REPORT TO:	Cabinet
DATE:	29th October 2009
SUBJECT:	Farmhouse and Barns, Homer Green, Lunt – Disposal of Properties
WARDS AFFECTED:	Manor
REPORT OF:	Mike McSorley - Head of Regeneration and Technical Services
CONTACT OFFICER:	Andy Bond Tel: 0151 934 2755 andy.bond@capita.sefton.gov.uk
EXEMPT/ CONFIDENTIAL:	No

PURPOSE/SUMMARY:

Following the sale of part of its agricultural estate in Lunt to the Environment Agency, to create a managed wetland adjoining the River Alt, the farmhouse and adjoining barns at Homer Green have reverted to the Council, with vacant possession. This report seeks authority to dispose of these properties.

REASON WHY DECISION REQUIRED:

Cabinet has delegated authority.

RECOMMENDATION(S):

1.That the farmhouse and barns at Homer Green, Lunt be declared surplus to requirements.

2. That the Council's consultants, Capita Symonds, be authorised to make the necessary arrangements to sell the properties at Auction.

KEY DECISION	No
FORWARD PLAN:	No
IMPLEMENTATION DATE:	Following the expiry of the call-in period for the minutes of the Cabinet Meeting.

ALTERNATIVE OPTIONS:

Retain the farmhouse and barns and let them for agricultural/storage purposes. This would Involve significant capital expenditure to bring them up to the necessary standards.

IMPLICATIONS:

Budget/Policy Framework: No impact.

Financial: The disposals will generate capital receipts for the Council anticipated to be in the region of £400,000 to £500,000.

CAPITAL EXPENDITURE	**2006/ 2007 £**	**2007/ 2008 £**	**2008/ 2009 £**	**2009/ 2010 £**
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
REVENUE IMPLICATIONS				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N		When?		
How will the service be funded post expiry?				

Legal: The Legal Director will draw up the necessary documentation and complete the sales following the Auction.

Risk Assessment: Until such time as the premises are sold the Council will have ongoing liability for their maintenance and security.

Asset Management: In line with the Council's Asset Management Strategy.

CONSULTATION UNDERTAKEN/VIEWS

THE FINANCE DIRECTOR HAS BEEN CONSULTED AND HAS NO COMMENTS TO MAKE ON THE REPORT (FD 191).

THE LEGAL DIRECTOR HAS BEEN CONSULTED AND HAS NO ADDITIONAL COMMENTS TO MAKE ON THE CONTENTS OF THE REPORT.

CORPORATE OBJECTIVE MONITORING:

Corporate Objective		Positive Impact	Neutral Impact	Negative Impact
1	Creating a Learning Community		√	
2	Creating Safe Communities	√		
3	Jobs and Prosperity	√		
4	Improving Health and Well-Being		√	
5	Environmental Sustainability		√	
6	Creating Inclusive Communities	√		
7	Improving the Quality of Council Services and Strengthening local Democracy	√		
8	Children and Young People		√	

LIST OF BACKGROUND PAPERS RELIED UPON IN THE PREPARATION OF THIS REPORT

Farmhouse and Barns Homer Green Lunt

1.0 Background

1.1 Minute 297 of Cabinet, at its meeting on 19th March 2009, resolved that

(1) approval be given to the sale of the Council's freehold interest in the land to the Environment Agency on the terms detailed in the report;

(2) the Strategic Director of Regeneration and Environmental Services and Legal Director be authorised to negotiate any further conditions to complete the documentation.

1.2 The Legal Director completed the sale of the land to the Environment Agency on 6th August 2009.

2.0 Current Position

2.1 Following completion of the sale, the farmhouse and barns at Homer Green, shown edged red on the attached plan, which were previously included in an agricultural tenancy let to Mr Barlow, reverted to the Council with vacant possession.

2.2 As part of the negotiations with the Environment Agency, the Council's tenant Mr Barlow was suitably compensated and has since acquired a flat in Formby.

2.3 The remainder of the farmland has subsequently been let to the agricultural contractor who farmed Homer Green for Mr Barlow and Mr Roughley, one of the Council's existing tenant farmers.

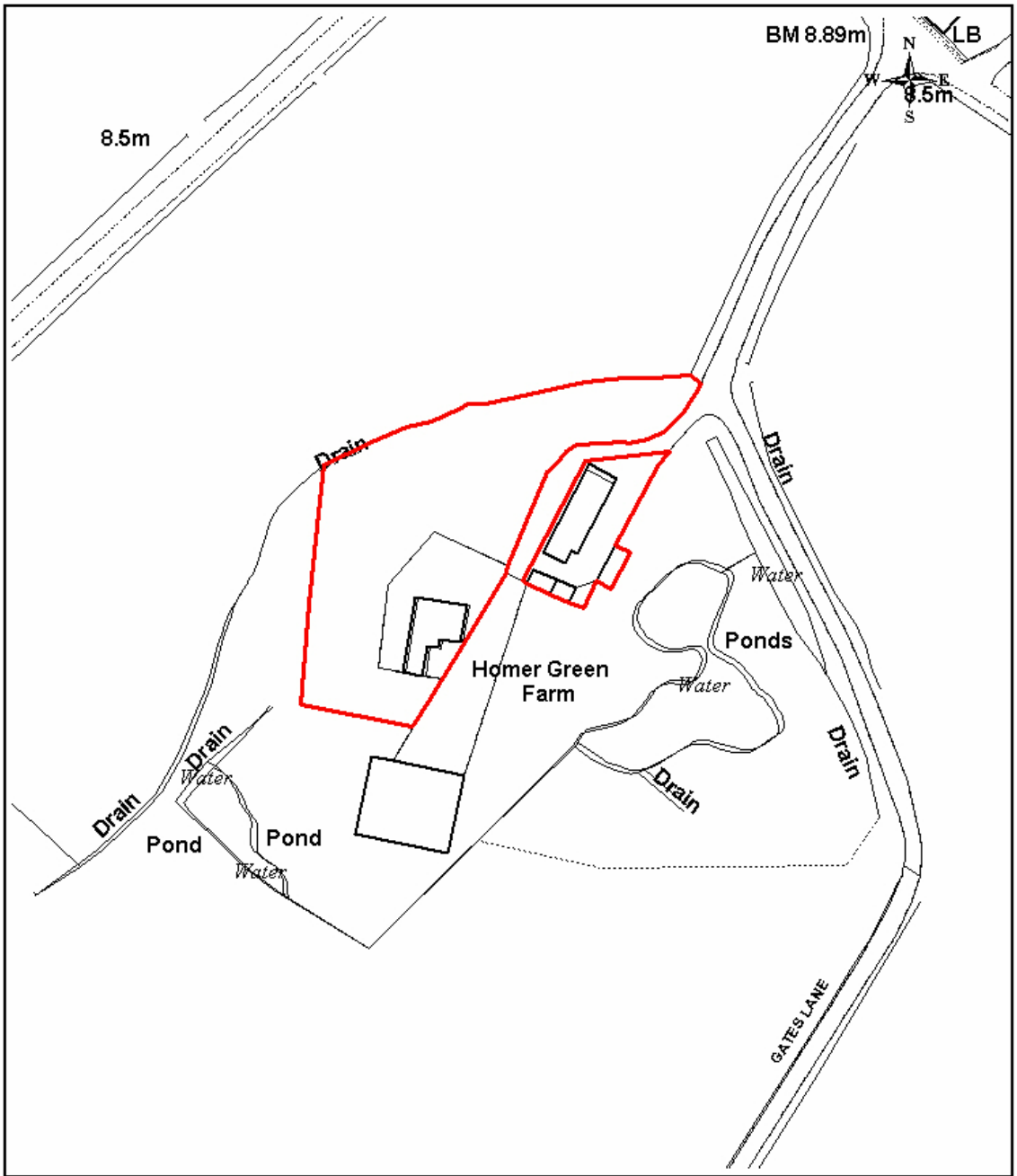
2.4 This leaves the farmhouse and adjoining barns in the Council's possession. Planning permission has previously been obtained for the redevelopment of the barns into two four bed roomed semi detached properties.

2.5 The barns will be sold with the benefit of this planning permission.

3.0 Proposal

3.1 The farmhouse and barns are surplus to requirements and will generate substantial capital receipts for the Council on disposal. It is proposed that they be sold as separate Lots on the open market, by way of Auction.

3.2 This method provides the Council with the certainty that, if the guide prices allocated to each of the Lots are met at Auction, the sales will complete within a short period of time, usually one month from the date of the Auction, or else the purchasers' lose their deposits.



METROPOLITAN BOROUGH OF SEFTON

Alan Moore – Strategic Director & Deputy Chief Executive.

Capita Symonds – Property and Asset Management Group

Homer Green Farmhouse and Barns, Lunt.

Scale 1:1250
Date 08/10/2009
Drawn by GR

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