



<u>Committee and Date</u>	<u>Item</u>
Cabinet 18 th January 2021	

Disposal - Property at Ruyton XI Towns

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1. Summary

- 1.1 This report seeks to set out the rationale for the disposal of the Council owned residential property known as Yardley. It is considered surplus to requirements.
- 1.2 The residential property is situated in Ruyton XI Towns, a village in a rural area of Shropshire, 11 miles North West of Shrewsbury, 9 miles South East of Oswestry.
- 1.3 The property address is Yardley House, Brownhill, Ruyton XI Towns, Shropshire, SY4 1LR

2. Recommendations

- 2.1 Cabinet is requested to agree that Yardley property is declared surplus to requirements
- 2.2 Cabinet is also requested to authorise negotiations to dispose of Yardley property and to delegate to the Strategic Asset Manager in consultation with the Portfolio Holder for Economic Development and Assets the ability to settle terms and conclude a sale.

REPORT

3. Risk Assessment and Opportunities Appraisal

- 3.1 The domestic property was purchased as part of Children Services residential growth project (agreed at Cabinet in February 2019)
- 3.2 Following more detailed appraisal and planning work undertaken post acquisition, Children Services took a decision to withdraw its planning application for proposed Change of Use with regards to the property. This decision was taken in the best interests of the children and staff for whom the living and working environment would not be acceptable.
- 3.3 The Council (Assets and Estates Team) has since undertaken its Disposals Protocol to confirm whether there was any opportunity interest in use of the property from other Council Service Areas.
- 3.4 The first stage of the disposal process has been undertaken with other service areas consulted as to potential use.
- 3.5 The second stage of the disposal process was undertaken with local councillors.
- 3.6 Following the disposal process there was no firm interest and therefore the property is now declared surplus to Council's requirements
- 3.7 The proposal is for the property to be marketed for sale on the open market as soon as possible
- 3.8 The property is currently empty and has had cosmetic works undertaken to make the property more marketable.

4. Financial Implications

- 4.1 The property was purchased as part of a planned £2m investment in Residential Children's Homes, agreed at Cabinet in February 2019. As part of the programme, two properties have been purchased and converted into residential accommodation successfully, and within budget.
- 4.2 Due to the short time frame between acquisition and intended disposal the Council is expected to fully recover all costs relating to the acquisition of the property.
- 4.3 The expected capital receipt arising from disposal will be re-invested in alternative suitable accommodation and options are currently being considered for the best route of acquisition, be it either off market purchase or self-build. A full business case will be established once the preferred option is selected that meets the full criteria and is within the budget limitations.

5. Climate Change Appraisal

- 5.1 The background and circumstances in respect of the potential disposal of the property means there is little or no opportunity to undertake any significant activity in respect of climate change. However, a small package of works has been undertaken to ensure the building doesn't deteriorate or become less efficient including decoration and steps will be taken to protect the property over the winter period and mitigate any negative impacts during any colder weather.
- 5.2 The usual statutory requirements will be adhered to including providing the energy rating and where possible any recommendations to improve its energy and environmental impact will be set out in the particulars of sale.
- 5.3 **Energy and fuel consumption:** The disposal of this property will not have any direct implications for energy efficiency since the property was never actually used as a children's home and the location of a replacement option has yet to be agreed;
- 5.4 **Renewable energy generation:** The disposal of this property will not have any implications for renewable energy development;
- 5.5 **Carbon offsetting or mitigation:** The disposal of this property will not have any implications for carbon offsetting or mitigation;
- 5.4 **Climate Change adaptation:** The disposal of this property will not have any implications for climate change adaptation.

6. Background

- 6.1 The residential growth project's objective is to increase the provision for looked after children managed by Shropshire Council, focussing specifically on those more complex, hard to place and therefore more costly children, and those who are in the process of being able to return home or step down to foster care.
- 6.2 The Yardley property was purchased to meet the project's need for a 3-bedded short stay home for children where there is a high likelihood of them being able to return home or step down to foster care.
- 6.4 Following more detailed appraisal and planning work undertaken post acquisition, a decision was taken not to proceed with the planned use, and the planning application for proposed Change of Use was subsequently withdrawn.

Conclusions

The domestic property of Yardley, Yardley House, Brownhill, Ruyton XI Towns, Shropshire, SY4 1LR is no longer deemed necessary to the Council's Operational Portfolio and is considered surplus to requirements.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Cabinet Member (Portfolio Holder)

Steve Charmley, Portfolio Holder for Assets, Economic Growth and Regeneration

Ed Potter, Portfolio Holder - Children's Services

Local Member

Nicholas Bardsley, Ruyton & Baschurch

Appendices

Appendix 1 – Plan of the site proposed to be declared surplus to requirements

