

Report to:	Cabinet	Date of Meeting:	3 September 2015
Subject:	Former Library and Youth Centre, Liverpool Road North, Maghull	Wards Affected:	Park;
Report of:	Head of Corporate Support		
Is this a Key Decision?	Yes	Is it included in the Forward Plan?	Yes
Exempt/Confidential	No but Appendix 1 of the report is NOT FOR PUBLICATION by virtue of Paragraph 3 of Part 1 of Schedule 12A of the Local Government Act 1972. The Public Interest Test has been applied and favours the information being treated as exempt		

Purpose

To report on the tenders received as a result of the marketing exercise for the sale of the Council's freehold interest in the former Maghull Library and adjoining Youth Centre.

Recommendations

(i) That subject to the receipt of planning permission, the Council disposes of its freehold interest in the former Maghull Library and Youth Centre on Liverpool Road North, Maghull to the tenderer submitting the highest bid, as detailed in Appendix 1, on the terms set out in the report; and.

(ii) That the Head of Regulation & Compliance be authorised to prepare the necessary legal documentation on the terms and conditions detailed in the tender documents, by way of a Building Lease followed by Conveyance of the freehold interest, or an appropriate alternative means of Transfer, if required.

How does the decision contribute to the Council's Corporate Objectives?

	<u>Corporate Objective</u>	<u>Positive Impact</u>	<u>Neutral Impact</u>	<u>Negative Impact</u>
1	Creating a Learning Community		x	
2	Jobs and Prosperity	x		
3	Environmental Sustainability	x		
4	Health and Well-Being		x	
5	Children and Young People		x	
6	Creating Safe Communities		x	
7	Creating Inclusive Communities		x	

8	Improving the Quality of Council Services and Strengthening Local Democracy		x	
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Reasons for the Recommendation:

Maghull Library relocated to new premises within the Meadows Leisure Centre in Maghull. The existing property was declared surplus to operational requirements. The adjoining Youth Centre has also been closed and declared surplus to requirements. The premises are included in the Council's Asset Disposal Programme for 2015/16. Disposal will bring the premises into productive use and relieve the Council of an ongoing liability.

Alternative Options Considered and Rejected:

The Council could retain the premises and continue to incur the holding costs

What will it cost and how will it be financed?

(A) Revenue Costs

The Council will be reimbursed in full professional fees incurred.

(B) Capital Costs

The Council will benefit from a capital receipt upon sale of the surplus property

Implications:

The following implications of this proposal have been considered and where there are specific implications, these are set out below:

Financial	
The Council will receive a capital receipt together with its professional fees.	
Legal	
The Head of Regulation & Compliance will complete the necessary documentation for the disposal by way of a Building Lease followed by Conveyance of the freehold interest or an equivalent means of Transfer.	
Human Resources	
Not applicable	
Equality	
1. No Equality Implication	<input type="checkbox"/>
2. Equality Implications identified and mitigated	<input type="checkbox"/>
3. Equality Implication identified and risk remains	<input type="checkbox"/>

Impact of the Proposals on Service Delivery:

None

What consultations have taken place on the proposals and when?

The Chief Finance Officer (FD 3702/15) has been consulted and notes the Council will benefit from a capital receipt upon sale of the surplus property. Professional fees will also be reimbursed in full.

The Head of Regulation and Compliance (LD 2985/15) has been consulted and any comments have been incorporated into the report.

Implementation Date for the Decision

Following the expiry of the “call in” period for the Cabinet member decision

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Background Papers:

There are no background papers available for inspection

1. Introduction

- 1.1. Maghull Library and the adjoining Youth Centre have been declared surplus to operational requirements and the premises closed. The premises are included within the Council's Asset Disposal Programme for 2015/16.
- 1.2. The Council has invited offers for its freehold interest in the premises, shown hatched on the attached plan, upon satisfactory completion of redevelopment works by way of a Building Lease, subject only to the receipt of planning permission for the proposed use.

2. Current Position

- 2.1. The Council's freehold interest in the premises has been advertised on the open market, by way of informal tender, subject to the receipt of planning permission for an appropriate use that complies with the Planning Brief contained in the tender details.
- 2.2. Prominent sign boards were erected at the premises and advertisements placed in national property publications and the local press, with a closing date of 19th June 2015 for the receipt of tender offers.
- 2.3. One hundred and four sets of tender details were issued and five tenders were received by the closing date. Brief details of the tenders, together with the offers received, are set out in Appendix 1 to this report.
- 2.4. The offers received vary from housing development, care home facility and supermarket development.

3. Planning Advice

- 3.1 Planning guidance within the tender details suggests that the preferred use would be retail or other town centre uses. Redevelopment for a supermarket would be appropriate, subject to details of amenity, design, highways and access in any planning application.

4. Best Consideration

- 4.1 Under standard Council procedures, surplus assets are advertised on the open market, for sale by way of Informal Tender, in order to ensure that any offers received represent "best consideration" in accordance with Section 123 of the Local Government Act 1972 (as amended).
- 4.2 The highest offer is considered to represent "best consideration".