and offered for sale on the open market.

2.3 Agree that the authority to accept an offer for this property should be delegated to the Executive Director of Environment & Community Services, in consultation with the Resources Portfolio Holder, to enable the sale to be progressed quickly.

Impact on Vulnerable Adults and Children

1. Summary of Impact: N/A
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Corporate Policy

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

1. Cost of proposal: A capital receipt will be generated by the sale of this property.
 2. Ongoing costs: The Council will be liable for Council tax and utility costs until the site is sold.
 3. Budget head/performance centre: Adult Education Centres
 4. Total current budget for this head: Cr £288k
 5. Source of funding: Existing revenue budget 2016/17
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Personnel

1. Number of staff (current and additional): N/A
 2. If from existing staff resources, number of staff hours: N/A
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Legal

1. Legal Requirement: Statutory Requirement: S123 Local Government Act
 2. Call-in: Applicable
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Procurement

1. Summary of Procurement Implications:N/A
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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

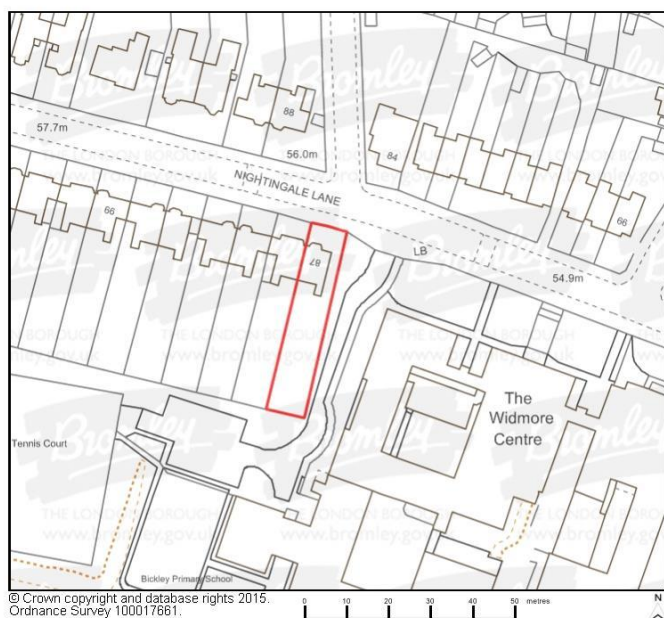
3.1 The property, as shown edged red on the plan below, is owned by the London Borough of Bromley. It was occupied, until recently, by the former caretaker of the Widmore Adult Education Centre. The caretaker vacated the property following the closure of the centre.

3.2 The property lies approximately 3/4 mile east of Bromley town centre on a residential road, adjoining Bickley Primary School. It is a 3 bedroomed semi-detached, traditionally constructed 1930's property in need of improvement. The properties in the vicinity are a mixture of detached, semi-detached and terraced houses.

3.3 The Corporate Asset Management Planning Group was invited to identify any operational needs for the property and none were identified.

3.4 It is considered that disposal of this property on the open market is the best option for the Council, using a local estate agent.

3.5 As the Lodge is likely to only generate interest from the residential market, it is likely that the prospective purchaser will wish to be advised of whether their offer is 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. While the Executive Director of Environment & Community Services has delegated authority to accept offers below £500k, it is likely that bids will exceed this sum. The Portfolio Holder is, therefore, requested to give delegated authority to the Executive Director of Environment & Community Services to agree a sale of the property in consultation with the Portfolio Holder, subject to being satisfied that market value is being achieved.



4. POLICY IMPLICATIONS

4.1 The Resources Portfolio Plan Aims include being a Council which manages its assets well.

5. FINANCIAL IMPLICATIONS

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

5.2 The Council will be liable for Council tax and utility costs until the site is sold. These costs will be met from within the Adult Education Centre Budget. It is important that this property is marketed as soon as possible to ensure on-going costs are kept to a minimum.

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. It is considered that the proposed sale on the open market will ensure that the maximum price is achieved.

Non-Applicable Sections:	4. IMPACT ON VULNERABLE ADULTS AND CHILDREN 7. PERSONNEL IMPLICATIONS 9. PROCUREMENT IMPLICATIONS
Background Documents: (Access via Contact Officer)	