

NORTH LINCOLNSHIRE COUNCIL

ADULT SERVICES CABINET MEMBER

**PROPERTY SURPLUS TO REQUIREMENTS
THE WILLOW DRIVE, BARTON – BUNGALOWS**

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To declare the two bungalows adjacent to the Willows Residential Home surplus to service requirements.

2. BACKGROUND INFORMATION

- 2.1 The premises were most recently utilised by Learning Disability Service as a Barton outreach satellite unit. This use ceased some years ago.
- 2.2 Until late 2009, North Lincolnshire Homes leased a number of offices within the premises for an all-inclusive rental of £6,500 per annum. North Lincolnshire Homes vacated the premises in November 2009.
- 2.3 The Fit for the Future review identified a requirement for locality based working and these premises were identified as a possible Barton base for Adult Social Services staff and staff from partner agencies. The service has secured more suitable accommodation within Providence House which is closer to Barton Town centre. The Adult Social Service Senior Management Team has therefore determined the premises as surplus to service requirements.
- 2.4 The Willows Residential Home is currently leased to Barton Medical Services.
- 2.5 Asset Management have already established that no council service has an alternative operational need for the properties.

3. OPTIONS FOR CONSIDERATION

- 3.1 **Option 1** - To formally request approval to declare the two bungalows adjacent to The Willows Residential Home surplus to service requirements.
- 3.2 **Option 2** – To not seek approval to declare the properties surplus.

4. ANALYSIS OF OPTIONS

- 4.1 The first option is proposed. This option would:
 - Potentially provide a capital receipt to the council.
 - Remove the council's maintenance responsibility reducing the maintenance backlog.
 - Remove third party responsibilities and liabilities for on going running cost associated with a vacant building.
- 4.2 The second option of retaining the properties would mean all these costs would still accrue. The opportunity for realising capital receipt would be lost.

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

- 5.1 Financial – The disposal will potentially result in a capital receipt and a reduction in revenue expenditure and maintenance costs. The service will need to meet these costs until a disposal takes place.
- 5.2 Staffing – there are no staffing implications.
- 5.3 Property – There are no other property issues.
- 5.4 Information Technology – no issues.

6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 - CRIME AND DISORDER, RISK AND OTHER)

- 6.1 Statutory – No implications.
- 6.2 Environmental - The disposal of the properties will reduce the council's carbon footprint.
- 6.3 Diversity – No issues.
- 6.4 Crime and Disorder – The property is at risk while it is empty.

7. OUTCOMES OF CONSULTATION

- 7.1 Consultation with neighbours and the public will take place through the advertisement of any sale and the subsequent planning process.
- 7.2 Council services were consulted and there is no identified alternative service need within the council.

8. RECOMMENDATIONS

- 8.1 To formally declare The Willows, Barton Bungalows as surplus to the requirements of Adult Social Services
- 8.2 That the Service Director Asset Management and Culture is asked to process any disposal of the premises via the approval of the Cabinet Member for Corporate Services through the normal Property Transaction Schedule process
- 8.3 That until the Bungalows are sold they remain the budgetary responsibility of Adult Social Care Services.

**SERVICE DIRECTOR ADULT SOCIAL SERVICES
SERVICE DIRECTOR ASSET MANAGEMENT AND CULTURE**

Hewson House
Station Road
Brigg
North Lincolnshire
DN20 8XJ
Author: Tom Grinham
Date: 24th June 2010

Background Papers used in the preparation of this report :

None